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Sent: 14 January 2026 15:56:24 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01192/FUL
Categories: Yasmin

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 14/01/2026 3:56 PM from Simon Green (simon.green@hinckley-bosworth.gov.uk) on behalf of Arboricultural Officer.

Application Summary

Reference:	25/01192/FUL
Address:	E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT
Proposal:	Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.
Case Officer:	Laura Ashton

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Comments Details

Comments:	The existing tree stock is modest, with the majority of features being of low quality (Category C) or unsuitable for retention (Category U). The principal Arboricultural assets are the Category A Lime trees along Nutts Lane, which are retained within dedicated landscaping zones, representing a positive outcome. The proposed removal of lime tree T9 (Category B) is noted. This tree contributes to the continuity of the frontage and should inform the design of the building layout. Please consider whether the design can be adapted to allow for its retention, as this would enhance the scheme's Arboricultural and landscape value. It is essential that tree protection measures are implemented in strict accordance with BS5837:2012, including the erection of
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protective fencing prior to commencement and maintained throughout the construction phase. The Local Planning Authority should monitor compliance.

Where tree removal occurs, replacement planting should be secured as per the Landscape Concept Plan. Given space constraints, species selection and planting methodology should be agreed with the LPA to ensure successful establishment and long-term integration within the built environment.

An Arboricultural Method Statement and Tree Protection Plan must be provided and approved prior to works starting on site.

Kind regards