National Coppice Federation
Supporting the Coppice Industry

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Planning Issues Discussion Group
NCFed Gathering, 14th Oct 2023

The following areas were covered by this discussion group:

1. The opposition and suspicion about attempts to develop housing and/or infrastructure in the countryside comes from the experiences of 'locals' seeing good intentions expressed as a reason for Planning Applications (PA) when these are spurious and are a tactic to merely enjoy the gains from property development. Experience from one attendee was that if one communicates with and interacts with the local community then over time one can build trust and support. If a PA does not generate local hostility the Parish Council and Planning Authority are more likely to be persuaded.

2. It was generally agreed that housing IN woodland was not necessary or desirable.

3. An attendee from Wales told us of the One Planet movement in Wales - https://www.oneplanetcouncil.org.uk/
   This is supporting the development of sustainable living and housing. He also talked of a movement called 'Deposit Housing' which has put forward the idea of building sustainable communities by allowing developments that are only sold for their construction cost + agricultural land cost BUT can ONLY be sold for that price plus inflation. The planning permission would be ONLY available for this type of housing.

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