

Jessica Cheadle

From: Philip Metcalfe <pmetcalfe@nationalforest.org>
Sent: 23 October 2019 10:51
To: Chris Nash
Subject: DMPA/2019/0931 Land north of Occupation Lane, Woodville,

Chris,

Thank you for consulting the National Forest Company on this application.

The scale of the application is sufficient to trigger the threshold in Local Plan policy INF8 for National Forest woodland planting and landscaping to be included. The site area extends to 21.49ha, the policy would therefore expect 30% of this to be National Forest planting which would equate to 6.45ha.

The proposed land uses are set out on page 41 of the Design and Access Statement. This states that the area of public open space, including drainage, existing trees and vegetation extends to 5.8ha. Therefore even if all of the on-site open space was considered suitable, the required amount of National Forest planting could not be accommodated. In this case, the policy allows for the shortfall to be addressed by way of a financial contribution.

Given that the application has been submitted in outline form, the National Forest Company requests that the s106 Agreement includes a commitment for 6.45ha of National Forest woodland planting and landscaping to be incorporated in the scheme through a combination of on-site provision and financial contribution. The reserved matters submission should include details on where the on-site provision will be accommodated, how that space will be landscaped and the amount to be addressed by way of a financial contribution. The financial contribution shall be calculated at £35,000 per hectare and be available for off-site woodland planting and site development works by the National Forest Company within South Derbyshire.

The NFC is also willing to have a discussion with the applicant regarding the provision of any shortfall in woodland planting on other land within the applicant's ownership within the National Forest and within South Derbyshire.

In order for the on-site open space provision to be considered as National Forest woodland planting and landscaping, the reserved matters submission would need to include:

- A Woodland Management Plan for the retained area of woodland to the eastern edge of the site.
- Woodland planting adjoining the existing woodland to the eastern edge of the site to act as a buffer between the wood and the development
- Sustainable drainage designed for biodiversity including areas of permanent water, variations in water depth, bank slope and orientation, and appropriate landscaping within and around the basins.
- A focus on tree planting within other areas of open space, including the use of mature tree stock at key locations and vistas.

The Regeneration Route which passes through the application site has been designed with a cycle path which provides safe pedestrian and cycle access to either Swadlincote Woodlands or the Conkers cycle network through the Heart of the Forest. In order to encourage use of this, the access links from the Regeneration Route into the residential and employment parcels should be designed to continue the cycle paths on the residential and employment streets (as defined on the Illustrative Masterplan).

We would be grateful if these comments could be taken into consideration in your determination of the application. Please let me know if you need anything further.

Many thanks,
Phil

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