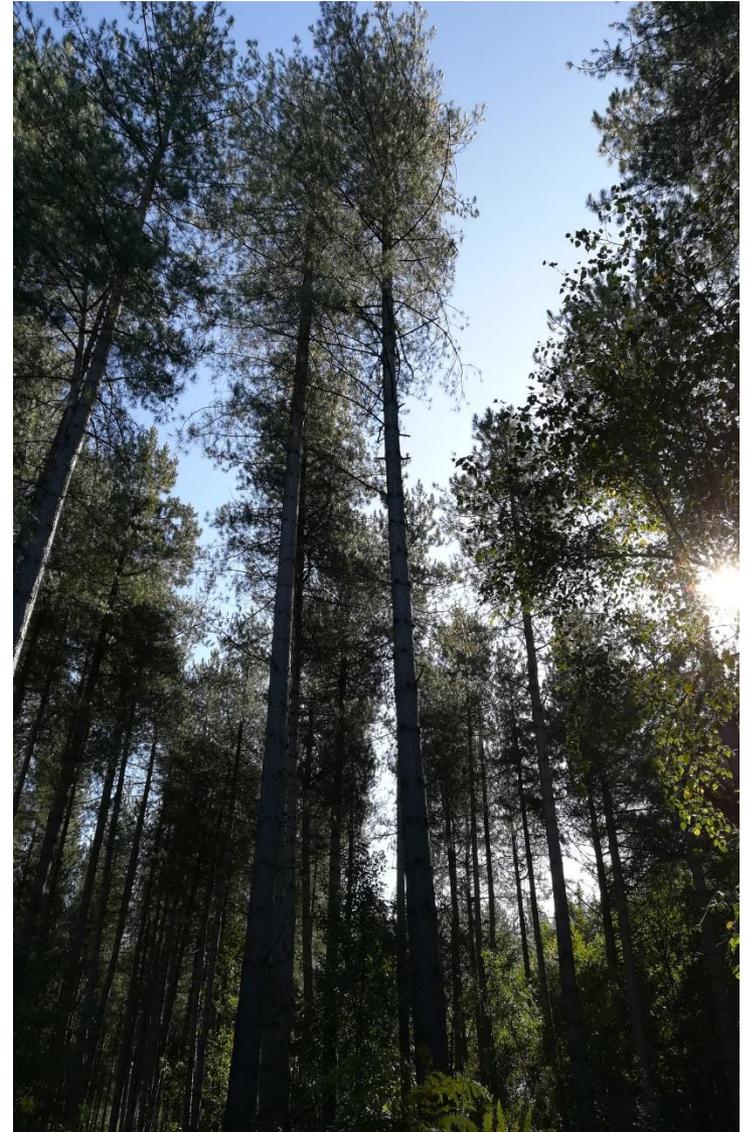


# Forestry and Planning

## Victoria Bankes Price MRTPI

# Themes

- The FC's role in planning
- Permitted development rights
- What's new in planning?
- Horizon scanning



# The FC's Role

- Non statutory-consultee – Ancient Woodland
- Statutory consultee – Major infrastructure and minerals after-use conditions.
- UK Forestry Standard
- Ancient woodland standing advice
- Manage the Crown Public Estate
- Competent authority under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999

# Permitted Development Rights

- Certain types of work that can be carried out without needing to apply for planning permission.
- National permitted development rights, granted by Parliament.
- Restricted in some designated areas e.g.. Conservation areas or national parks.
- Can be removed – Article 4 Direction

Title:

Year:

Number:

Type:

All Legislation (excluding draft) 

Search

[Advanced Search](#) 

# The Town and Country Planning (General Permitted Development) (England) Order 2015

UK Statutory Instruments  2015 No. 596  SCHEDULE 2  PART 6[Table of Contents](#)[Content](#)[Explanatory Memorandum](#) [Impact Assessments](#) [More Resources](#) [Previous: Part](#)[Next: Part](#) [Plain View](#)[Print Options](#)

## What Version

 Latest available (Revised) Original (As made)[Opening Options](#)  [More Resources](#) **Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

### PART 6 Agricultural and forestry

*Class A – agricultural development on units of 5 hectares or more*

#### Permitted development

**A.** *The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—*

- (a) *works for the erection, extension or alteration of a building; or*
- (b) *any excavation or engineering operations,*

*which are reasonably necessary for the purposes of agriculture within that unit.*

#### Development not permitted

**A.1** Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
- (e) the ground area which would be covered by—
  - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
  - (ii) any building erected or extended or altered by virtue of Class A,

## *A. Permitted development*

*The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of—*

- (a) works for the erection, extension or alteration of a building;*
- (b) the formation, alteration or maintenance of private ways;*
- (c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;*
- (d) other operations (not including engineering or mining operations).*



Advertisement

**FREE ARCHITECT CONSULTATION**

URBANIST ARCHITECTURE

RESERVE YOUR SPOT NOW

\* Limited Space Left

## Planning permission

Do you need planning permission? »

Find out with our interactive guides and common project helpers.

## Applications

Start or view your applications »

Apply for planning permission or make a building control application.

### Building control



Building regulations documentation and guidance on the building control application process.

### Planning



Find out about the planning process and relevant documents, policy and legislation.

### Professional Portal



The Professional Portal is a hub of tools, services and guidance for those working in the planning and building industry.

### Find your council



Enter a postcode to find contact details for the council in your area.

Town or city

# Process

- Always best to check with LPA first
- Formal or informal pre-application
- Front load information
- Does it need planning permission?
- Is it is permitted development?
- Is prior notification required?



# Prior Notification

- A procedure whereby a developer must notify the planning authority of proposals before exercising permitted development rights.
- The LPA has 28 days to decide whether an full application is required.
- No work should begin until an application is made.

# What's new?

- National Planning Policy Framework



175 c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>58</sup> and a suitable compensation strategy exists;

<sup>58</sup> For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

# Horizon Scanning

## Net Gain

- Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*



# Biodiversity net gain

- *The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. It may help local authorities to meet their duty under Section 40 of the Natural Environment and Rural Communities Act 2006.*

# The Biodiversity Metric 2.0 (JP029)

- The Biodiversity Metric 2.0 provides a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. Biodiversity Metric 2.0 updates and replaces the original Defra biodiversity metric. Biodiversity Metric 2.0 has been developed with input from a wide range of environmental NGOs, developers, land managers, Government agencies and other interested parties.
- Published as a 'beta test' version to enable wider user feedback. The metric comes with a free calculation tool designed to simplify and speed-up the whole calculation process

# Any Questions?

[Victoria.bankesprice@forestrycommission.gov.uk](mailto:Victoria.bankesprice@forestrycommission.gov.uk)  
[@VBP2011](https://twitter.com/VBP2011)

