

16. National Forest Company

Good morning,

Please find the comments below of the National Forest Company (NFC) in relation to the Woodhouse Neighbourhood Plan (Pre-Examination Consultation) (Regulation 16).

- The NFC welcomes the reference to the National Forest forming the western part of the Parish and the benefits that have arisen from National Forest planting schemes over the last 30 years as a contribution to biodiversity and CO2 reduction.
- The NFC also notes that the National Forest features within the Local Green Space Scoring Criteria (NPPF, 2019) in relation to sites such as Beacon Hill Country Park and Windmill Hill.
- The allocated and reserve housing sites proposed in Woodhouse Eaves fall within the National Forest and the policies in relation to housing provision (H1 – H3) do not refer to the requirement to provide dedicated National Forest Planting in accordance with policy CS12 of the Charnwood Local Plan 2011 -2028 Core Strategy. Policy H1 states that 16 dwellings could be accommodated at Selby garage but the site area of this allocated is not stated. If the site area of this allocation exceeds 0.5ha, then National Forest planting should be provided
- In relation to Policy H4 (Windfall Sites), the policy should make reference to the need to provide National Forest planting if the threshold of 0.5ha site area would be exceeded.
- Policies should also refer to the requirement to preserve existing areas of National Forest planting of which there are substantial plantings to the south and west of Woodhouse Eaves
- In respect of Policy H6 (Design Standards), it is stated that new buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surroundings within the Parish. In locations where there is no distinctive local character, the NFC would request that new housing developments (falling within the National Forest, the majority of the area of Woodhouse Eaves and land to the west) appropriately reflect the location of the proposal through the use of wooden materials in windows, porches, bollards, play equipment, etc.
- The principle of retaining existing trees and hedges wherever possible and biodiversity net gain (Policy H6 – criterion (e) is supported.
- The principle of Policy ENV 4 (Biodiversity, Woodland, Trees and Hedgerows and Habitat Connectivity which states that proposals for new development should incorporate measures for the protection and enhancement of local biodiversity would be supported. However, it is noted that all of the wildlife corridors (Fig 14) are located outside of the defined settlement limits and do not include the allocated or reserved sites for housing in the plan so it is unclear how the uplift to biodiversity through the provision of the corridors would be secured.
- In terms of Policy ENV9 (Flood Risk Resilience), there should be encouragement given to the upland woodland creation as a means of mitigating downstream flood risk.
- Policy BE2 (Support for New Business and Employment Development). There should be an additional criterion which states that new business and employment development proposals falling within the National Forest should appropriately reflect that location in respect of design, landscaping or dedicated woodland provision as appropriate.
- Policy BE6 (Tourism) should also state that the design of new tourist accommodation in the Parish should accord with the National Forest Company's emerging Sustainable Tourism Accommodation Design Guide.
- The NFC considers that the approach taken to the provision of Electric Vehicle Charging Points is innovative in stating that one or more new dwelling house or commercial

development should provide a minimum of 7kW of cabling to the most practical point to facilitate subsequent installation of an electric vehicle charging point.

- Policy T4 seeks to retain and enhance existing footpaths and cycleways. There should be appropriate reference provided to the need for new footpaths to provide a link with the National Forest Way.

Kind regards,
David

David Kelly | Planning Officer

planning@nationalforest.org