# New Proposals

## Discreet nature-sensitive holiday cabins in Farley Moor Forest

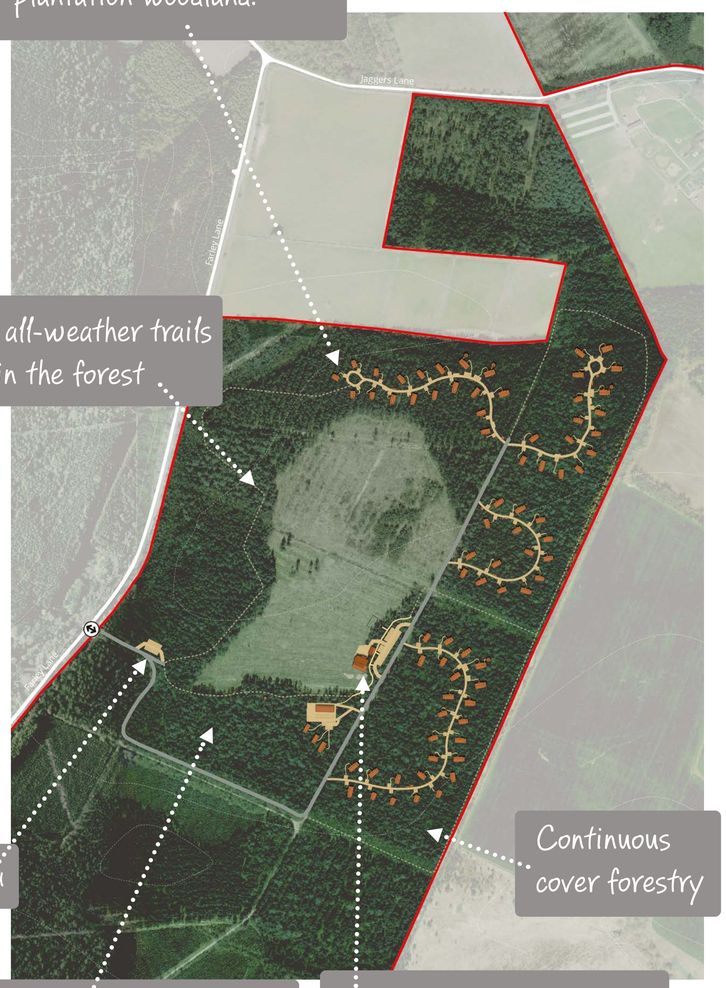
Forestry England

Forest Holidays

## Matlock Moors




The total woodland area for Matlock Moors is 483Ha. Forest Holidays cabins and facilities are proposed to occupy less than 1% of the total woodland.




Proposed cabins would be constructed in areas of the existing coniferous plantation woodland.

New all-weather trails within the forest

New public parking area

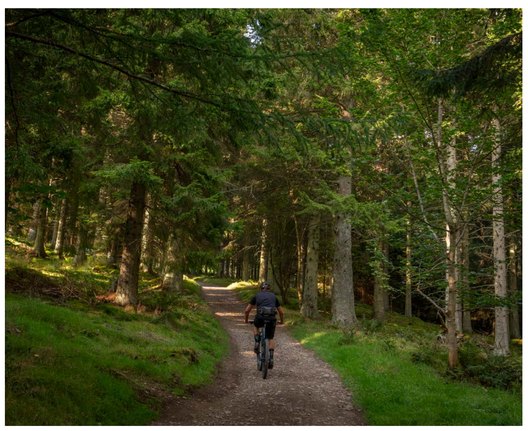
Continuous cover forestry

A large proportion of the site remains free from any built structures, including recently restocked clearfell toward the centre of the site and areas of Priority Habitat deciduous woodland.

Forest Retreat with reception, shop and café as well as natural play area and bike hire store

To encourage more local people to spend time in the forest, active discussions are being held, with relevant parties, to improve the existing footpaths within the Matlock forest area. The plans will improve access into the forest with enhanced all weather walking paths and trails and a new public parking area.

Access with be entirely preserved throughout the forest, including the area of the proposed cabins. There will be no fencing or barriers, members of the public will be able to walk around the forest with the same freedom as now.





Artist's impression of cabins in Farley Moor



Example of new cabins created in Delamere Forest in 2021

Forestry England manages the nation's forests to be sustainable and resilient, providing benefits for people, wildlife and the economy both nationally and locally. To ensure as many people as possible can enjoy the nation's forests, Forestry England continually review forests to see how those benefits could improve and look for new ways to access and experience them.

Proposals for 75 nature-sensitive cabins nestled in a small part of Farley Moor Forest have been developed. The forest would remain open for everyone to enjoy, with the cabins, a small café and reception area, a natural play area and bike hire store proposed to only use around 2.5% of Farley Moor.

The proposals are based on decades of experience with Forest Holidays successfully operating 12 carefully placed cabin locations in other forests across Great Britain. The concept for overnight accommodation which is designed to fit thoughtfully within the woodland, was agreed by Forestry England's Board and the Government's Forestry Minister, which has enabled full proposals to be explored, developed, and now shared.



**Paddy Harrop, Forestry England's local Forest Management Director explains:**

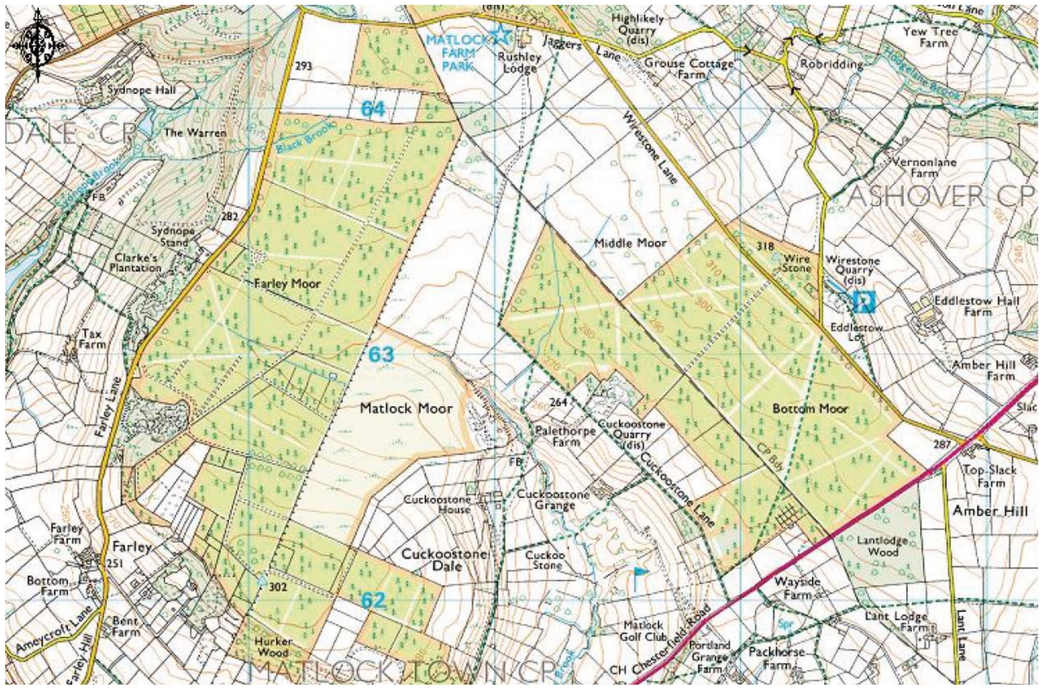
*"As the country's largest land manager we evolve to expand the work we do and the benefits the nation's forests give to people, nature, and the economy, and everyone should feel welcomed into these shared public spaces. This small part of Farley Moor Forest can help us do that.*

*The vital work we do costs millions of pounds every year and although a small percentage comes from government, the majority is self-generated with the support of members, visitors, timber sales and partners such as Forest Holidays. These funds allow Forestry England to continue our work to support nature, help wildlife, and open up more green spaces for the benefit of all."*

# Wildlife and landscape

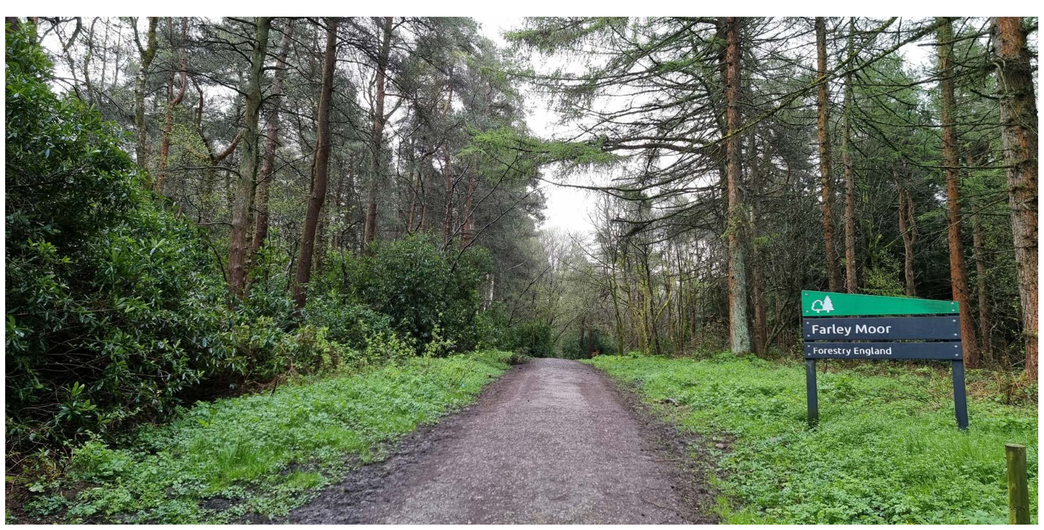
## Farley Moor

Farley Moor is one of seven named woods (Sitches, Whitesprings Plantation, Seventy Acre Plantation, Forty Acre Plantation, Upper Moor, Farley Moor and Bottom Moor) which form Matlock Moors.




Through active forest management by Forestry England, the Matlock woodlands ecosystem now supports a diverse range of wildlife, although Farley Moor largely comprises plantation pine of limited diversity. The proposals have evolved in collaboration with Forestry England to ensure that they continue to satisfy the economic, social and environmental objectives of the Forest Plan. The proposals will deliver a 'Biodiversity Net Gain' and after construction of Forest Holidays cabins, the woodland and habitat will be managed in accordance with Habitat Enhancement and Woodland Enhancement Management Plans.

*Biodiversity Net Gain (BNG) is a legal planning requirement that aims to leave the natural environment in a measurably better state than it was beforehand.*






### Forest Holidays proposals adhere to the principles of Biodiversity Net Gain

As landowner, Forestry England has established a set of guiding principles and core requirements which Forest Holidays are legally obliged to adhere to. These include principles that require development to be designed, built and managed in a sustainable manner with minimal environmental impact and help to manage the site and surrounding woodland to Forestry England standards. The land is part of the nation's forests and continues to be owned and managed by Forestry England.

The robust and long-term partnership is managed through a high-level legal agreement. Each Forest Holidays location in England also has a site-specific lease which specifies how each site is managed, as well as detailed conditions included on each planning consent. Through all of these different agreements, how the cabin locations are managed and what happens to them in the future is very tightly controlled. Forest Holidays are stewards of 244.5 hectares of UK forests and their business is designed to respect nature and benefit ecosystems. Forest Holidays locations positively impact and conserve the environment whilst creating space in nature for people to stay overnight in a well-managed, ecologically diverse, and quiet forest setting.





*"As with all Forest Holidays sites, the Farley Moor proposals have been developed from in-depth studies of the wildlife and wild spaces which we all hold dear. The habitat enhancement plans will be of real benefit to our wildlife and will blend seamlessly with the wider woodland environment."*

**Forestry England**

# Taking time to select the right location

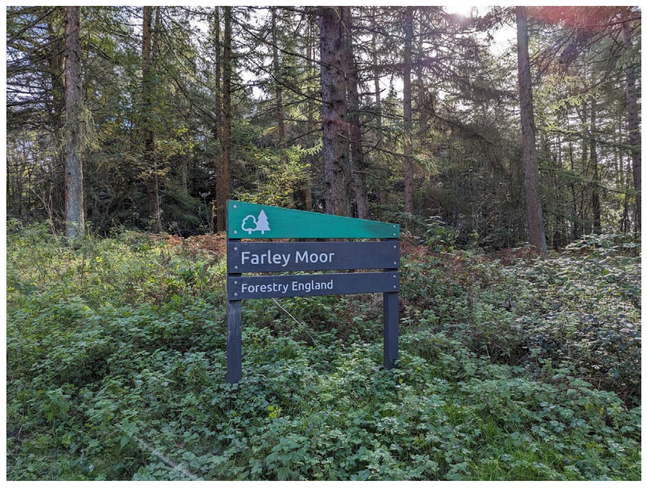
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Forest Holidays

## How this location was selected

The site selection process and assessment criteria of any potential new Forest Holidays location is conducted in accordance with Forestry England policy guidance. Sites undergo a rigorous internal assessment process which is included in a submission to the Secretary of State to request consent to grant an option to lease. This assessment includes reference to: Planning and Environment; Conservation, Wildlife and Landscape amongst others.

The concept for overnight accommodation which is designed to fit thoughtfully within the woodland, was agreed by Forestry England's Board, and Forest Holidays was granted an 'option to lease' from the Government's Forestry Minister in 2023, which has enabled full proposals to be explored and developed.




*As a result of this process, Matlock Moors forest block was identified as a suitable location for overnight accommodation.*

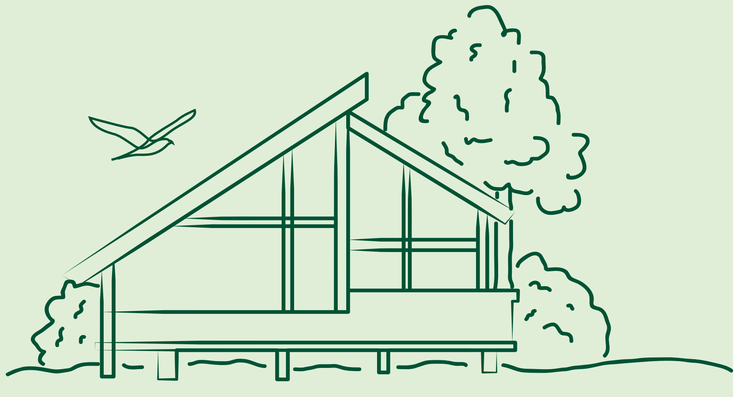
*Farley Moor was selected as the most appropriate area of the wider woodland and in-depth ecological assessments and surveys confirmed that the forest is suitable.*

## Next steps in planning

Following the public exhibition, Forest Holidays and Forestry England will consider the comments which have been made, and where necessary look to refine the proposals, and then aim to submit a planning application to Derbyshire Dales District Council.

## Proposed timeline for the project

- Discharge of planning conditions
- Set up of construction site, with community liaison
- Construction of cabins and associated infrastructure
- Creation of ecological enhancement areas
- Once cabins are operational, links with local businesses established
- Ongoing ecological monitoring and woodland management



## A methodical approach, examining multiple factors

*A full suite of studies, including assessments for protected species, have been carried out over recent years and will be included within a full planning application.*

*These include:*

### Visual

- Landscape and Visual Impact Assessment (LVIA)

### Ecology and wildlife

- Habitat survey
- Ecological Assessment Report
  *(Ground flora, badgers, bats, reptiles, great crested newts, invertebrates and birds including Nightjar)*
- Biodiversity Net Gain (BNG) Assessment
- Habitat Regulations Assessment
- Ecological Procedural Method Statement
- Habitat Enhancement and Management Plan

### Trees

- Tree survey
- Arboricultural Method Statement
- Woodland Management Plan

*Long-term management will see Farley Moor transition from plantation pine to a more diverse and species rich continuous cover native woodland.*

### Transport

- Transport Assessment
- Outline Travel Plan

### Heritage

- Archaeological Assessment

### Economy

- Economic Impact Assessment

### Drainage

- Flood Risk Assessment
- Drainage Impact Assessment

*Severn Trent Water has been consulted and provided sufficient detail for them to confirm that the mains sewers have the necessary capacity for the foul water from the proposed development.*
*The design of the on-site drainage system will allow flow rates to be controlled, via an on-site holding tank, to restrict flows to non-peak times only and at a rate that has been agreed.*

# Holidays in nature

## Providing opportunities to stay in the forest



Forest Holidays locations which are tucked away in forests, mainly within National Parks and Areas of Outstanding Natural Beauty throughout Great Britain, give people the opportunity to discover, explore and reconnect with our natural world. Importantly, they also contribute a sustainable income to help support forests for years to come.

Each cabin location is sensitively placed, providing space in nature for people to stay overnight in a well-managed, ecologically diverse, and quiet forest environment. Holidaying in a forest offers a more immersive experience, providing greater physical, mental, and emotional benefits compared to a short visit. It provides an escape from fast-paced daily life and an opportunity to connect with nature on a deeper level.

**Andrew Brook, Director of Sustainable Growth, Forest Holidays**

*"Unrivalled expertise goes into creating locations in the nations forests which we are proud of, that reflect their natural setting and fit sensitively within their surroundings."*

**Forest Holidays locations help Forestry England to broaden experiences and extend the public benefits the nation's forests deliver, whilst contributing a sustainable income to help preserve them for years to come.**

**Scan the QR code to watch a documentary about Forest Holidays**
Find out more about the company's journey.

## Holidays surrounded by nature

The Forest Holidays experience is all about a connection to nature, investing in landscapes and biodiversity being at the forefront of everything they do. Nature conservation is a critical component of the business with over 80% of the land occupied across the UK ringfenced for conservation; with various local schemes focused on protecting and enhancing habitats to support native species and increase biodiversity.

### Part of your local community

Championing sustainable tourism, offering an 'unpackaged' experience which encourages guests to visit local attractions, explore the surrounding areas and eat and shop locally during their stay.





*Example of Forest Holidays reception, café and small shop*

### Guest facilities

Forest Holidays breaks are Feefo rated 4.8 and loved by guests. At Farley Moor, a small reception, café with shop serving local produce and bike hire store are proposed.

### Connecting people with nature

Providing opportunities for people to stay overnight in a natural forest setting and sharing the incredible benefits of nature. 89% of Forest Holidays guests say their break had a positive impact on their mental wellbeing.

### Forest Rangers

Sharing an understanding of the environment and championing the forest locally, Forest Holidays Forest Ranger roles cover a broad spectrum. From engaging guests with forest-based activities and Citizen Science projects, including ecology monitoring, supporting local schools with forest school activities and partnering with community and wildlife groups.



*Working in the forest with Forestry England's local team for the benefit of nature and visitors.*

*"Breathing in the fresh scent, experiencing the peace and feeling the presence of the trees. Knowing there is an underground network of life sustaining everything we are privileged to see above - it's truly magical."*

**Forest Ranger, Forest Holidays**

# A unique concept in forest tourism

Forestry England

Forest Holidays

## Supporting your local area

The sensitively placed cabins at a discreet and contained location within Farley Moor, would give visitors a chance to stay overnight and explore the forest in a new way which would generate additional year-round jobs and income for the local economy. The proposal would be well screened, appropriately scaled for the location and enhance and expand the breadth of the tourism experience.

Forest Holidays champions sustainable tourism, offering an unpackaged experience which encourages guests to visit local attractions, explore the surrounding areas and eat, drink and shop locally during their stay. It is estimated that visitor spend in the area will provide a boost of £1.7 million per year to the local economy and generate new employment opportunities both during the creation of the cabins and by direct employment with Forest Holidays.





### Supporting the management of the forest

Forestry England receive less than a fifth of their income from Government and generate most of their revenue themselves by sustainably harvesting and selling timber, visitors and membership support and by working with commercial partners to offer new ways to experience and enjoy woodlands and develop business activities. All of their income goes back into creating thriving forests for people to enjoy and homes for wildlife.

Forestry England plays a key role in supporting businesses and local economies around the country. Across the nation's forests they support over 640 private businesses through their cafés, shops, recreational, woodland and estate management.









### Supporting small businesses and championing local suppliers

Tourism is an important economic, social and cultural asset and the sector is a major contributor to jobs and growth in the UK.

**Overnight visitors bring spending power to surrounding businesses**
Forest Holidays celebrates local pubs, food festivals, farm shops and one-of-a-kind activity providers. Buying and contracting locally, keeping as much spend in the local area. For guests, discovering and sampling regional specialities is all part of their holiday experience.

Forest Holidays is committed to:

- *Championing local goods, produce and attractions*
- *Working in partnership with local business groups to promote the rural economy*







### Generating new employment opportunities

**57** | new full-time equivalent local jobs will be created

**120** | full-time equivalent jobs during the creation of the cabins

### Supporting economic growth

- Visitor spend in the Derbyshire Dales District will provide a boost of **£1.7 million** per year to the local economy
- Visitor spend within Derbyshire Dales and the wider area will provide an economic boost of **£2.3 million** in the first year of operation equating to 29 FTE jobs in the area