INTRODUCTION AND GENERAL POLICIES

1 Preface 7

2 Introduction 8

3 District Wide Policies 19

4 Policy Overview and area policies not related to settlements 33

POLICIES FOR TOWNS AND OTHER SETTLEMENTS

5 Cinderford and Ruspidge 70

6 Lydney 84

7 Coleford 112

8 Newent 130

9 Alvington 146

10 Aylburton 148

11 Beachley 152

12 Blakeney 154

13 Bream 158

14 Brierley 164

15 Brockweir 166

16 Bromsberrow Heath 168

17 Clearwell 170

18 Drybrook and Harrow Hill 174

19 Dymock 180

20 Edge End 184

21 Ellwood 186

22 English Bicknor 190

23 Hartpury 194

24 Huntley 198

25 Kempley Green 200

26 Littledean 202

27 Longhope 204

28 Lydbrook, Joys Green and Worral Hill 210

29 Mitcheldean 218

30 Newland 224

31 Newnham on Severn 226

32 Northwood Green 232

33 Oldcroft and Viney Hill 234

34 Parkend 238

35 Redbrook 242

36 Redmarley 246

37 Ruardean 248

38 Ruardean Hill 252

39 Ruardean Woodside 256

40 Sedbury and Tutshill 258

41 Sling 264

42 St. Briavels 268

43 Staunton (Coleford) 270

44 Staunton and Corse 272

45 Tibberton 278

Tutshill (see Sedbury)

46 Upleadon 280

47 Upper Soudley 282

48 Westbury on Severn 286

49 Whitecroft Pillowell and Yorkley 288

50 Woodcroft 294

51 Woolaston (including Netherend) 296

Appendices

Appendix A Lydney European Sites 300

Appendix B Glossary 302

Appendix C Core Strategy Policies 311

Allocation Plan Policies

AP 1 Sustainable Development 19

AP 2 Renewable Energy 22

AP 3 Mixed Uses and Proximity 23

AP 4 Design of Development 25

AP 5 Style and Materials 26

AP 6 Locally Distinctive Areas 28

AP 7 Biodiversity 30

AP 8 Green Infrastructure 31

AP 9 Herefordshire and Gloucestershire Canal 39

AP 10 Dean Forest Railway 40

AP 11 Transport Yards near Blakeney - Caircant and Dene Close near Blakeney 41

AP 12 Stone End Farm Churcham 42

AP 13 Hartpury College 43

AP 14 Locally Valued landscape May Hill 45

AP 15 Oak Tree Park Churcham 47

AP 16 Woodlands Farm, Bromsberrow Heath 48

AP 17 Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses. 49

AP 18 Taurus Crafts near Lydney 53

AP 19 Aylburton Business Park 55

AP 20 Former Lightmoor Colliery, near Cinderford 56

AP 21 Staunton Court 58

AP 22 The Hawthorns, Corse 59

AP 23 National Diving and Activity Centre, Tidenham 61
AP 24 Cannop Depot 63
AP 25 Whitemead Park 65
AP 26 Additional Cycle Connections 66
AP 27 Lydney to Parkend Cycle Route 67
AP 28 Christchurch/ Berry Hill Cycle Route 67
AP 29 Wye Valley 68
AP 30 Cinderford Town Centre 75
AP 31 Environmental Improvement Area Cinderford Town Centre 76
AP 32 24 High Street, Cinderford and related area 76
AP 33 Station Street, Cinderford Housing Allocation (4.5ha) 77
AP 34 Cinderford Football Club 78
AP 35 Forest Vale, Cinderford - Employment Area 80
AP 36 Valley Road, Cinderford 81
AP 37 Linear Park, Cinderford 82
AP 38 Lydney Town Centre 91
AP 39 Lydney Town Centre, Retail and mixed use including Public Space 92
AP 40 Hill Street Lydney 94
AP 41 Lydney Town Centre Highway Improvements 96
AP 42 Lydney Harbour 98
AP 43 Pine End Works and Land to the North 99
AP 44 Lydney Industrial Estate 101
AP 45 Lakes South of the Mainline Railway 102
AP 46 Lydney Harbour Area - Cycling and walking 103
AP 47 East of Lydney 103
AP 48 Employment Uses Including Foundry Site 104
AP 49 Mead Lane Lydney 105
AP 50 Mead Lane (existing employment area) 106
AP 51 Railway Station Area 108
AP 52 Land north of the mainline railway 109
AP 53 Holms Farm- Housing Site 110
AP 54 Coleford Town Centre 116
AP 55 Lawnstone House 117
AP 56 Former Courts and Police Station 118
AP 57 King's Head Public House 119
AP 58 Land at Berry Hill 120
AP 59 Land Adjoining Suntory Factory Coleford 123
AP 60 Tufthorn Avenue and Pingry Farm - Employment sites 124
AP 61 Staunton Road, Coleford Employment / Hotel Site 125
AP 62 Land At Poolway Farm, Coleford 126
AP 63 Former Bells Field - Recreation Allocation 127
AP 64 Coleford - Locally Valued Landscape 127

AP 65 Newent Town Centre: Environment and Uses 135
AP 66 Newent Town Centre Mixed Development Allocation 136
AP 67 Community Centre; Lewall Street 137
AP 68 Watery Lane, Newent 138
AP 69 Southend Lane Newent 139
AP 70 Foley Road, Newent 140
AP 71 Gloucester Road Newent 141
AP 72 Ross Road Newent 142
AP 73 Extra Care Accommodation, Cleeve Mill Lane 144
AP 74 Recreation Area Foley Road 145
AP 75 New Road and High Street Bream 162
AP 76 Land Off Ryelands Road Bream 163
AP 77 High Street, Drybrook 177
AP 78 Drybrook Farm 178
AP 79 Land off Church Road, Longhope 206
AP 80 Transport Depot A4136 207
AP 81 Longhope Industrial Estate 208
AP 82 Former Tinplate Works, Lydbrook 214
AP 83 Former Severn and Wye Railway 215
AP 84 Land off Bradley Court Road (Vantage Point) Mitcheldean 220
AP 85 Old Coach Depot, Mitcheldean - Housing Allocation 221
AP 86 Former George Hotel Mitcheldean - Housing Allocation 222
AP 87 Employment Intensification/ Retention Vantage Point Mitcheldean 223
AP 88 High Street, Newnham on Severn - additional conservation policy 228
AP 89 The Victoria Hotel, Newnham on Severn and land adjoining 229
AP 90 Land North of Newnham on Severn and adjoining Unlawater Lane 230
AP 91 Land adjoining A48 and Bigstone Meadow, Tutshill 261
AP 92 Land adjacent Wyedean School, Sedbury 262
AP 93 Land adjoining Miners Arms, Sling - Housing Allocation 266
AP 94 New Dunn Business Park 267
AP 95 Housing Allocation Off Gloucester Road 275
AP 96 Locally Valued Landscape - Staunton / Corse 276
AP 97 Lydney Road, Whitecroft 291
AP 98 Whitecroft Scovill 292
AP 99 Housing Site Ash Way 298
AP 100 Netherend Farm, Woolaston 299

1. Preface

1.1 This Allocations Plan (AP), together with the Core Strategy (CS) and the Area Action Plan for the Cinderford Northern Quarter will comprise the Local Plan for the Forest of Dean District. It looks forward to 2026 and provides policies which identify specific areas of land whether for protection or for development. Along with the other documents the Allocations Plan (AP) (formerly called Allocations development Plan Document, or ADPD) will ensure the delivery of development as envisaged for the benefit of the district. It should be read in conjunction with national guidance (principally the NPPF/ NPPG)[1] and may at a later date be supplemented by other planning policy documents including any "Made" Neighbourhood Development Plans (NDPs).

1.2 The main influence on the AP is the adopted (2012) Core Strategy (CS) and the aims and objectives of this are common to the AP. It follows that the allocations made are underpinned by common evidence although the evidence base for the AP is an extended and updated version of that used for the CS. This is primarily because of the greater level of detail needed to support the individual allocations. Included as evidence is more detailed material including where available assessments of individual settlements and Parishes which have been prepared by local councils. This supports the AP as a whole but more particularly the individual village and town chapters. Over time there is expected to be additional supporting material and this will be added to the evidence base and can then be used to further inform the operation and interpretation of the policies and proposals in the plan. In addition to a common but expanded evidence base the AP is subject to sustainability appraisal. This is really a process rather than a fixed assessment and it runs in parallel to the Plan itself, providing guidance and influencing its evolution. The basis of the assessment is that it takes the adopted CS as a starting point, and seeks to ensure that the best options for promoting the development of the district in an economic, social and environmentally sustainable manner are chosen.

The inset maps throughout this document are for indicative purposes only. The Allocations Plan Map illustrates geographically the application of the policies in the Allocations Plan. The interactive version of the map which shows the proposals for the entire district is available via the link from the Allocations Plan web page at:

http://www.fdean.gov.uk/nqcontent.cfm?a_id=7872&tt=graphic

In the PDF version links (highlighted blue) have been inserted into the document, (eg the headings of policies and relevant text) if you click on these you will automatically navigate to the appropriate location on the Allocations Plan map.

Peter Williams
Group Manager for Planning and Housing
Forest of Dean District Council
High Street
Coleford
Gloucestershire
GL16 8HG

Tel 01594 810000

March 2015

1 National Planning Policy Framework and National Planning Practice Guidance

2. Introduction

2.1 This Allocations Plan (AP) is complementary to the CS and must be read together with it. The introduction which follows explains these linkages more fully and the contents and scope of the Plan. Both plans cover the period to 2026.

2.2 The objectives of the Core Strategy are summarised below, and are common to the AP:

Table 1

	Objectives as contained in the Core Strategy
	To be a thriving and sustainable community
1	**Providing quality environments throughout the district- to protect the environment for the benefit of the community and in order to attract new businesses**
2	**Develop a more self contained and diverse local economy including tourism- to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible**
3	**Providing homes including affordable homes- to meet the housing needs of the community**
4	**Facilitate regeneration- to support a stronger more sustainable economy in a better quality environment**
5	**Creating safer communities with better facilities**

2.3 Underpinning the above objectives is the vision from the CS which is:

CORE STRATEGY VISION

The Forest of Dean will be a thriving sustainable community with a high quality environment, a developing local economy including tourism, housing which meets the needs of residents (including affordable homes) and safer communities.

The existing complementary nature of the three southern forest towns will be reinforced to ensure Coleford, Lydney and Cinderford work together with their hinterlands to provide a more sustainable future. Much of the planned change will be in the towns, especially Lydney and Cinderford, with improved shopping and services meeting the needs of the existing and new population. Improved town centres, services and a wider range of employment will reduce commuting and other journeys. Newent will become a more effective local centre through improvements in the centre and additional employment. The quality of the countryside and the built environment will be maintained through the careful promotion of the economy, and safeguarding of the landscape.

2.4 In order to achieve the above the AP contains policies for the development of individual sites as well as more general policies for the protection of various areas within the district. The policies contain a level of detail appropriate to their intended function, varying from the precise allocation of some relatively small areas of land to the identification of general areas where for example local landscape protection is to be applied. The whole should be read in conjunction with the CS and the Proposals Map which is an accurate representation of the development plan policies that apply across the district.

2. Introduction

2.5 This first chapter of the AP briefly sets the context for the plan, referring to national and local policies and especially to the CS. It explains how these policies are applied in the body of the document. The bulk of the document relates to allocations that apply particular policies to certain areas of the district. These are generally related to the individual settlements but there are some important policies that are not linked to settlements. These are considered before the settlements themselves. The towns feature first in the section containing the settlement policies and then the other settlements follow in alphabetical order.

2.6 The CS is the Council's policy document which sets out in broad terms the future role for each settlement and for the district overall. It is the foundation document for the AP and other detailed planning policy documents. The site allocations document (the AP) is the main delivery vehicle for allocations and conforms to the CS. It must cater for the housing and other requirements of the district and enable the implementation of the CS' spatial objectives. It provides additional local guidance about the location and nature of development and about the various constraints and protected areas.

2.7 The CS exists in the context of the NPPF, with which it is compatible although it was prepared before that document was finalised. The overriding principle is one of providing for the degree of change that has been identified as appropriate whilst ensuring the protection of the environment. The CS and the NPPF both have a basic aim of securing and delivering sustainable development and in respect of the Forest of Dean the main delivery conduit for this is the AP which replaces those parts of the former 2005 Local Plan which were not superceded by the CS. While the general thrust of the former Local Plan is maintained and many of its allocations remain, no part of that actual document will provide planning policies after the adoption of the AP.

Stages in Preparation

The AP like all planning policy documents needs to go through a formal process which includes consultations and will almost certainly involve a Public Examination. This version has been prepared following an informal but comprehensive consultation and is published for consultation purposes. The policies and proposals it contains have been endorsed by the Forest of Dean District Council both as a consultation document and as a document representing the wishes of the Council. Sites allocated are considered to be appropriate for the development for which they are allocated.

Following the publication of this draft, and its associated consultation, the AP will be reviewed and a revised version will be published. The review will be conducted by the Council and will be able to consider changes (major or minor) in the light of representations. A revised plan will then be submitted for Examination. The Examination is conducted by an independent Inspector who is required to ensure that the document is "positively prepared, justified, effective and consistent with national policy" [(2)]. Individual representations are considered in this context, rather than in the manner of objections to the old type of Local Plan. Accompanying the AP itself will be a comprehensive evidence base and key documents such as a Sustainability Appraisal, a report on consultations and various topic papers. These provide the explanation and justification for the AP.

Stage	**Action**	**Comment**
Pre Publication	First version of Plan prepared for formal comment	Draft plan for consultation. Made available for comment July 2014
Publication	Revised plan published prior to submission	**Intended final version to be examined- this version**
Submission of Plan for examination	Submission version	Plan (which should be close to published version) submitted to Secretary of State

2. Introduction

Stage	Action	Comment
Examination of plan	Examination by independent inspector	Public examination by independent inspector
Adoption of plan	Adoption of plan as part of the new Local Plan (any remaining policies held over from the 2005 Local Plan will cease to apply)	Adoption is the stage when the ADPD becomes part of the Local Plan

The CS and the AP will be periodically reviewed in keeping with the need to do so and it is likely that a review of the CS will be undertaken after the adoption of the AP. One important area of review is the need to keep the overall housing provision in step with the assessment of need for the area. The present situation is that the AP provides the required amount and type of housing required following new assessments (principally a new OAN and updated SHMA). The policies of the AP may if required be amended by review in the future if needs change. It is unlikely that the review of either the CS or the AP will result in radical changes. It is likely however that the two documents will merge into a single "Local Plan" and that this will in future be subject to partial or comprehensive review as needed. The adopted AAP will be reviewed as part of the process as necessary but at present is expected to be implemented in the manner proposed.

General Approach

2.8 The policies in the CS enable development but do not identify precise areas for its various forms. The CS does however include a strategy and settlement hierarchy which sets the pattern for additional change. The AP makes provision for housing and employment which is consistent with this and can ensure that the development required to fulfil the CS requirements can be delivered. Enabling delivery is the prime responsibility of the AP which with the exception of the special case of the Cinderford Northern Quarter AAP covers the whole district. It had been intended at one time to provide an AAP for much of Lydney but the same can be achieved more quickly by including that area in the AP and taking advantage of the flexible format of this plan to enable an appropriate level of guidance to be provided.

2.9 The overall scale of change that the CS provides for is set by that document. It is however necessary to establish that it is still an appropriate base from which to plan. The calculation of future housing requirements needs to be shown to be up to date and to represent the assessment of need in terms of numbers overall and type. At the time of the CS examination the current evidence was that the planned housing provision as supported in the then RSS draft was appropriate. The needs of the district were assumed to be met within it and the needs of neighbouring areas were also assumed to be met within them. The planned provision for the Forest of Dean District was shown to be in tune with two later forecasts. Since that date the ONS projections based on the 2011 census have been published and these suggest a modest reduction in the need for housing in the district. They were however prepared in the light of the recent recession and possibly include low assumptions of new household formation. Evidence published alongside this Plan supports the continued use of a figure close to the CS figures for housing provision overall, though the maintenance of an adequate supply of land for housing is also a vital consideration.

2.10 A full review of the Objectively Assessed Need (OAN) has been completed. This concluded that a basic demographic requirement very close to the CS level of provision was appropriate. The figure takes account of the post recession situation making allowances for a partial return to past trends in household formation for those most likely to form new households. Material supporting the revised level of provision is contained within the evidence base. The AP provides for a scale of new housing which can ensure that the needs are met and contains an allowance over and above the numerical requirement. Should there

2 NPPF paragraph 182

2. Introduction

be any need to review aspects of the Plan this can be undertaken on an ad hoc basis but in any event it will be comprehensively reviewed and rolled forward probably on a five year cycle. The level of provision that the AP has been written to deliver is 320per year or 4800 dwellings over the plan period (to 2026).

2.11 The level of provision for new housing that is required is considered below as is additional evidence which accompanies the Plan, most notably the reviewed OAN. Other housing evidence is based around the Gloucestershire housing market area and one key document is the SHMA, updated in 2013. This supports the approach in the AP although it must be read with other evidence.

2.12 The principles and planned distribution governing new development can still be derived from the CS. The requirement for new housing has been reviewed and in effect this review updates the CS. The scale of future provision of housing is however similar to the CS. In practice rates and patterns of development will vary over the plan period because they are affected by external factors such as economic cycles but especially in the case of housing it is necessary to show that there is at any one time sufficient land available for the scale of development envisaged (assuming an even rate of development over the whole plan period). The demonstration of land availability is for housing usually based on five year periods so that over a 20 year period 5/20 or one quarter of the total plan requirement must be able to be delivered within each period of five years. The criteria for assessing availability is set out in the NPPF and varies according to whether it is the immediately adjacent part of the plan period or a more distant one that is being evaluated. The most often discussed measure of availability for housing is the five year land supply, which is the supply required at a point in time for the next five years of the plan period. At any point in the plan period it is necessary to demonstrate that there is sufficient land available for five years worth of housebuilding. Under the NPPF which provides some guidance on what constitutes "availability" the way in which this basic five year requirement has to be supplemented according to circumstances is set out. An additional requirement of 20% that must be added where the number of dwellings built has "persistently" fallen below the theoretical requirement and in addition any so called shortfall must also be able to be made up within the five years. The AP must take from the OAN the overall scale of development that is being provided for and show that any allocations are capable of being delivered. Whilst all of the sites allocated in the AP need not be immediately available, it must enable sufficient land to provide for an adequate five year land supply and meet the overall requirement. The delivery of the various allocated sites will vary with some being completed in a short time while others such as the new neighbourhood at Lydney being expected to be delivered over a much longer period possibly taking completion beyond 10 let alone five years.

2.13 The housing provision made in the AP is sufficient to meet the present five year requirement and the overall need for the plan period. Sites are identified that provide for this when taken together with an assumed contribution from small sites (five or fewer dwellings) and from presently unidentified land though the latter is a very small contribution for the first five years. In making provision for the first five year period, the actual rate of development that could be supported by this provision is well in excess of the CS requirement when averaged over the plan period. Although this will be kept under review, the 20% additional provision (not the backlog) provides additional flexibility in terms of availability, the ability to support an enhanced requirement should there be any need, and continuity of supply until the scale of provision is in step with the identified needs.

2.14 The CS draws on two main sources for its housing land supply, existing sites (including those with permission and allocated in the 2005 Local Plan), and new proposed allocations. The AP must include both, allocating afresh, modifying past allocations following review or re affirming past allocations. It does also incorporate assumptions about the contributions of unidentified sites (windfalls). The CS did not (through the retained parts of the old Local Plan) identify all of the land required for the entire plan period, though it was held to have identified sufficient available land for the first ten years of the then 14 year period remaining to 2026. The AP does identify sufficient land for the entire plan period taking account of the revised need and includes sites which are capable of contributing to the five and ten year land supply. Some of the newly identified allocations are considered to be available in the short term and are therefore able to provide completed dwellings within five years. The sites have all been evaluated and are considered

2. Introduction

available in the terms under which they are proposed and in keeping with the CS. A number of sites, provisionally identified during the gestation of the plan have since received permission and were being developed in late 2014.

2.15 The AP takes forward the principle of providing sufficient land for the identified needs of gypsies, travellers and travelling showpeople. The needs of these different groups are derived from a recent (2012/13) assessment. Sites are allocated within the district in new locations and by providing for the expansion of existing facilities sufficient to meet the current requirements. Applications affecting land which is not allocated will be judged against the overall need and the criteria policy in the CS. The needs of these groups are very different and that for travelling showpeople identifies the requirement for both a satisfactory residential environment and one where equipment can be stored and maintained on site. As a result some of the locations that are allocated or are currently used for employment may be suitable. The use itself, at least the storage and maintenance aspect, is employment generating and the whole amounts to "live work" activity. Typically these uses may be accommodated in transport yards but other sites such as farm buildings may also be suitable.

2.16 Employment allocations in the AP take the lead from the CS both in terms of the overall distribution and scale. They also follow the CS principle that they are allocations for employment generating uses which are not usually confined to particular uses by the allocation policies themselves. There are cases where site specific policies do provide more precise guidance in terms of preferred uses but this is only given where there are either particular specific aims or constraints which drive an allocation to be more precise. Some locations are better suited to particular types of use. Examples include cases where tourism related development is being encouraged or where a particular site is close to residential areas which may limit the capabilities. In all cases, the consideration of individual applications should test the precise suitability of any proposal but always within the general principle of the plan promoting a wide range of employment generating uses.

2.17 The generally established mechanism of defined settlement boundaries is used throughout the AP. These boundaries together with the hierarchy of settlements provide a basic policy tool for ensuring a broad match between the requirements of the CS and the scale and nature of change which takes place. There is also an important relationship between the hierarchy and the general sustainability of locations and this is expected to be used in the assessment of development proposals.

2.18 The settlement boundaries have been comprehensively reviewed for the AP although in many cases they do not differ greatly from those in the 2005 Local Plan. This is primarily because they set out to define the extent of the various settlements while making allowances for new allocated development. Certain types of development will usually be expected to take place within a settlement boundary but some areas within such boundaries are not necessarily suitable for development. Not every parcel of land which is not allocated for a particular purpose but lies inside a settlement boundary will be suitable for development. Sites that are allocated for particular uses will generally be able to be developed for that purpose within the plan period. Specific proposals for development will be examined when planning applications are made on allocated and unallocated sites and these may highlight issues that need to be resolved before development can proceed.

2.19 The AP contains a great number of protective designations. These are either established within the Plan or are from outside but both have an impact on the way in which the area can develop. Many are nationally important and reflect important features of the district. The nationally recognised designations include the ancient woodlands and all the afforested Forest of Dean including the Statutory Forest, the forest waste, and the contiguous woodland. Other nationally recognised parts of the District include the designated AONBs, the strategic nature areas identified as priority habitats in the national Biodiversity Action plan, and the various other nationally protected nature conservation sites thought the FoD District. Overlaying the district are the various natural areas. These include strategic natural areas and landscape character areas. The combined impact of these needs to be taken full account of in determining planning

2. Introduction

applications and in making plans. A further consideration is the protected sites which often sit behind the natural areas but may not always do so. They may bring additional requirements and constraints and are shown on the proposals map. The protection of the historic environment is partially taken into account in the landscape character areas but there are additional designations which make contributions to the area and need to be protected. These include heritage assets some of which are ancient monuments or listed buildings. Heritage assets are however wider in scope and include landscapes as well as individual buildings or other features. These are relevant to policy CSP1 and are shown in the proposals map. They are referred to in the AP frequently in the context of individual settlements.

2.20 There are many areas identified within the Plan for safeguarding in some way. Although they may overlap with the designations from outside bodies, they are locally derived and unique to the area. They include important open areas associated with settlements, locally distinctive built up areas within settlements and green spaces which form important parts of the landscape. They are in many ways the key to the local dimension that the AP is seeking to provide and they contribute much of the local distinctiveness that is so important to the area.

2.21 The AP identifies opportunities to improve the protected spaces above, whether by additional designation of linking green infrastructure or by the simple identification of land to be preserved in its present state. Especially important are the many areas of open land around the forest fringe. Land of this nature is protected wherever it may occur under CSP9 of the CS, and by being specifically identified within the settlements that lie within the forest boundary.[3] The forest boundary is itself recorded on the proposals map and undeveloped and unenclosed areas within it are protected for their amenity value. The majority of these open spaces where they are within defined settlements are identified as important open areas within the AP and are considered worthy of protection for their amenity value and also their historic (and cultural) importance. A large number of these protected areas lie around the fringe of the planted areas often occupying space between the planted (and managed) woodland and settled and developed towns and villages. Most are accessible to the public though not all. Some contain or provide the setting for historical features and many are enhanced by the grazing of sheep.

2.22 In the CS there is special attention given to the protection of Forest Waste and because there is no expectation of development within the enclosed and planted forest that area is also protected (except from the types of tourism and recreational development that are being encouraged, and other essential development). Woodlands that comprise semi natural ancient woodland are also identified as such in supporting material and are protected (not least by safeguards outside the planning system).

2.23 In much of the Forest of Dean the characteristic open areas are complemented by a distinctive built form. Under the overall aim of the CS in maintaining a high quality locally distinctive environment, is the spatial policy in the AP which identifies certain locally distinctive (built) areas where they are within defined settlements and seeks to protect their character. These areas exhibit some of the typical informal characteristics and are vulnerable to unsympathetic change. The areas concerned are covered by a single policy which is supplemented by explanations of the characteristics as they apply in each relevant settlement chapter.

2.24 Over the whole of the district are particular features of the built environment that are considered heritage assets and will be treated accordingly (as set out in the NPPF). Some have the benefit of statutory protection while others do not. Throughout the plan period information will be compiled that will identify and set out the role and importance of such assets. Most of the heritage assets will be buildings but there are also important other structures and features that will be considered including important landscapes. Not all will be able to be fully protected but it is envisaged that the vast majority will be and opportunities

3 The one exception to this is outside the AP boundary and is the Cinderford Northern Quarter AAP where a comprehensive strategic development is planned. This will involve some loss of forest waste as well as the redevelopment of previously developed land. It will as part of a comprehensive whole provide a new focus for the area and enable enhanced recreation opportunities alongside the educational centre, housing and employment that is planned.

2. Introduction

will also be taken for enhancement (see CSP 1). Where there are important assets that are recognised locally (but not by statutory protection) within areas allocated for development they will usually be expected to be retained. The AP identifies and refers specifically to some of these assets including some that have statutory protection. As the plan period progresses it is expected that the available information will increase but the evaluation of individual sites will always be required as part of the consideration of the requirements of CSP 1.

2.25 Outside the forest boundary there are areas that are worthy of protection within settlements which reflect the diverse nature of the settlements themselves. There is a wide range of settlements, ranging from small villages on the Wye Valley (eg Brockweir) to much larger villages such as Newnham. Many are protected by conservation areas, and in all cases important open areas have been identified for safeguarding where they occur. The remains of orchards, paddocks and amenity verges are protected where necessary. Throughout the district open spaces within developments that were laid out as the developments took place are suitably safeguarded. A large number of protected spaces therefore exist in areas of housing built by the Local Authority. These spaces will generally need to be protected and the most important sites are shown on the plan. Smaller areas not mapped individually may also be worthy of preservation and the case for this will be established against CSP 1 and any individual development proposal that falls to be considered. Some former Local Authority housing is being redeveloped and where there are comprehensive plans for this any important open areas lost through redevelopment will need to be replaced by new areas of the same or better value. Undeveloped forest waste will not be expected to be lost or "exchanged" in this manner and whether it is explicitly identified on the proposals map or not it should therefore be preserved.

2.26 There are many villages, hamlets, and settlements throughout the District, more than a hundred, which do not have a defined settlement boundary in the Allocations Plan. Indeed there are a number of parishes (see below) which have no settlements with defined settlement boundaries. Each of these parishes and settlements is unique. There is a policy presumption that most development should not take place in these settlements. Almost all lack some or many of the facilities of the larger villages where there is a drawn settlement boundary. These smaller settlements and parishes are protected from development by a combination of policies in the Core Strategy and Allocations Plan, which include landscape and character considerations.

2.27 In terms of land area, over 95 % of the district does not lie within a settlement boundary although many types of planning application and resultant development are expected to be concentrated within such boundaries. There are a wide range of policies that apply to areas outside settlement boundaries. Some of the most relevant policies are in the CS, although the AP also contains a number which develop further the themes, such as “sustainable development” that are introduced in the CS. Some policies identify areas to be protected for nature conservation or landscape purposes, others identify specific areas for particular development. These and the more general policies of the CS provide, or are intended to provide, a comprehensive planning context against which allocations and applications can be evaluated. They are, along with the national policies (in the NPPF and NPPG) considered sufficient for the requirements of the Plan. All development will be considered against CS policy CSP1.

2.28 The way in which the policies impact on particular areas will vary according to the specific designations that apply. In areas where there are no settlement boundaries the main considerations around CSP1 will be landscape and any nature conservation designations. In all areas the principle of supporting sustainable development will apply, together with the AP policies concerning design, materials, biodiversity and GI (Green Infrastructure). These will generally protect areas not already developed or identified for development. Within the 95% of the district that does not lie within a DSB, there are seven whole Parishes (Blaisdon, Churcham, Gorsley and Kilcot, Oxenhall, Pauntley, Rudford and Highleadon, and Taynton). All of the parishes are in the north of the district and therefore do not include the statutory Forest. This is a reflection of the history and derivation of the parish boundaries themselves and also the settlement pattern. These areas will be treated as open countryside which in all comprises 53800ha out of the district’s total area of about 56200.

2. Introduction

2.29 Development expected to take place in the countryside, most notably that associated with agriculture, will continue. Similarly tourism, rural business, recreation and certain community uses are also expected outside the boundaries. Proposals will be evaluated against the various designations that may apply and against the landscape character. As this itself is extremely diverse with a great variety of landscape types it follows that the ability of the various areas to accommodate development will also vary. Some areas not in settlement boundaries or allocated for any purpose, such as the statutory forest will experience very little development. Others may see more change but it will be expected to be related to economic or other activity that requires a countryside location.

2.30 Most allocations are for developments attached to or within settlements (and therefore lie inside DSBs but some are for freestanding sites such as Stowfield at Lydbrook. In addition to these, existing employment sites are protected for that use. There are a number of these in a variety of locations and CSP7 provides general protection and encouragement in order to keep them in employment use. One further policy, AP9 which seeks to safeguard land for the reinstatement of the Herefordshire and Gloucestershire Canal affects a relatively large area of land. Whilst it identifies land based on the former route of the canal, its implementation (where planning permissions would be required) would be subject to the other policies of the Plan. CSP 1 would be especially important in the evaluation of proposals on the landscape.

Table 2 Table of parishes and settlements with DSBs

PARISH	SETTLEMENT(S)
Alvington	Alvington
Awre	Blakeney, Awre (no DSB)
Aylburton	Aylburton
Blaisdon	none with DSB
Bromsberrow Heath	Bromsberrow Heath
Churcham	No DSB
Cinderford	Cinderford
Coleford	Coleford except Berry Hill
Corse	Part of Staunton and Corse
Drybrook	Drybrook, Ruardean Hill, Ruardean Woodside, Brierley
Dymock	Dymock
English Bicknor	English Bicknor
Gorsley and Kilcot	No DSB
Hartpury	Hartpury
Hewelsfield	Brockweir, Hewelsfield has no DSB
Huntley	Huntley
Kempley	Kempley Green

2. Introduction

Littledean	Littledean
Longhope	Longhope
Lydbrook	Lydbrook and Joys Green, Worrall Hill
Lydney	Lydney
Mitcheldean	Mitcheldean
Newent	Newent
Newland	Newland, Clearwell, Redbrook
Newnham	Newnham
Oxenhall	no DSB
Pauntley	No DSB
Redmarley	Redmarley, Lowbands (no DSB)
Ruardean	Ruardean
Rudford and Highleadon	no DSB
Ruspidge and Soudley	Ruspidge part of Cinderford area, and Upper Soudley
St Briavels	St Briavels
Staunton (Coleford)	Staunton
Staunton (Corse)	Part of Staunton and Corse
Taynton	No DSB
Tibberton	Tibberton
Tidenham	Beachley Tutshill/ Sedbury and Woodcroft
Upleadon	Upleadon
Westbury	Northwood Green, Westbury
West Dean	Berry Hill part of Coleford Area, Edge End, Parkend, Ellwood, Sling, Bream, Whitecroft/ Pillowell, Yorkley, Oldcroft/ Viney Hill.
Woolaston	Netherend/ Woolaston

2. Introduction

2.31 The AP identifies for protection from other development the historic route of the Herefordshire and Gloucestershire Canal. This has long been protected and should help enable the canal to be re established. There is in addition an allocation for recreation and tourism based development, centred around the canal at Newent and a further development at Dymock. The latter has been commenced.

2.32 At each of the four towns the AP identifies central areas within which most of those activities which occur in a town centre will be expected to be concentrated. All four towns will benefit from a greater focus on their centres and further environmental improvements will be delivered. As town centres require activity and interaction, the plan seeks a measure of concentration while allocating sites that can add further to the activities that take place. Community uses, and housing have an important role in all centres but the protection of frontages for businesses (mainly retail) is an essential component of policies in each of the towns. The role of town centres will continue to evolve over the plan period with an emphasis on providing for a variety of uses that can capture and retain activity and expenditure. In addition and most importantly, "active" frontages are identified. New retailing of the type normally expected to be located in town centres will be expected to be confined to these central areas, to be built in accordance with allocations in the plan or to pass the established sequential test (and any impact tests) to enable a different location. The defined town centres are the first step in the consideration of new sites for retail. Other uses expected in a town centre will include provision for various services and community functions. Generally these will be permitted and provided for where specific need can be identified. In addition, existing community services are in general protected under CS Policy CSP8.

2.33 Small scale retailing and retail uses in villages appropriate to their needs or retail uses not in competition with town centres will not be restricted by the town policies. Certain specialist retail uses may be expected to occur outside the town centres. These include those selling items made or grown where they are sold, sale to particular markets (eg at tourist attractions) or bulky items such as are sold at builder's merchants or DIY outlets.

2.34 Land used for recreation is generally protected by the CS. By far the largest areas used for recreation are the Forest of Dean itself, its associated woodlands and other open access areas such as May Hill, Dymock Woods and Tidenham Chase. Individual more formal recreation areas are identified and protected in the AP. This protection is in addition to any offered by other plan designations such as that of "important open area". It reflects land in active use for recreation which may or may not also be aesthetically, historically or culturally important. Some bespoke allocations are made to enable increased recreational use both within and outside the Forest. Some of these are for private enterprises serving a variety of purposes and others are more geared towards tourist accommodation. The encouragement of sympathetic and sustainable tourism is one feature of the CS and the AP makes several allocations to help achieve this.

2.35 A comprehensive landscape assessment underpins the plan and is the key tool for the evaluation the impact of proposals on the landscape. It is always an important consideration in the assessment of planning proposals. In many cases the landscape assessment provides sufficient guidance but there are three notable exceptions where local policies are considered appropriate in order to protect particular localities. The first of these is that area which surrounds Coleford town and this policy addresses the particular pressures for development that arise between Coleford town and the arc of settlements which are in close proximity. The policy is complementary to the AONB which adjoins. The second protected area is a landscape policy which protects the conservation area and its setting around Staunton and Corse. The settlement is one of five which were built in the 1840s as part of the chartist movement. Two of the five settlements are in the Forest of Dean, Lowbands, which is in open countryside and Snigs End (now Staunton Corse). Although this has developed considerably over the years much of the original pattern of settlement remains together with a large number of original features (including buildings). Because of its location, the nature of the landscape and past planning policies which encouraged change, it is vulnerable to further change. The third area which is highlighted because of the need to protect it and views of it is therefore May Hill. Also protected by a similar policy is the area around and including Hartpury College.

2. Introduction

2.36 During the Plan period opportunities to incorporate or establish new Green Infrastructure (GI) will present themselves. Most will arise as a result of development proposals whether in connection with the provision of open space required by a development or as an integral part of the restoration of a feature such as the Herefordshire and Gloucestershire Canal. In order to make the most of any opportunities, a policy (see Policy AP8 below) has been added to the plan. Policy CSP1 establishes the general principle of requiring GI and the AP identifies in more detail the way in which it is expected to be provided and includes site specific details in a number of instances.

3. District Wide Policies

3.1 The great majority of the policies in the AP are site specific, however there are some which apply across the whole district in certain circumstances or which apply to certain types of development or alternatively have more general themes. These are contained in this chapter. Several form a bridge between the CS (strategic) or the NPPF and the local (AP/ NDP) scale.

Table 3

Policy heading	Number	Purpose
AP 1 'Sustainable Development'	AP1	To illustrate how the sustainable development aims of the CS can be achieved and to provide a policy expressing these aims in a manner which is in keeping with the NPPF.
AP 2 'Renewable Energy'	AP2	To support renewable energy subject to appropriate environmental safeguards
AP 3 'Mixed Uses and Proximity'	AP3	To encourage complementary land uses between sites and to support proposals for mixed uses within development proposals where appropriate
AP 4 'Design of Development'	AP4	To make clear the basis on which the design of new development will be evaluated
AP 5 'Style and Materials'	AP5	To ensure proposals take account of building styles and materials
AP 6 'Locally Distinctive Areas'	AP6	To protect distinctive character areas defined in the plan
AP 7 'Biodiversity'	AP7	To ensure that there is a net gain in biodiversity through the implementation of the Plan, in keeping with the NPPF
AP 8 'Green Infrastructure'	AP8	To encourage the provision of GI both as an integral part of development and elsewhere and to ensure that development provides GI where appropriate

Sustainable Development

AP 1

Sustainable Development

In assessing planning applications the primary consideration will be whether or not the development proposed is sustainable with the overall aim of improving the economic, social and environmental conditions of the area. Allocations in accord with the CS and the AP and in any completed neighbourhood plans [(4)] are considered to be able to be implemented in a sustainable manner and planning applications in accord with these will be permitted subject to any other material considerations. Particular reference will be made to the guidance in the CS, AP and NPPF/ NPPG in making the required judgements.

4 Neighbourhood plans that have been "made", that is those that have been subject of examination and have the support of a referendum

3. District Wide Policies

This policy is intended to set out the basic principle that development proposals and allocations should be sustainable. Development that does not meet the requirements set out in national guidance and in the CS will not be and should not therefore be permitted. The "tests" of sustainable development are referred to below and in the CS.

3.2 The primary purpose of the plans (CS and AP) is to ensure that future change is planned for in a sustainable manner and it follows that development in accord with these plans will be generally acceptable. Subject to demonstration that individual proposals accord with the plans (in terms of the allocation policies and criteria set out in other policies) they will be permitted unless there are other overriding material considerations. The policy will in accordance with the NPPF seek to enable development to be delivered in a sustainable manner. It emphasises the overall aim of improving the economic, social and environmental conditions of the area which is the primary reason for the policies and proposals in the Plan. Just as development in accordance with the plan's allocations will generally be regarded as sustainable and will be expected to be realised, proposals that do not accord may amongst any other considerations be considered unsustainable. One example of such a proposal could be a large housing development in a small village, another might simply be a modest scheme but an inappropriate design.

3.3 The concept of sustainable development is long established and is widely understood to have social, economic and environmental components. Achieving sustainable development is a requirement of the planning system. The way in which it can be assured when changes take place is through implementing plans which establish objectively the needs of their area and then take into account the environmental social and economic conditions to show how the needs of the area can be met. Planning applications can then be assessed against the plans which provide a framework (Core Strategy and NPPF) and more detailed guidance (AP and any NDPs). Together the plans provide an up to date guide and consequently proposals that comply with them will be expected to be approved unless material considerations indicate otherwise. In assessing proposals the key test is in effect whether the proposal improves the economic, social and environmental conditions in the area and in order to do this to best effect they will generally need to comply with the relevant plans.

3.4 Where the relevant plans are not up to date, applications will still be judged against the above principles. Achieving sustainable development remains the goal, and environmental, social and economic considerations will still be applied. Proposals are therefore unlikely to be supported where any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. These will be assessed against the NPPF taken as a whole and any other plans or parts of plans that apply. In addition there may be current national or local policies or guidance that applies a specific restriction on particular types of development.

3.5 Overall the council will work with applicants to find solutions which mean that proposals meeting the above criteria can be approved. This should ensure that the plan is able to be implemented in a timely manner and can deliver its outcomes.

3.6 In order to provide increased clarity of how the principles of Sustainable development will be applied, the CS sets out the following table which applies them to local circumstances:

3. District Wide Policies

Table 4

Sustainable Development
The principles of sustainable development are demonstrated throughout the Core Strategy. They form the overall context for a local view of sustainable development, reflective of the district's location, functions and composition. Development will need to consider how these aspects are evidenced and delivered as development proposals proceed.
Sustainable Development Aspect
Accessibility The Core Strategy sets out the principles for the location of development, matching availability and need with access to services. Key questions include: How easily can the development be accessed by modes other than private car? Are development proposals located to make the best use of existing facilities and services, and do they support local town service centres?
Economy Within the context of the district's rural nature the strategy provides a positive planning framework for sustainable growth, promoting greater diversity and availability of employment opportunities. Key question: How do development proposals support the economy of our towns and the rural economy and in doing so support the fabric of the district's rural nature?
Integration and appearance The fundamental requirements in respect of well-designed high quality development are set out in the first policy of the strategy (CSP 1). Key questions are: How well are development proposals integrated into the character of the area, town and landscape? What contribution does the development make to biodiversity enhancement and to Strategic Nature Areas, Local Biodiversity Action Plans and Character Assessments?
Use of resources The strategy sets out the local planning policy framework for reducing the use of water, energy and the enhancement of biodiversity. Key questions are: How does development demonstrate reduced use of natural resources in the construction and operation of the development? To what level, can it be considered to make a significant contribution to the more efficient use of resources
Resilience

3. District Wide Policies

The strategy supports development where the locations and designs are more resilient to the effects of a changing climate; thereby supporting the evolution of more resilient business and communities.

Key questions are: How is development designed to account for a changing climate? Has the development taken account of water and energy management issues?

Community

The strategy considers the rural context for the district and identifies policies to support communities and local services.

Key questions: How do development proposals support integrated, fair and diverse communities? How do proposals support the rural context of the district?

Renewable Energy

AP 2

Renewable Energy

Proposals for renewable energy installations and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily in accordance with Core Strategy Policy CSP1 (Design and environmental protection) and other policies in the development plan. In accordance with good practice the Council will expect evidence of consultation with communities in regards to the benefits and impacts of the proposal prior to a positive determination. Proposals must consider any likely impacts associated with the whole scheme including grid connection, access, transport, construction and operational impacts. Proposals which result in a significant adverse impact are likely to be considered unacceptable unless there is clear evidence of local community involvement and leadership.

The following topic areas should be appropriately assessed:

1. The landscape and visual impacts; its features, character and accessibility for residents and visitors
2. Residential amenity and impacts on residential areas;
3. Heritage asset and cultural impacts;
4. Cumulative impacts;
5. Environmental factors including noise, odour, water usage, biodiversity and risks of pollution;
6. Shadow Flicker and/or glare
7. Safety; residential and commercial areas, public rights of way, open access areas, transport networks and aviation
8. Communications;
9. Separation distances from:
    a. Residential dwellings in order to protect residential amenity and to minimise any impact of noise or shadow flicker
    b. Public footpaths and bridleways
    c. Power lines, roads and railways
10. Decommissioning and reinstatement

3. District Wide Policies

This policy supports renewable energy provision in principle and applies important safeguarding principles to ensure that proposals are acceptable.

3.7 Although the principle of renewable energy is supported at a national and local level, it is important that such installations comply with other planning requirements and that they are acceptable in the environment in which they are proposed. There is a degree of subjectivity especially in relation to wind turbines but they like all other planning proposals will be assessed against the policies of the Local Plan. In order to assist this assessment, the above policy highlights the issues that will need to be addressed. It will be applied in conjunction with policies especially CSP1. This policy requires amongst other things the various protective designations to be fully considered and these include nationally protected landscapes such as the AONB. Some of the considerations above will involve technical assessments such as noise, and will help assess separation distances which will always need to be judged by the individual circumstances of each application. The same applies to other considerations such as impact on listed buildings where the landforms and nature of any affected building will be key to the assessment of any impact.

3.8 The policy applies to all renewable energy installations, not just to the two most apparent at the time of writing, solar photo voltaic (PV) and wind turbines. It is written with the intent of being able to encourage development in the right context.

3.9 Planning Practice Guidance (the NPPG) states that "Local planning authorities may wish to establish policies which give positive weight to renewable and low carbon energy initiatives which have clear evidence of local community involvement and leadership." There is a strict principle in the English planning system that a planning proposal should be determined based on planning issues, as defined in law. Planning legislation prevents local planning authorities from specifically seeking developer contributions where they are not considered necessary to make the development acceptable in planning terms. Within this context, community benefits are not seen as relevant to deciding whether a development is granted planning permission.

Mixed Uses and Proximity

AP 3

Mixed Uses and Proximity

Where compatible with the Plan, its policies and allocations, mixed land uses will be promoted by permitting development in locations where it can take advantage of nearby services and facilities, or in appropriate cases by permitting mixed use schemes on development sites identified for the purpose. Such mixes should include multi functional open space and green infrastructure where appropriate and development should provide linkages needed to enable the uses to interact.

The intent of the policy is to ensure that where possible development is of a mixed use nature or is in close proximity to other land uses that provide a mix. The purpose of the policy is to encourage mixed development over a wider area, by allocating sites for a mix of development, or by allocating land in places where the allocation can take advantage of other nearby complementary uses. Alternatively where land is not allocated (but development is permissible under the plan) it encourages development to be of a mixed nature or take advantage of nearby uses to provide a suitable area of mixed use.

3. District Wide Policies

3.10 For many types of development it is desirable either to create areas of mixed use or to position new development of one type where it can complement another. This means that major allocations made by the plan are for mixed use and that single use allocations are located so as to take advantage of facilities services and employment areas nearby. This principle is one of the key considerations in the assessment of sustainability both in respect of plan allocations and development proposals. The development of new mixed uses and the promotion of development where it can take advantage of a variety of nearby uses are two intentions of the CS. This is assisted by promotion of change according to the settlement hierarchy and the allocations made in the plan.

3.11 The principle of promoting mixed uses can also have an important enabling role and can help to re establish activity in areas that are inclined to be dominated by single uses where this is not desirable. The standard example is in the promotion of mixed uses in town centres but the principle also applies to other localities within the Forest of Dean where the plans are seeking change. The Cinderford NQAAP is one example but so are the areas around Lydney Harbour and the station, at Stowfield near Lydbrook and around the Ross Road at Newent. The AP contains policies for each town centre and also includes specific mixed use allocation policies where they are considered necessary. Alongside the development based uses provided for are others such as open space, Green Infrastructure and amenity areas which add to the mix and overall quality of the environment especially where they have a multiple purpose. These should where possible be in close association with the main use.

3.12 Not all uses can closely co exist, and where land uses need to be segregated, for example in the case of general industry and housing, the policy will encourage development to be close to services, and to the facilities it needs without one use being detrimental to the other. Mixed sites can include "buffering " uses which can co exist with their neighbours, and an example would be a B1 use with housing on one side and B2 on the other. Mixed uses will be encouraged within town centres subject to the protection of key retail and business frontages.

The Design of Development- Design Principles

3.13 There are many ways in which the design of new development can help to ensure that it can be satisfactorily accommodated. There is a large variety of styles and materials already in use that may provide guidance about how new buildings could be designed. In some cases the appropriate solution will be to use traditional materials and styles and in others less so. In all cases the development should reflect the site's characteristics and positive aspects of its surroundings.

3.14 Informality in layouts is a common characteristic in the Forest and it is emphasised by the lack of kerbing, irregular areas of open space and buildings not parallel to highways. Walling as a means of enclosure and building walls that also form part of the enclosure of curtilages are also common. These are often quite subtle traits but are also very important characteristics. The nature of new development and its way of addressing these can make a difference between good and average design.

3.15 One essential principle of national and local planning is the promotion of "high" quality design. It is a core planning principle in the NPPF and the following principles from that document are applied at a local level in the AP:

3. District Wide Policies

Extract from NPPF

58 Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

●will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

●establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

●optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

●respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

●create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

●are visually attractive as a result of good architecture and appropriate landscaping.

3.16 The various policies in the AP seek to achieve the above, employing both general and settlement specific policies. The aims of the NPPF are directly relevant to the Forest of Dean and these general principles alongside the specific considerations of its local distinctiveness are brought together in the policies below. One emphasises the need to take account of the various building styles and the way in which materials are used. The Forest of Dean Residential Design Guide and its companion guide on alterations and extensions are supplementary planning documents which provide background material on the design of residential buildings. These and any successors should be used to guide the implementation of development schemes and to assist with the interpretation of the both CSP1 and the policies below.

AP 4

Design of Development

New development will be expected to be of a high quality design making a positive contribution to the design quality of the area in which it is proposed. It should do this where appropriate by:

- Establishing or supporting a strong sense of place,
- Taking account of local character and history in terms of design solutions
- Being visually attractive, employing good architecture and landscaping.
- Contributing to environmental enhancement

3. District Wide Policies

This policy complements the national guidance which requires a high quality of design. Proposals will be expected to demonstrate how they make a positive contribution in terms of design and address the individual parts of the policy.

3.17 One universal principle is that new development should be of a high quality design and thereby make a positive statement itself and contribute positively to the area in which it is proposed. In the Forest of Dean the starting point for this is likely to be some form of analysis based on the history of the area and the traditional styles and forms of building. Such analysis as is required will demonstrate the way in which a scheme develops its own sense of place or adds to that which already exists. Designs are required to be physically attractive, and should in meeting all of the above contribute to environmental enhancement. None of these requirements is considered too prescriptive and contemporary solutions can comply. What the policy requires in effect is a demonstration of an understanding of the built environment and justification of how the proposed development relates to it in a manner that enhances the environment. It promotes the local distinctiveness and this alongside appropriate quality will ensure the positive overall impact of new development.

3.18 The policy applies to all development and although some smaller schemes will need to do relatively little to comply the policy will require the application to demonstrate compliance. It will be used in conjunction with CSP1 which sets out more general principles and is not confined to design. It is recognised however that good design should where appropriate contribute to environmental enhancement as a matter of course. Although the term good design implies subjective judgement, the use of local and national guidance and advice will greatly assist in assessing proposals. Good quality architecture and landscaping that is fit for purpose and will work in the longer term are essential. Especially important will be the proposal's relationship with open spaces including those which help to provide its setting. Enhancement and protection of these will normally be expected particularly where they are identified in the plan as of importance.

Style and Materials

AP 5

Style and Materials

In order to propagate local distinctiveness, the style and nature of materials used in developments must take account of the traditional characteristics, styles and materials that are in use in the locality.

The intention of the policy is to ensure that proposals take account of traditional building styles and materials. It is not a requirement to use them although this is likely to be an option.

3.19 The policy above supplements CSP1 and provides the link between site specific development proposals and the more generalised principles of the CS. To take account of the traditional materials and styles does not mean that they must be used but it does mean that for example an area of walling stone should usually be of the appropriate type if it is intended that a proposal is seeking to provide a cue to local traditional material. In the same way an appreciation of the traditional building styles is important even if a proposal does not follow them, and there may be characteristics which are important to be referenced on a particular site. In some cases it may not be possible for traditional styles to be followed for development and in others it may not be desirable. What this policy requires is that new development makes a positive contribution to the area and one of the requirements of this is that it should have an understanding of the

3. District Wide Policies

context in which it is proposed. Taking account of the past does not mean (and probably should not mean) that it has to be imitated. Materials and building styles are important to creating or reinforcing a sense of place just in the same way that layout can be.

Local Character and Assets

The Council will engage with local councils and other bodies in order to promote better and more comprehensive locally based studies of design and character of both the built and natural environment. Information in relation to heritage features and in particular heritage assets which can be part of the natural and built environment, (to add to existing information on known assets or to add new ones) and local landscape character will be welcomed where supported by evidence.

This statement above expresses the intention to use and improve local evidence to inform planning decisions including plan making. It applies to character and design generally but also to information in respect of additional or existing heritage assets.

Character

3.20 The character of the landscape and the built form of the area has been taken into account at all levels in the Plan. In the CS there are considerations of wider character areas and landscape types within a district-wide assessment. Individual Conservation Areas and their supporting appraisals have been taken into account in the various settlement boundaries and detailed proposals. Protected features and monuments are also accounted for. Heritage assets are an important aspect of character but not the only one, and their setting may be part of that character in addition to the contribution made by the asset itself. There is scope to add to the body of knowledge about settlement character and the importance of heritage assets in order to improve decision making about both policy formulation and development management. It can help better inform decisions in all areas including protected landscapes such as AONBs. There is at present some locally gathered evidence which can be considered alongside that from other sources. As this accumulates (possibly through the neighbourhood planning process or as a result of increased interest in planning at a local level), it will become an increasingly important consideration. This is especially true if it is supported by the type of high quality evidence that already exists in some local studies that have been completed. Documents such as design appraisals and character assessments can form material considerations in planning applications, and can be used to support the Plan as it is implemented. They will by their nature probably contain a level of detail and material that can be especially relevant when considering individual planning applications. The Council will engage with local councils and other bodies in order to promote better and more comprehensive local and more detailed studies.

3.21 Material relating to local character is often a mixture of factual evidence and opinion. This mix is expected to remain but will need to be appropriate to the subject matter. An example may be the need for hard evidence to support the history of a particular site or artifact whereas a view considered to be important in a particular village would be expected to be evidenced by illustrative material and support from a survey or expression of local opinion.

Heritage Assets

3.22 Whilst heritage assets often make a major contribution to local character and the overall built form, this is not always the case. In any event their importance often goes beyond the local level and they make a contribution in a wider context. Heritage assets may include landscapes some of which may be characterised by the underlying archaeology and may also comprise buildings or other features (monuments and milestones for example) or wider landscapes. Nationally protected assets are well known and are well

3. District Wide Policies

safeguarded and many more local features are also already protected by the Plan (for example mine remains or railway structures within Forest Waste). Many more are not and the importance of some is only realised when they are under threat. In the same way as the building of more comprehensive and well evidenced information is supported for character and design, so greater and better information about heritage assets is welcomed.

3.23 Information about the above will be used in decision making and where necessary in establishing priorities in terms of balancing needs for development and the way in which assets can be preserved, conserved and/ or recorded. In some cases there will be a need for compromises to be made but these will be better informed by greater knowledge of the assets involved. One example of this is Lydney harbour where the sensitive development of its tourism and recreational potential is an important part of the Plan. Knowledge of the various heritage assets beyond those that are statutorily protected will better inform any proposals. Where included in allocated sites there is an expectation that any heritage assets will be preserved, conserved or enhanced. Such buildings or features are referred to where possible in the individual allocation policies.

Locally Distinctive Areas

3.24 Although dealing with generalities, the NPPF is clear that while not being over prescriptive, plans should achieve a balance between being open to flexible design solutions and retaining and enhancing local character. It states: " *planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.*" (part of para 60 NPPF March 2012). The policy below is one mechanism in the Local Plan (CS and other plan documents) which seeks to preserve and enhance some of the important characteristics which contribute to the local distinctiveness of the District.

AP 6

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

The intention of this policy is to require an assessment of the impact of development proposals in order to take particular account of the characteristics that are identified in certain locally distinctive areas of the district.

3.25 The preservation of local distinctiveness is an important requirement throughout the district, and there are buildings and other features worthy of conservation in all areas. Policy CSP1 has an important role throughout the district in supporting local distinctiveness. Over and above this general principle there are parts of settlements for which a local conservation policy is desirable. Some of these areas are Conservation Areas and these are often locally distinctive but there are others areas which clearly show

3. District Wide Policies

key attributes and are identified accordingly in the AP. These are designated "locally distinctive areas". The policy above is intended to ensure that any development that takes place in these areas does so in a manner that respects the local character of the area concerned. The key attributes that the policy seeks to conserve are generally those that give a particular "feel" to an area and all but two of these areas are in the statutory forest. Here the key attributes are often but not always the open and informal layout, the modest nature of buildings and the enclosed or non enclosed nature of the surroundings. Materials and other details are often critical in maintaining the distinctiveness of an area.

3.26 The individual settlement chapters contain descriptions of the areas concerned and explain why the policy applies. It only applies to areas within defined settlements as the many locally distinctive areas outside the boundaries are protected as they are part of the open countryside. There is additional material in support of the policy in the evidence base. Each settlement is different and development that is suitable in one location may not be in another. Open spaces are important parts of an area's character just as buildings are and the retention of these and views will be taken into account when proposals are evaluated.

3.27 The policy applies because certain areas can be identified as having an overall coherence and because they tend to be and have been less subject to change not because other areas are any less important.

Table 5

Name	Area (ha) (total 123.4ha)	Comments and reference
Bream	42.4	Five separate areas all within forest boundary
Camomile Green (Lydbrook)	3.3	Part irregular part more regular within forest boundary
Ellwood	4.7	Within forest boundary
Harrow Hill (Drybrook)	23	Within forest boundary
Pettycroft (Ruardean)	2.3	Small distinct area
Pillowell (Pillowell, Whitecroft, Yorkley)	21.5	Within forest boundary also a Conservation Area
Redbrook	0.8	Small distinct area
Ruardean Hill	6.3	Within forest boundary
Ruspidge	2.2	Within forest boundary
Soudley	2.3	Small area within forest boundary
Yorkley	19.7	Three separate areas within forest boundary

3. District Wide Policies

Biodiversity

AP 7

Biodiversity

Development proposals where protected and priority species or habitats as described by section 41 of the Natural Environment and Rural Communities Act and those covered by local biodiversity plans are concerned should provide for net biodiversity gains for these species and habitats unless it can be demonstrated that no enhancement options exist or that they are likely to be ineffectual. Developments should safeguard features which form parts of ecological networks and where appropriate provide 'missing' connections.

This policy highlights the importance and context of biodiversity in the District. It supports the delivery of the Biodiversity 2020 strategy promoting multifunctional development and ecological networks improving ecological resilience. It requires proposals to demonstrate enhancement, to safeguard features or show that it is not possible.

3.28 The National Planning Policy Framework is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment (and reducing pollution). The policy above is written to ensure that development in the district makes the appropriate contribution to these wider strategic aims. This is in some ways parallel to the policy stance on design where again it is necessary to demonstrate that enhancement of the environment can occur as a result of new development. There are many protective designations referred to in this plan and elsewhere, enacted through specific policies. It is also necessary to provide a more general local policy which reflects circumstances within the district and links to the NPPF and related guidance.

3.29 The Forest of Dean district supports a diverse range of habitats and species of local, national and international importance. These should be safeguarded and where appropriate enhanced and connected to ecological networks.

3.30 Biodiversity enhancement in and around development should be led by a local understanding of ecological networks and resources and supporting multi functional green infrastructure. The latter is the subject of a separate policy below.

3. District Wide Policies

Green Infrastructure (GI)

AP 8

Green Infrastructure

New development proposals must consider and where appropriate provide green infrastructure[(5)] as an integral part of development schemes. Such provision must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned and its surroundings, and these should consider how they can also enhance the landscape. In order to achieve this some or all of such provision may be made off site subject to the agreement of the Council.

Where specific opportunities arise for the further development of Green infrastructure, they will be taken and planning agreements or other mechanisms will be used to secure appropriate provision. In particular the restoration of the Herefordshire and Gloucestershire Canal is expected to provide an important new or enhanced GI corridor. Other features, not all linear will also be expected to consider and fulfill a dual role and these include proposed cycle tracks, footpaths and the possible extension of the Dean Forest Railway along with any new roads.

As part of its drive for increased biodiversity the plan is required to increase GI and this policy ensures that it is considered as part of development proposals and where possible provided. Provision should be proportionate to the development concerned and should take account of any features within the development site itself and nearby.

3.31 Throughout the district there are protected areas which are of importance to wildlife. In addition are many areas that provide habitats but are not protected. All are individually important but invariably have a greater significance when regarded as parts of networks. Connections between areas which provide habitats are of vital importance and can be threatened by new development, and by other changes such as farming practice. The intention behind the above policy is to preserve and enhance those connections and to use new development to provide and safeguard them. When development takes place opportunities will be taken where appropriate to remove barriers to species movement and habitat connectivity. The policy supports the Gloucestershire Local Nature Partnership emerging Green Infrastructure Framework. Although often thought of as linear features, Green Infrastructure is about linkages generally and consequently the policy refers to spaces and corridors, it often includes woodland.

3.32 The policy is partly about making the best use of incidental and other open space and this will be achieved by its use for more than one purpose. Open spaces used for informal recreation can be GI as well and corridors required for roads or other routes can too. New incidental areas can link to existing and enhanced features on development sites such as hedgerows and ponds. The creation of new features required on a site (eg ponds) should have a multiple purpose where possible. SUDs drainage features and the management of watercourses should be complementary to GI.

3.33 The provision of GI will be considered in all areas of the district but will be especially relevant where there are larger sites and in particular at the towns. It should form an integral feature of major sites. It will be considered in respect of all development proposals but will not be required by most which are of a minor nature. One of the most important areas for GI is the north of the district and one of the most important recreational developments (which may be long term) will be the restoration of the Herefordshire and Gloucestershire canal.

5 generally spaces and corridors which are able to be used for the benefit of wildlife and which form part of a network

3. District Wide Policies

CIL (Community Infrastructure Levy)

Development on allocated sites and on non allocated sites will be required to make contributions to any CIL scheme that the council may adopt.

3.34 Although proposed through a separate mechanism and subject to its own process of examination, it is considered that the above #stance is desirable in order to provide clarity should the Council adopt CIL. CIL is a means of pooling contributions to essential infrastructure. Contributions are based on a levy according to floorspace, and pay towards items of infrastructure. The scheme if introduced will in part replace the section 106 contributions presently sought and can deliver increased certainty for developers and the community providing that there are adequate means in place to deliver the infrastructure concerned.

4. Policy Overview and area policies not related to settlements

4.1 The few general policies in the AP are contained in the section above. This section outlines the site specific policies which mainly appear under the various settlement chapters. For convenience they are listed in table form below. This listing summarises the policies but should always be read in conjunction with the policies themselves and those in the CS.

Allocation Policies Overview

4.2 Within the document there are two main types of allocation, those which cover a particular site for a given use or uses and those which identify a particular area for a specific policy or policies to be applied. These may either protect or promote for development the area(s) concerned. Some of the site specific protective policies cover large areas of the district. All of the allocations whether for specific uses in settlements or for larger safeguarding should be read in the context of the CS and other policies in this document.

4.3 Two policies safeguard or allocate land for the reinstatement of the Herefordshire and Gloucestershire Canal and for the development of the Dean Forest Railway. In the case of the former a policy is linked to a specific route and to related areas shown on the proposals map. The Dean Forest Railway route is shown at Parkend where an allocation is made for further development and also at Lydney where the intent is to provide a joint development including the mainline railway. Both have potential as recreational and tourist attractions beyond their current levels and the canal in particular has potential as a green infrastructure corridor. Additional allocations are made for the establishment of a number of pedestrian and cycle routes.

4.4 Of the site specific policies, the largest allocations are in the largest settlements. There are however some important sites that are neither within nor do they adjoin settlements but are considered to merit identification for development. Most are identified as important sites where the existing uses are considered appropriate to continue and to be encouraged to do so. Some are sites that have been developed and are considered to offer potential for a different use or range of uses. Part of the reason for allocation of these sites is to focus on their present or future contribution to the economy of the area and their identification is a positive step either to retain and enhance such a contribution or to establish a new beneficial use (or uses). The definition of the sites concerned will however be treated generally in a similar manner to a settlement boundary although there will be a reduced range of uses that are likely to be acceptable. In most cases expansion will not be expected beyond the areas defined. Some sites, such as Hartpury College are the subject of more complex policies which seek to enable continued evolution of the college and also to establish and strengthen the landscape policies which provide its setting. Others, most notably Stowfield near Lydbrook require an new approach and policy change in order to ensure that the sites concerned can be put to a new beneficial use (or uses) in keeping with the strategy of the plan. The following sites not within or adjoining settlements are proposed to be allocated:

Table 6 Sites allocated that are not within or adjoining defined settlements

Policy (AP) / Location	Parish	Allocation
AP 9 'Herefordshire and Gloucestershire Canal'	various	Safeguarded route to allow the reinstatement of the canal
AP 10 'Dean Forest Railway'	West Dean/ Lydney	Support for the development of the railway.
AP 11 'Transport Yards near Blakeney - Caircant and Dene Close near Blakeney'	Awre	Employment generating uses and availability for travelling showpeople
AP 12 'Stone End Farm Churcham' Employment site	Churcham	Employment generating uses within defined site

4. Policy Overview and area policies not related to settlements

Policy (AP) / Location	Parish	Allocation
AP 13 'Hartpury College'	Hartpury	Policy area/ landscape strategy to enable development in keeping with an agreed landscape strategy
AP 14 'Locally Valued landscape May Hill'	Longhope, Newent, Taynton	Policy area/ landscape protection for area around May Hill
AP 15 'Oak Tree Park Churcham'	Huntley	Allocation for additional gypsy pitches on existing site
AP 16 'Woodlands Farm, Bromsberrow Heath'	Bromsberrow	Allocation for permanent gypsy and traveller pitches on existing site
AP 17 'Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.' (former cable works)	Lydbrook	Policy to encourage mixed use redevelopment to include employment generating uses, an element of residential use (45 units), tourism and recreation uses, tourist accommodation and ancillary uses
AP 18 'Taurus Crafts near Lydney' (Park Farm)	Lydney	Allocation for employment generating uses especially tourism and recreation and tourist accommodation
AP 19 'Aylburton Business Park'	Aylburton	Allocation for continued employment use
AP 20 'Former Lightmoor Colliery, near Cinderford'	Ruspidge	Site for employment generating uses but able to be developed for tourism and recreation, may include accommodation
AP 21 'Staunton Court'	Staunton (near Gloucester)	Allocation for continued employment generating uses
AP 22 'The Hawthorns, Corse'	Corse near Gloucester	Allocation for continued employment generating uses
AP 23 'National Diving and Activity Centre, Tidenham'	Tidenham	Tourism and recreational uses complementary to diving centre (includes accommodation).
AP 24 'Cannop Depot'	West Dean, Berry Hill	Allocated to enable existing employment to continue but also to encourage further recreation and leisure based uses, especially cycling, ancillary accommodation
AP 25 'Whitemead Park'	West Dean, Parkend	Allocation for tourism and recreation based uses to include accommodation.
AP 26 'Additional Cycle Connections'	District wide	Support for additional cycle routes especially those connecting settlements
AP 27 'Lydney to Parkend Cycle Route'	Lydney and West Dean	Policy to allow and encourage establishment of cycle track, with selective safeguarding

4. Policy Overview and area policies not related to settlements

Policy (AP) / Location	Parish	Allocation
AP 28 'Christchurch/ Berry Hill Cycle Route' and Coleford/ Berry Hill	West Dean (may affect Coleford)	Policy to allow and encourage establishment of cycle route(s)
AP 29 'Wye Valley'	Tidenham, Hewelsfield and Brockweir	Policy to allow establishment of cycle track as previously permitted

4.5 The majority of the allocated sites are located at settlements within their defined boundaries. They conform to the CS in terms of the general scale and location of the development proposed. The main allocations for development are listed in the table below:

Table 7 Development sites allocated for employment uses at settlements

Policy (AP)	Location	Parish	Allocation	Area (ha)
AP 35 'Forest Vale, Cinderford - Employment Area'		Cinderford	employment generating uses (intensification/ redevelopment)	75.6
AP 36 'Valley Road, Cinderford'		Cinderford	Employment generating uses part of mixed use allocation	1.2
Northern Quarter, Cinderford		Cinderford	employment generating uses as allocated in NQAAP not part of this Allocations Plan (as part of mixed use development)	
AP 60 'Tufthorn Avenue and Pingry Farm - Employment sites' (Industrial area inc Old Station Way junction, Tufthorn Ave, Pingry Farm)		Coleford	employment generating uses. (Intensification/ redevelopment)	22.5
AP 59 'Land Adjoining Suntory Factory Coleford'		Coleford	employment generating uses.	6.7
AP 61 'Staunton Road, Coleford Employment / Hotel Site'		Coleford	Employment or hotel	1.7
AP 43 'Pine End Works and Land to the North'		Lydney	Pine End Works and Land to the North	10.6
AP 47 'East of Lydney'		Lydney	employment generating uses, within Land East of Lydney	25.8
AP 47 'East of Lydney' Land within Bypass		Lydney	to include employment generating uses	4.8
AP 48 'Employment Uses Including Foundry Site'		Lydney	Employment generating use including existing foundry	5.7
AP 49 'Mead Lane Lydney'		Lydney	new land for employment generating uses	12.5

4. Policy Overview and area policies not related to settlements

Policy (AP)	Location	Parish	Allocation	Area (ha)
AP 50 'Mead Lane (existing employment area)'		Lydney	identification of existing areas for employment generating uses	24.0
AP 44 'Lydney Industrial Estate'		Lydney	existing industrial areas for improvement and continuation in employment use	24.2
AP 87 'Employment Intensification/ Retention Vantage Point Mitcheldean'		Mitcheldean	identification of site for continued employment use	28.3
AP 72 'Ross Road Newent' Horsefair Lane		Newent	mixed use allocation to include recreation, tourism, employment, housing and community uses (employment element)	1.5
AP 71 'Gloucester Road Newent'		Newent	Allocation for employment generating uses	4.2

Note: Site areas are gross

Table 8 Development sites allocated for housing at settlements

Policy (AP)	Location	Parish	Allocation	No.	Area (ha)
AP 76 'Land Off Ryelands Road Bream'		West Dean	housing	14	0.68
AP 75 'New Road and High Street Bream'		West Dean	housing	30	1.54
AP 34 'Cinderford Football Club'		Cinderford	housing and open space allocation	80	2.85
(Cinderford AAP area)		(Cinderford)	(Housing allocated in AAP, not included in AP but contributes to CS, assumed capacity 200+)	200	6.2
AP 33 'Station Street, Cinderford Housing Allocation (4.5ha)'		Cinderford	housing allocation	150	4.5
AP 36 'Valley Road, Cinderford'		Cinderford	mixed use allocation to include about 45 dwellings	45	1.4
AP 55 'Lawnstone House'		Coleford	mixed development including housing	8	0.17
AP 57 'King's Head Public House'		Coleford	conversion/ new build housing	12	0.04
AP 62 'Land At Poolway Farm, Coleford'		Coleford	housing	80	3.2
AP 95 'Housing Allocation Off Gloucester Road'		Corse	housing	20	1.1
AP 77 'High Street, Drybrook'		Drybrook	housing	50	1.8
AP 78 'Drybrook Farm'		Drybrook	housing	17	0.6

4. Policy Overview and area policies not related to settlements

Policy (AP)	Location	Parish	Allocation	No.	Area (ha)
AP 79 'Land off Church Road, Longhope'		Longhope	housing	15	1.0
AP 82 'Former Tinplate Works, Lydbrook'		Lydbrook	Housing	26	0.9
AP 17 'Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.'		Lydbrook	housing as part of mixed development (capacity up to 45)	0	
AP 47 'East of Lydney'		Lydney	housing	1684	58.8
AP 53 'Holms Farm- Housing Site'		Lydney	housing	27	1.9
AP 40 'Hill Street Lydney'		Lydney	housing part of mixed allocation	25	1.1
AP 85 'Old Coach Depot, Mitcheldean - Housing Allocation'		Mitcheldean	housing	12	0.42
AP 84 'Land off Bradley Court Road (Vantage Point) Mitcheldean'		Mitcheldean	housing	40	1.5
AP 86 'Former George Hotel Mitcheldean - Housing Allocation'	High Street Mitcheldean	Mitcheldean	housing	18	0.31
AP 68 'Watery Lane, Newent'		Newent	housing	30	1.1
AP 69 'Southend Lane Newent'		Newent	housing	25	1.5
AP 70 'Foley Road, Newent'		Newent	housing	120	4.6
AP 73 'Extra Care Accommodation, Cleeve Mill Lane'		Newent	housing	40	0.75
AP 72 'Ross Road Newent' Horsefair Lane Newent		Newent	mixed development to include housing	30	
AP 90 'Land North of Newnham on Severn and adjoining Unlawater Lane'		Newnham	housing	40	2.1
AP 89 'The Victoria Hotel, Newnham on Severn and land adjoining'		Newnham	housing part conversion	20	0.35
AP 92 'Land adjacent Wyedean School, Sedbury'		Tidenham	housing	110	3.4
AP 91 'Land adjoining A48 and Bigstone Meadow, Tutshill'		Tidenham	housing	35	2.6
AP 93 'Land adjoining Miners Arms, Sling - Housing Allocation'		West Dean	housing	20	0.64
AP 98 'Whitecroft Scovill'		West Dean	housing element of mixed use allocation	30	

4. Policy Overview and area policies not related to settlements

Policy (AP)	Location	Parish	Allocation	No.	Area (ha)
AP 99 'Housing Site Ash Way'		Woolaston	housing	12	0.41
AP 100 'Netherend Farm, Woolaston'		Woolaston	housing	36	1.2
Total				3061	107.91

Note: The allocations above include for completeness those made in the Cinderford NQAAP. These are contained in the already adopted AAP and are not part of this AP. The site areas include land set aside for open space within some allocations. Areas for housing elements of some mixed allocations are not included.

4. Policy Overview and area policies not related to settlements

Area policies not related to settlements

Herefordshire and Gloucestershire Canal

4.6 The Council supports the reinstatement of the Herefordshire and Gloucestershire Canal. In terms of land uses, land will be safeguarded to enable the canal to be reinstated and where necessary diverted from its original course. The land to be protected to enable the canal, that necessary for agreed diversions and that likely to be required for canal related facilities and agreed is shown on the proposals map. All will be protected from development unless it can be shown that such protection is not required. It is expected that as the canal is re established the precise areas concerned will be refined. The protection of the route of the canal and agreed diversions as shown on the plan may be varied with the consent of the Canal Trust. The land protected for ancillary facilities is also safeguarded from development unrelated to the canal but its development for canal related purposes is subject to the need being proven. As with all work on land, any planning permission is quite separate from the need for landowners to agree access to land.

AP 9

Herefordshire and Gloucestershire Canal

The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Plan and land is protected from other development as specified below in order to achieve this.

1) The original route where it has not been subsequently obstructed and is not the subject of agreed diversions.

2) agreed diversions

3) land agreed to be protected for essential ancillary structures

The re instatement of the canal may use alternative areas to those protected and may divert from the protected lines where there is agreement with the landowner to do so. These alternatives will require planning permission as will various other work associated with the canal.

In evaluating planning applications for the canal, the full range of policies in the local plan will be relevant and evaluation of the impact on the landscape will be especially important. Overall the canal like other development will be expected to make a positive contribution to the area through which it passes especially in respect of its impact on the landscape, recreational benefits and provision of green infrastructure.

The requirements of the Environmental Impact Assessment Regulations, including cumulative impacts, will need to be considered, any may apply whether or not planning permission is required.

The policy above supports the reinstatement of the Herefordshire and Gloucestershire Canal. It does so by protecting a line for the restoration from other development. It links to a plan of the protected land on the Proposals map. The final route of the canal may be varied from the protected route shown on the proposals map with the agreement of the landowner and subject to any necessary permissions. Development will also help provide a major new item of Green Infrastructure and delivery of a sustainable waterway.

4. Policy Overview and area policies not related to settlements

4.7 In cases where planning applications are necessary in connection with the reinstatement of the canal, they will be evaluated against the relevant policies both in national guidance and in the Local Plan (including the CS) and especially those related to landscape or other impacts. Policy CSP1 is especially relevant in this regard in guiding the assessment of any impacts arising from development proposals.

4.8 The reinstatement of the Herefordshire and Gloucestershire Canal has long been provided for in development plans. During the period since the first district wide local plan in 1996, work on the canal has progressed and now there are further stretches in water and other areas where restoration plans are likely to be implemented in the short term. There are sites where there is enabling development (for example at Dymock) where development may eventually be expected to contribute to the Canal's reinstatement. Whilst the policy provides overall protection of a route to enable the canal to be re established such work will in many cases still be subject to planning applications and any related requirements. These will include any environmental assessments, and other technical supporting material. Where planning permission is required for development associated with the Canal, the considerations which apply will be the same as for other planning applications and in particular policy CSP1 with its requirement to assess the impact and evaluate the design of any proposal. Apart from being a sustainable waterway the Canal will become an important item of green infrastructure. The reinstatement of the canal is also subject to regulation and technical approvals outside the planning system such as any required by the EA or the other authorities.

4.9 Land at Newent which includes potentially a stretch of canal protected by this policy is allocated for mixed uses including employment, tourism and recreation. The employment use is identified to enable an existing employer to remain or redevelop a site for employment use and the tourism and recreation uses are planned to be based around a restored canal. The precise area to be occupied by these uses (including the canal itself) will need to be defined in respect of the needs of the various land owners, from the basis that the Canal itself must be able to be re established while there may be some flexibility in respect of ancillary and other uses.

4.10 The Council recognises the considerable potential economic benefits of the Canal and related developments and this is one of the reasons why its reinstatement is supported.

Dean Forest Railway

AP 10

Dean Forest Railway

The further development of the Dean Forest Railway will be supported. Land will be safeguarded at Parkend (west of Cannop Road) for additional facilities and also at Lydney (see Policy AP 51 'Railway Station Area').

This policy safeguards land identified on the proposals map at Parkend for the railway and expresses the plan's intention to support the further development of the railway. It should be read in conjunction with Policy AP 51 'Railway Station Area' for Lydney which promotes the development of both the mainline and Dean Forest railways.

4.11 The further development of the Dean Forest Railway is supported by the allocation of land at Parkend, and Lydney, but in addition the plan will support more generally the development of the railway itself and related facilities. This support is in keeping with the approach in the CS and in the AP which together seek

4. Policy Overview and area policies not related to settlements

to expand and improve the contribution that tourism can make to the local economy. The railway with its links to the mainline station at Lydney has potential to provide a functional service as well as a recreational offer.

Caircant and Dene Close near Blakeney

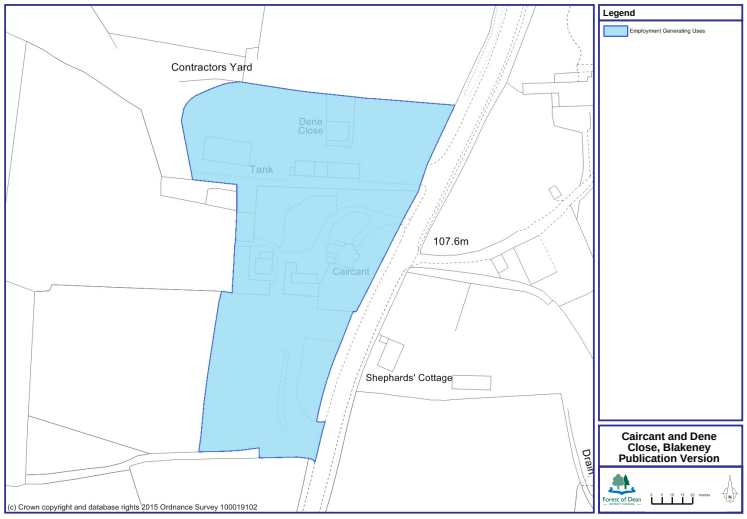
AP 11

Transport Yards near Blakeney - Caircant and Dene Close near Blakeney

1.42 ha of land off the A48 is allocated for employment generating uses at Caircant/ Dene Close near Blakeney. These may also include use for a depot and residence by travelling showpeople. Any change to the present use will be required to provide comprehensive landscaping.

Subject	Requirements
Access for vehicles	From A48.
Access connections	Only as above, but there may be scope for more than one access.
Open space	Incidental to design and as part of any landscaping.
Landscaping	Within site in order to reduce impact and visibility (from south, east and west).
Features on site	Retain buildings where possible.
Special requirements	None.

This policy defines two adjoining previously developed sites which are suitable for employment uses but also makes clear its suitability for travelling showpeople.



4. Policy Overview and area policies not related to settlements

4.12 This site has recently been used as transport yards and could continue in a similar use although one of the outbuildings has been used as a holiday let. The site has direct access to the main road network. The site is prominent and changes to the present use would need to be carefully landscaped. It may however be suitable for a wide variety of employment generating uses. Part of the land has had consent for use as a touring caravan site but this has not been fully implemented. Part of the reason for allocating this site is that it has been unused or underused for a number of years. The use for maintenance and storage of vehicles has a long history and the site is therefore acknowledged to be suitable for showpeople as both a depot and residence.

Stone End Farm Churcham

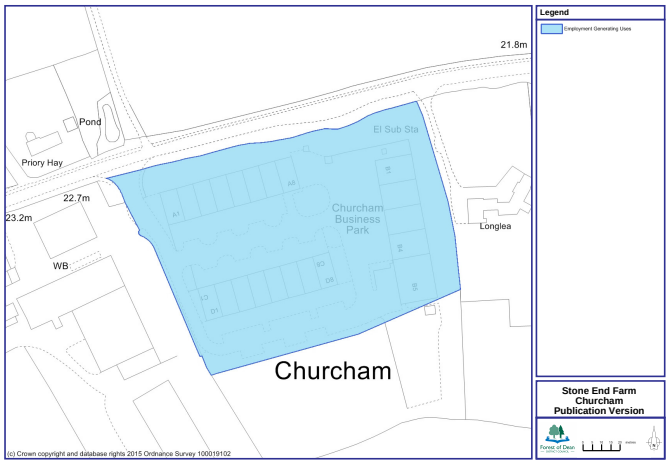
AP 12

Stone End Farm Churcham

1.8ha of land at Stone Farm Churcham is identified for employment generating uses.

Subject	Requirements
Access for vehicles	Existing access from A 40(T) or change as agreed.
Access connections	None additional to existing.
Open space	Incidental to design and landscaping requirements.
Landscaping	Some on boundary and within site to define areas of different uses may be required.
Features on site	None.

This policy is intended to support further evolution of the present site but within the limits of the site as defined by the Plan



4. Policy Overview and area policies not related to settlements

4.13 This site was established following the redevelopment of a former poultry farm some years ago. It has since provided a variety of industrial uses and is quite intensively used. The purpose of the policy is to make clear the continued policy support for the present range of uses on the site. Although the site is identified for employment generating uses and this potentially covers a wide range of activities in practice the site is best suited to industrial/ commercial units.

Hartpury College

AP 13

Hartpury College

Within the area identified, proposals for the further development of the college for educational purposes and uses ancillary to those will be supported where they are in accord with an agreed landscape strategy. This must identify general areas that are not considered suitable for buildings and areas where the local landscape qualities are to be enhanced as development proceeds.

Subject	Requirements
Access for vehicles	From A 417 and then existing minor road using existing roads or revised circulation as agreed- to be improved as necessary.
Access connections	Via current network within site to main access.
Open space	Incidental to design according to development proposed.
Landscaping	To be compatible with landscape strategy, dependant on development proposed.
Features on site	Hartpury House (Listed II*), Garden and former landscaped parkland setting to be enhanced, to be taken into account in landscape strategy.
Special requirements	Development should accord with an agreed masterplan/ landscape strategy. A strategic approach is required for protected species.

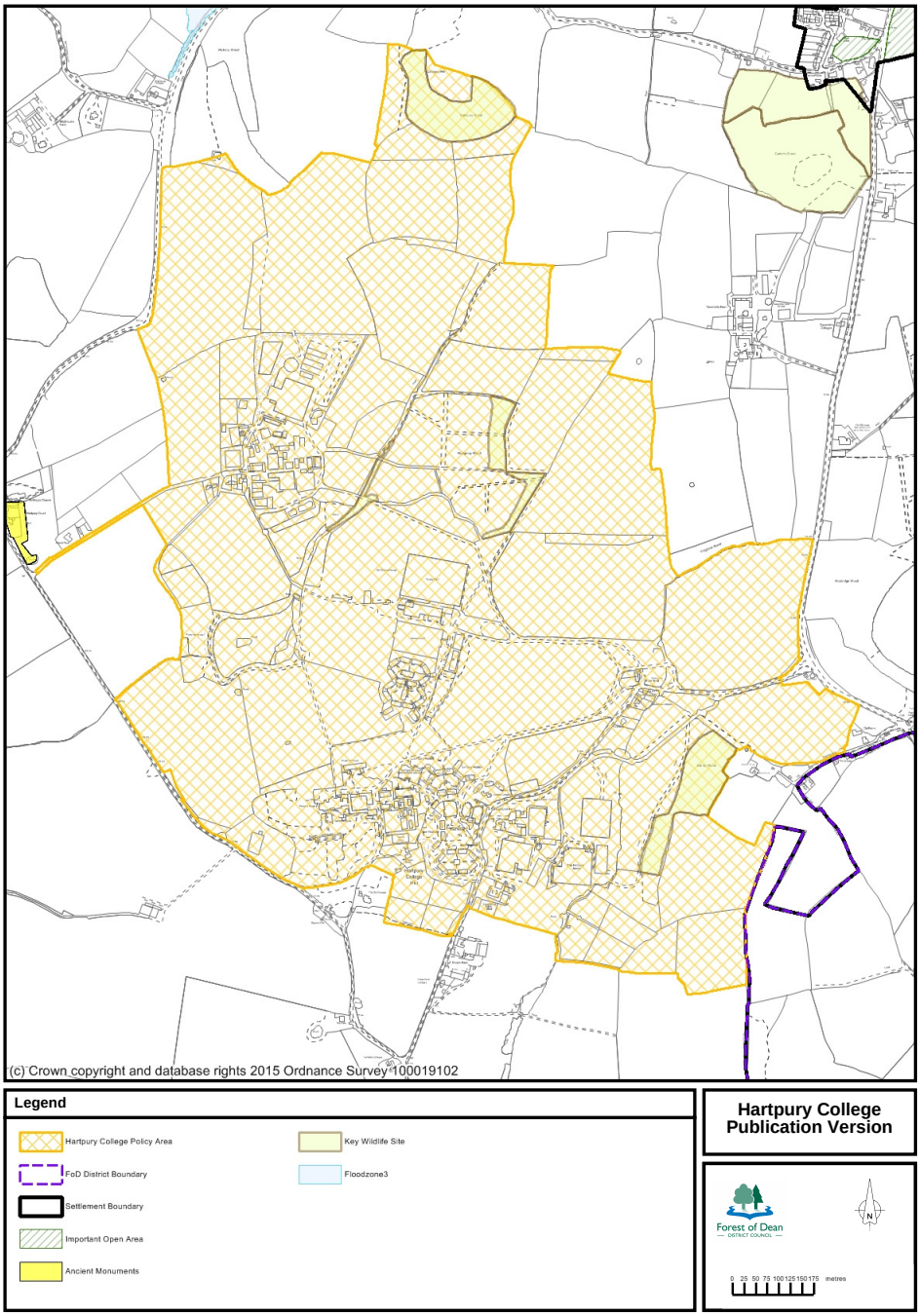
This policy demonstrates a commitment to the future development of the college whilst requiring an overall landscape strategy to be delivered. The college will be able to evolve and develop further ancillary activities and will also be required to implement landscape enhancements. All will help secure the site's economic contribution to the locality and wider area.

4.14 Hartpury College is close to the village of Hartpury and having evolved from a small agricultural college now provides a wide range of further and higher education notably in the fields of agriculture and sport. The Plan strongly supports its continued evolution and development both as a local employer and as a wider asset to the area. It is covered by the above policy which identifies the general area of about 20ha within which the college and its related activities take place. Further development of the site for educational uses and ancillary purposes in a manner which is compatible with an agreed landscape strategy will be supported. Ancillary uses may include quite substantial activities which make use of the facilities

4. Policy Overview and area policies not related to settlements

at the college and also its use outside the college terms. The main features of the strategy will be to safeguard and enhance the setting of the college generally and in particular that of the Listed Building, Hartpury House.

4.15 The activities of the college do have local benefits in terms of providing jobs but also impacts. These are most apparent in Hartpury village itself and the policy whilst clearly supporting the college seeks to ensure that the amenity of the surrounding area is protected. Any additional load on infrastructure (eg drainage and highways for example) would also need to be appropriately mitigated.



4. Policy Overview and area policies not related to settlements

Locally Valued Landscape May Hill

AP 14

Locally Valued landscape May Hill

May Hill is a distinctive and prominent feature of the District's landscape. Development proposals will be required to demonstrate that they will not adversely affect the character and landscape setting of May Hill and should show how they add to the overall quality of the area. Included in the assessment of all proposals will be consideration of the following potential impacts:

- Visual- whether proposals affect detrimentally long distance or local views of May Hill
- Amenity (in addition to visual) – whether proposals affect the settled nature and tranquillity of the locality, by virtue of noise and other disturbance (eg traffic).
- Whether development contributes to or enhances the landscape character of May Hill.

This policy is to ensure that the setting and nature of May Hill and its surrounding area are fully considered when evaluating development proposals and that development that would be detrimental is not permitted.

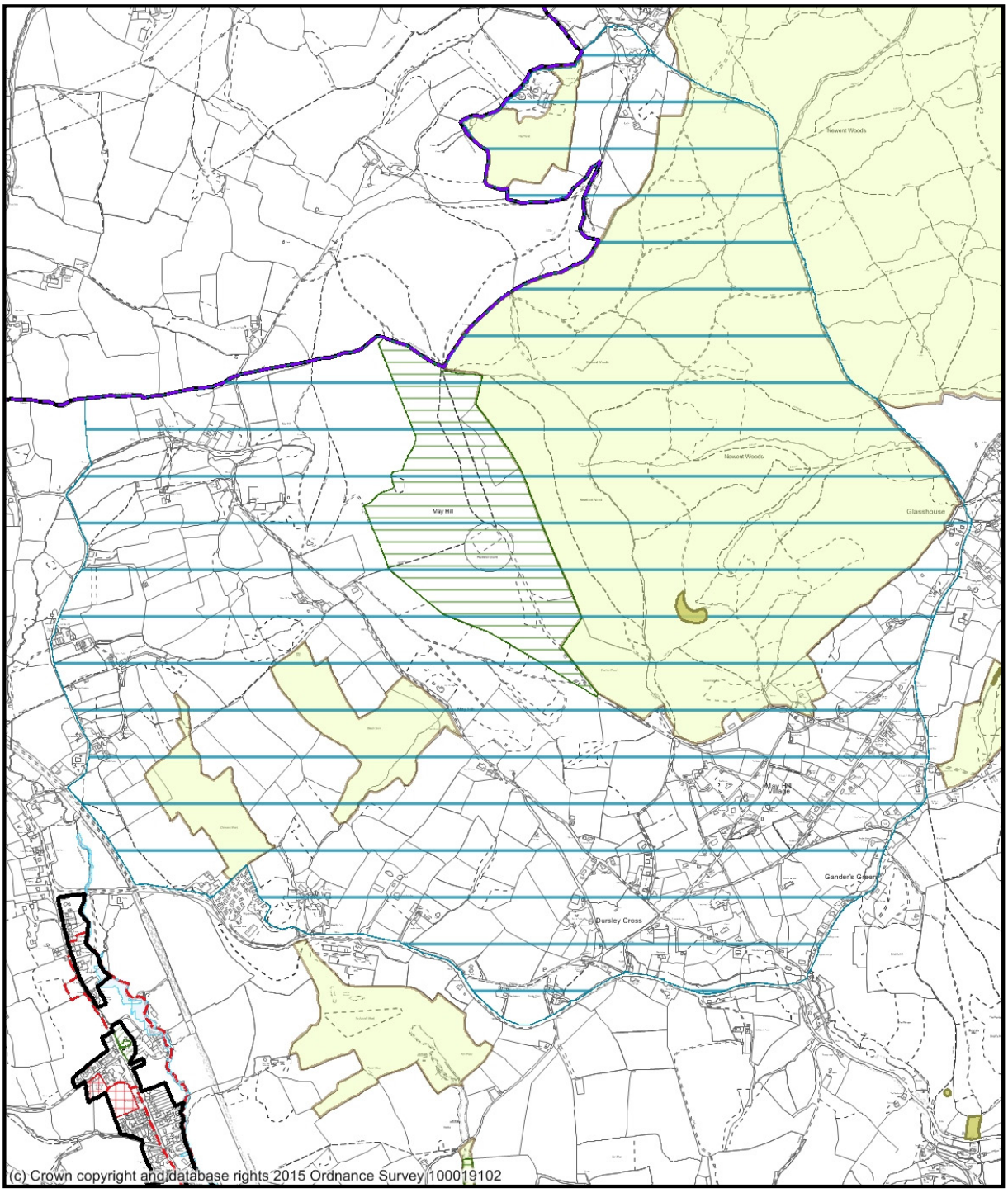
4.16 One of the most prominent features in the Forest of Dean Landscape is May Hill. It is also the highest point in the district and the surrounding landforms ensure that it is both visible and distinctive. The area is one of open countryside with a network of narrow lanes around the foot of the hill. In addition to farm buildings and associated dwellings there are areas of dispersed, settled, habitation, most notably to the southeast of the hill itself and further afield to the north. These are a reflection of the part industrial past of some of the areas around but are now very much part of the rural character and landscape.

4.17 Unlike larger protected areas such as the Wye Valley AONB, and the Forest of Dean itself, May Hill is not within any nationally protected landscape or other clearly identifiable designation. It is part owned by the National Trust and large areas are protected for their nature conservation interest. All is very much a locally valued landscape and the above policy recognises this and its overall landscape importance in terms of the NPPF (especially para 113).

4.18 As the area around May Hill is already in open countryside a particular range of protective policies apply, and the tests contained in CSP 1 will be used to assess the impact of any proposal. Development which is detrimental to the character of the area and has an adverse impact will not be permitted. In view of the prominence of the feature, (May Hill and its surroundings), however an additional policy is considered necessary to ensure that any proposals are assessed against their impact on the particular landscape, other visual qualities and the level of amenity (including the relative tranquillity) currently enjoyed by in and around this distinctive area.

4.19 The test is whether or not a proposal will adversely affect the character and landscape setting of May Hill and is not intended to prevent all development. It is intended to focus on the importance of the area as a landscape and historical feature and to ensure that any development proposals that are permitted do not have an adverse impact. The Proposals map identifies an area within which this policy applies and that area is defined having regard to the potential for visual impact on the setting of May Hill itself but also the potential for nearby development to have an adverse impact on the more local character of the area.

4. Policy Overview and area policies not related to settlements



Legend

- Locally Valued Landscape
- Important SSSI
- Key Wildlife Site
- Floodzone3
- FoD District Boundary
- Settlement Boundary
- Conservation Area Boundary
- Housing Allocations
- Important Open Area
- Regionally Important Geological Sites

May Hill, Locally Valued Landscape Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 50 100 150 200 250 300 350 metres

4. Policy Overview and area policies not related to settlements

Oak Tree Park Churcham

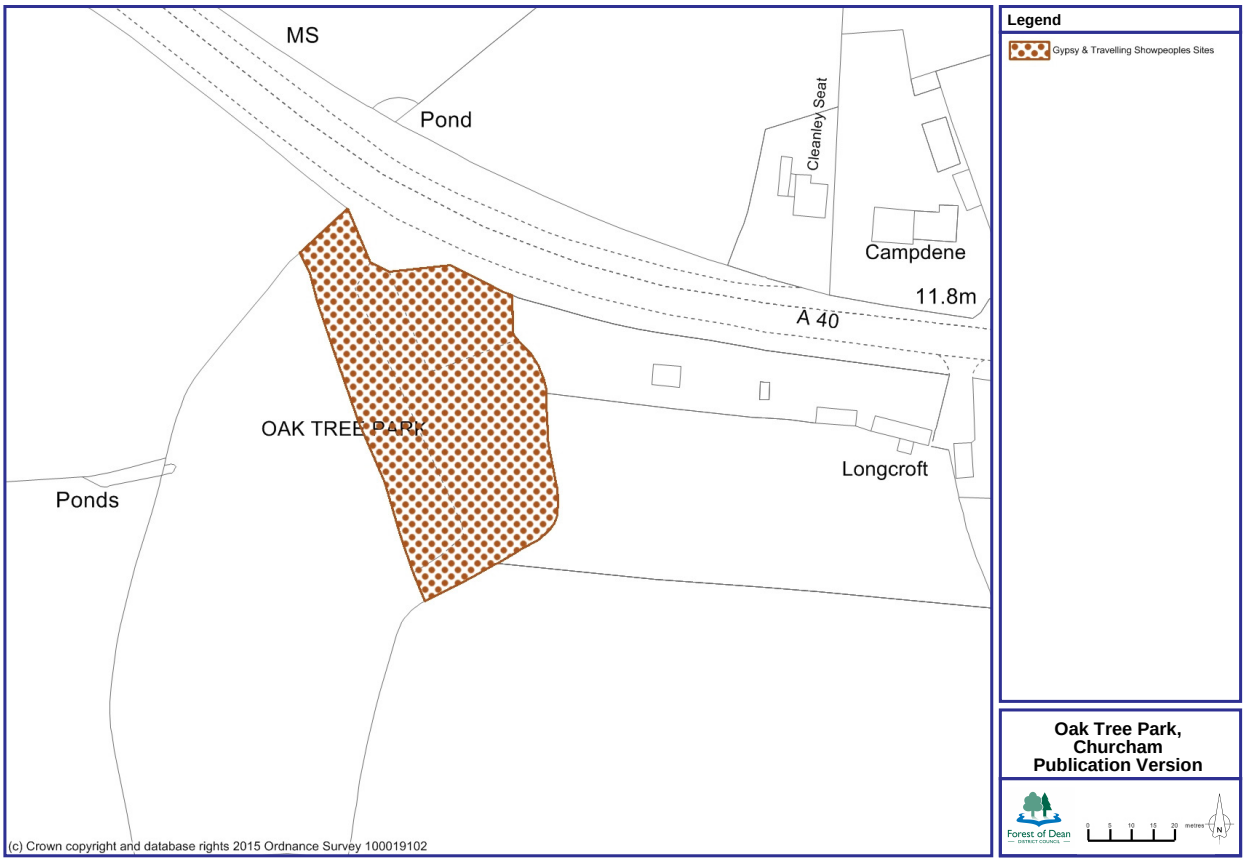
AP 15

Oak Tree Park Churcham

Approximately 0.3ha of Land at Oak Tree Park, Churcham is allocated for pitches for Gypsy and traveller accommodation to provide a up to a total of 8 pitches on the site.

Subject	Requirements
Access for vehicles	As existing from A 40(T) or as agreed.
Open space	Development to be confined to allocated area, the remainder (0.67ha approx) to remain open amenity/ grazing.
Landscaping	As required within site according to development proposed

This policy enables additional gypsy and traveller provision.



4. Policy Overview and area policies not related to settlements

4.20 The above site has planning permission for an increase in the number of units on the site. Whether or not this is implemented the site is considered to be able to accommodate up to 8 pitches in total and is allocated for this. It may be that the existing permission is implemented and in that case it is unlikely that the allocation will be realised although the capacity of the site is slightly greater than the number presently permitted. The allocated land does not cover the entire site and the unallocated area is expected to remain as amenity land and grazing used in connection with the developed part of the site.

Woodlands Farm Bromsberrow Heath

AP 16

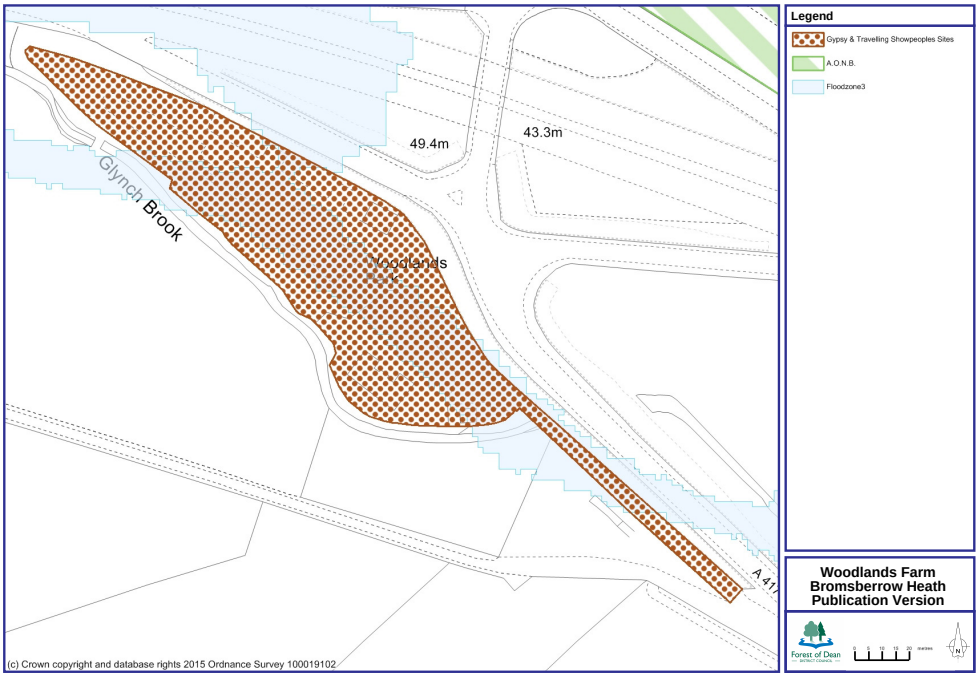
Woodlands Farm, Bromsberrow Heath

About 0.9ha is allocated to provide 20 permanent plots for Gypsies and Travellers.

The above site is allocated to enable the provision of 20 single pitch plots suitable for permanent occupation by Gypsies and Travellers. Development similar to that allowed on appeal will be permitted subject to a satisfactory provision for mitigation of any flood risk.

The above policy allocates land previously with consent for the development of gypsy and Traveller pitches to be set aside for that purpose.

4.21 In late 2011 a permission for the "conversion" of a number of temporary pitches was granted on appeal, allowing 20 permanent pitches. These require the re modelling of an existing site and some essential works to mitigate the flooding problem that the site can experience. Subject to this re modelling and any other requirements from the Environment Agency required by the recent permission, the land is suitable for use and consent on a permanent basis. This has the effect of increasing the supply of permanent pitches in the district.



4. Policy Overview and area policies not related to settlements

Stowfield Lydbrook

4.22 One of the largest developed but unused sites in the district which is not within a settlement is the former cable works at Lydbrook. The developed area of this is about 8ha and it was used as single enterprise, most recently for storage and production of cardboard. Prior to that the site was a cable works, being established in the early part of the 20th century. Also present on the site are the remaining features of the station and railway which was established before. The land sits within the Wye valley AONB and is alongside the River Wye itself. It is affected by various protective designations and on the available information part of the site is shown to be at risk from flooding.

4.23 Under the general policies of the adopted CS, the redevelopment of the site for a variety of employment generating uses would in principle be acceptable. Employment uses could be resumed on the site although these may not make the best use of the available land and may also lead to adverse impacts off site. The AP seeks to promote the site for alternative uses and to do so in a manner that establishes a viable future for the site. The policy below seeks to enable a more acceptable range of uses and one which can make a positive contribution to the locality and wider area. The policy enables a variety of uses to be established on the site subject to the satisfactory conclusions of the further investigation and studies that are necessary.

AP 17

Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.

Redevelopment of the land at Stowfield will be supported by the Allocations Plan but only where:

- The environmental impacts can be shown to be acceptable and
- The development proposed will not be subject to unacceptable flood risk,
- There will be no adverse effects on European nature conservation designations,
- Development will not be adversely affected by any legacy including contamination from the past uses and
- Clear benefits to the AONB can be demonstrated.

Development may include the following:

North of the Main road within an area of about 8ha:

- About 45 dwellings
- At least 4ha employment land, 3ha of which is industrial commercial and/ or retail. Employment generating uses may include business units, B1, B2 and B8 uses and other employment generating development, also an hotel and pub and retail units which do not compete with town centres (eg garden centre)
- Recreation facilities and tourist accommodation.
- A care home

Tourism related uses may comprise serviced or non serviced accommodation. Recreation uses include leisure and recreation facilities and ancillary retail, offices and other accommodation in connection with the main uses will also be permitted.

4. Policy Overview and area policies not related to settlements

The disposition of uses should be agreed on an indicative masterplan to be prepared as part of the planning process. This should include HRA and a plan for the phasing of development.

Subject	Requirements
Access for vehicles	Primary from existing road using present access road, pedestrian/ cycle access where necessary
Access connections	Footpaths along Wye Valley which adjoin the site including the existing footbridge
Open space	According to agreed masterplan
Landscaping	Extensive according to masterplan
Features on site	Retain boardroom and associated structure, retain chimney if possible, provide interpretation regarding history, which may retain other features and or use artifacts relating to the site.
Special requirements	Proposals should be of a high standard providing a unique sense of place. Masterplan and development to be fully compatible with Wye Valley Woodland SAC, River Wye SAC Wye Valley and Forest of Dean bat SACs. Must take full account of and be compatible with AONB designation. Proposals will need to be prepared and considered in relation to the Habitats Regulations
Affordable housing	40% sought in accord with CSP5

South of the main Road an area of about 1ha is allocated for employment generating uses

Subject	Requirements
Access for vehicles	From existing road using present access road, pedestrian/ cycle access where necessary
Access connections	Footpaths if desired

This policy will enable the continued evolution of the above site introducing some diversification in order increase the sites' contribution to the local economy and to take advantage of its location and offer tourism and recreational opportunities. It is intended to promote mixed uses that will be an improvement in respect of the AONB and will be more environmentally acceptable than the past employment uses which could resume. The policy is one which promotes development in the manner suggested and requires a masterplan to ensure that the various uses proposed are satisfactorily accommodated. The policy itself does not allocate specific uses but supports a mixed redevelopment subject to some important qualifications.

4. Policy Overview and area policies not related to settlements

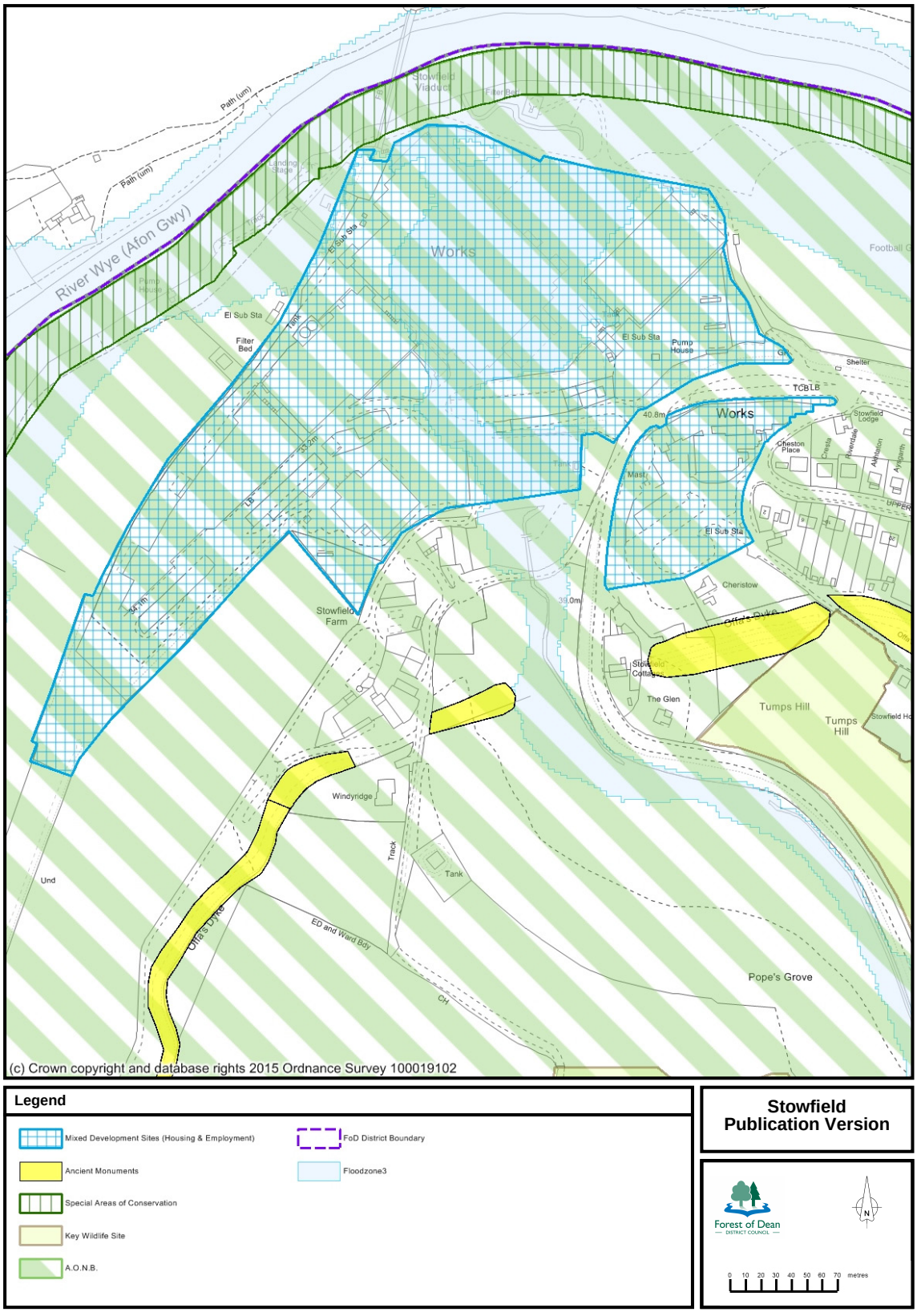
4.24 The above site is divided into two areas both of which have potential for change. The smaller area of just under 1hectare is suitable for a variety of employment generating uses. These may include the simple redevelopment of the present building for business uses or for alternative employment uses. The larger element of the allocation is currently occupied by a largely empty factory complex. The various unused buildings are all unsuited to providing modern floorspace but there are some elements that should be retained in any scheme for redevelopment. The former boardroom, and adjoining hallway should be retained and it is desirable to retain the chimney.

4.25 The site is large enough to be able to offer scope for a number of discrete uses and to be able to be developed in phases. It is however in a very sensitive location and any development will need to be compatible with the landscape, the ecology and the protected status (AONB, SAC etc) of the land concerned. For this reason the AP shows in some detail the intended allocation. Development should either take place in accord with this or be in accord with an alternative indicative agreed masterplan. This plan should enable common themes such as flood risk and ecological impacts to be addressed under a single umbrella and will provide an overview of how the site will eventually be. This policy does not specify in any detail the expected uses except to specify the scale of housing and employment which may be acceptable. It does not prescribe uses because of the need to establish in greater detail the sites capabilities within the range that is considered appropriate.

4.26 The scale of any housing to be provided should not be significantly greater than 45 units. This could however be in addition to any tourism accommodation which may be limited to that use by legal agreement, bona fide live work units and accommodation for staff who may need to live on the premises to look after the property. The reason for this limitation is to enable a genuine mixed use to be established. As far as location is concerned, there will be a need to establish the potential of the various areas of the site as detailed proposals are compiled. A detailed study of flood risk will be necessary and its findings will need to be taken into account especially in respect of the location of the proposed housing and any other residential accommodation such as a care home. For this reason it is not appropriate to make a more precise allocation. Over 25% of the site lies within flood zone 3 as drawn in late 2014. Planned development will need to take account of drainage constraints including capacity at the treatment works.

4.27 Not all of the uses listed in the policy need to be provided, although the site is able to accommodate a range of uses. Employment is an important part of a mixed use proposal and the site should accommodate a variety of employment generating uses. The industrial, commercial and retailing uses should occupy at least 3ha within the main site. The retail element is intended to be for sales of goods not able or expected to be provided in town centres.

4. Policy Overview and area policies not related to settlements



4. Policy Overview and area policies not related to settlements

Taurus Crafts near Lydney

AP 18

Taurus Crafts near Lydney

About 6.6ha of land at and around Taurus Crafts, Old Park near Lydney is identified for the continuation of the mixed uses and intensification of similar uses presently occupying land at Taurus Crafts. The uses permitted will primarily be for the purpose of employment generation and may include:

- Development in connection with the garden centre/ nursery
- Tourism and recreation uses including accommodation
- Business units including live work
- Retail uses related to products made on site or in association with the above.

Subject	Requirements
Access for vehicles	As existing from A 48
Access connections	As above and internally from remainder of estate as required
Open space	As required ancillary to proposals and related to wider open setting
Landscaping	To retain and enhance setting of buildings, and improve setting and appearance of existing parking
Features on site	Existing buildings (two Listed) and landscape, which should be protected and enhanced
Special requirements	As above, policy can accommodate a masterplan to enable phased development whilst achieving the above aims. Note: Major development proposals should be supported by transport assessment and green travel plans

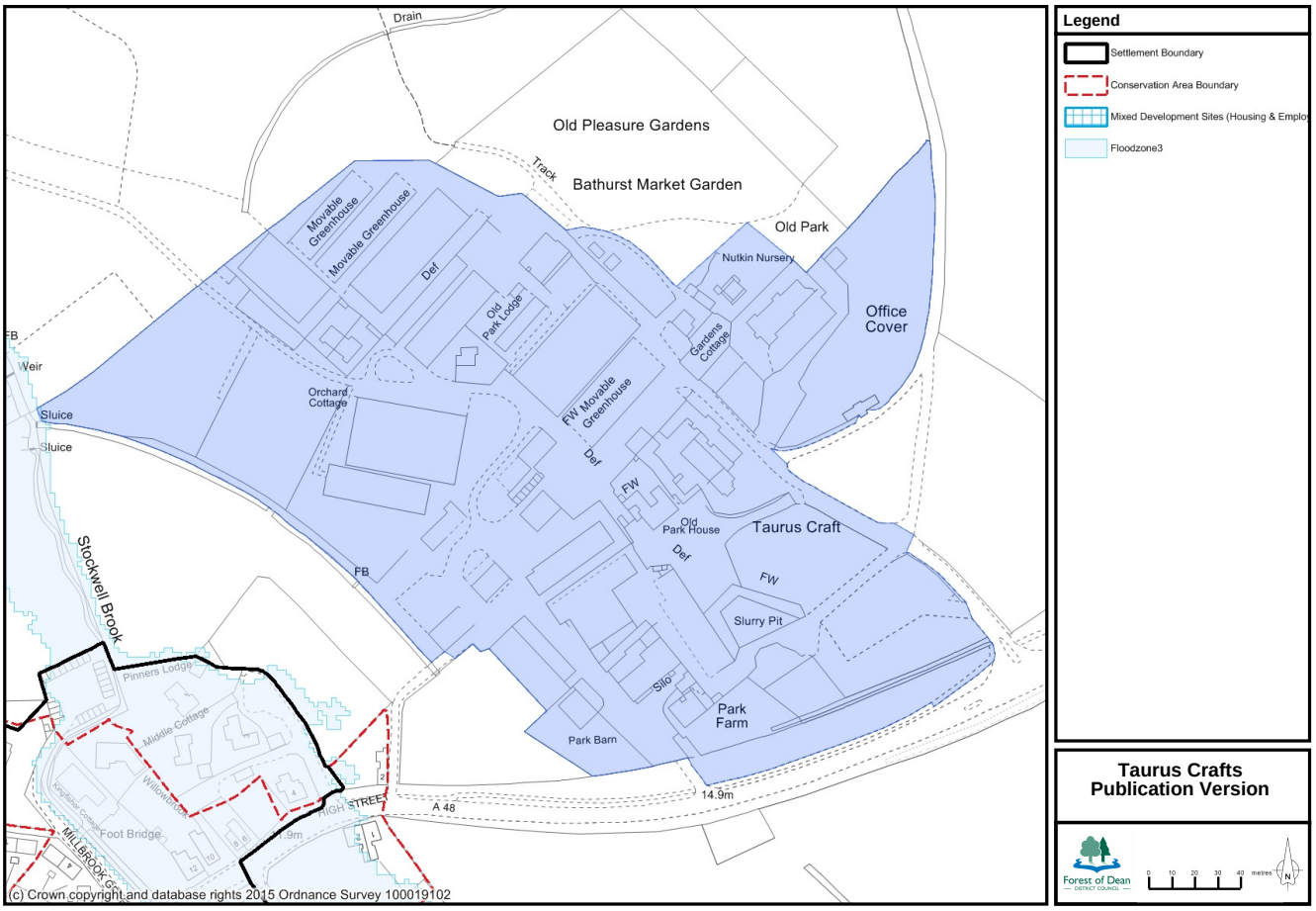
Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

The policy will allow continued evolution of the present site with some diversification in order to maintain and preferably increase the site's overall contribution to the economy and its status as a tourism destination. It should complement rather than compete with facilities (especially shopping) in Lydney

4. Policy Overview and area policies not related to settlements

4.28 The present uses at Taurus Crafts and on the land adjoining include a nursery/ garden centre and a large number of craft units with associated cafe. The above policy is intended to re affirm support for the continued use of the site for its present purpose and to allow some intensification. The policy is worded to allow a variation in the mix of uses and some could cease. In the past there have been tourist attractions in their own right and within the area identified, similar uses could be entertained. The policy does not allow residential uses not associated with the activities on the site, and whilst it is intended to permit some retailing this will be controlled where necessary to avoid undue competition with the town centre. While some of the items sold could be sold at shops in the town centre, the mix of units only exists because of the overall nature of the site which functions as a tourist destination. Most sell products made on the premises.

4.29 The site is part of Lydney Park Estate which is an attraction in its own right mainly because of the landscaped gardens which are open to the public at certain times of the year. The policy above relates to a different part of the estate but the wider Lydney Park and the Taurus site are complementary.



4. Policy Overview and area policies not related to settlements

Aylburton Business Park

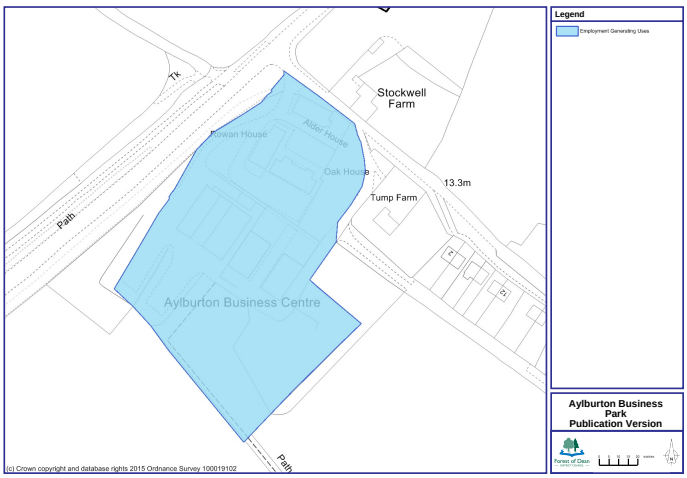
AP 19

Aylburton Business Park

Land comprising about 1.4ha is allocated for continuing use for employment generating uses at Aylburton Business Park.

Subject	Requirements
Access for vehicles	From A 48 and via Stockwell Lane as existing (the current access to the Business Park)
Access connections	None additional to existing.
Open space	Only integral to any landscaping.
Landscaping	As appropriate for individual proposals and retaining any important trees
Special requirements	Design to be compatible with new units already on site.

This policy is intended to allow the further evolution of the business park within the current limits of the site.



4. Policy Overview and area policies not related to settlements

4.30 This site is an established business park which benefits from access to the A48 and main road network. It is a former farm yard converted for employment use. The buildings are a mixture of purpose built and former agricultural buildings converted to commercial uses. The site is suitable for employment generating uses within the current limits of the site. The purpose of the policy is to make clear the continued support for the present range of activities on the site and to assist in its development as a small mixed area of employment in a village.

Former Lightmoor Colliery, near Cinderford

AP 20

Former Lightmoor Colliery, near Cinderford

About 3.7ha of land is allocated for employment generating uses or for use for recreation and tourism purposes at Former Lightmoor Colliery.

Proposals should either be for the continued evolution of the present general uses which may include B1, B2 and B8 or for the change of the whole site to use for recreation and tourism purposes including accommodation. This latter mix may also include an element of B1 use.

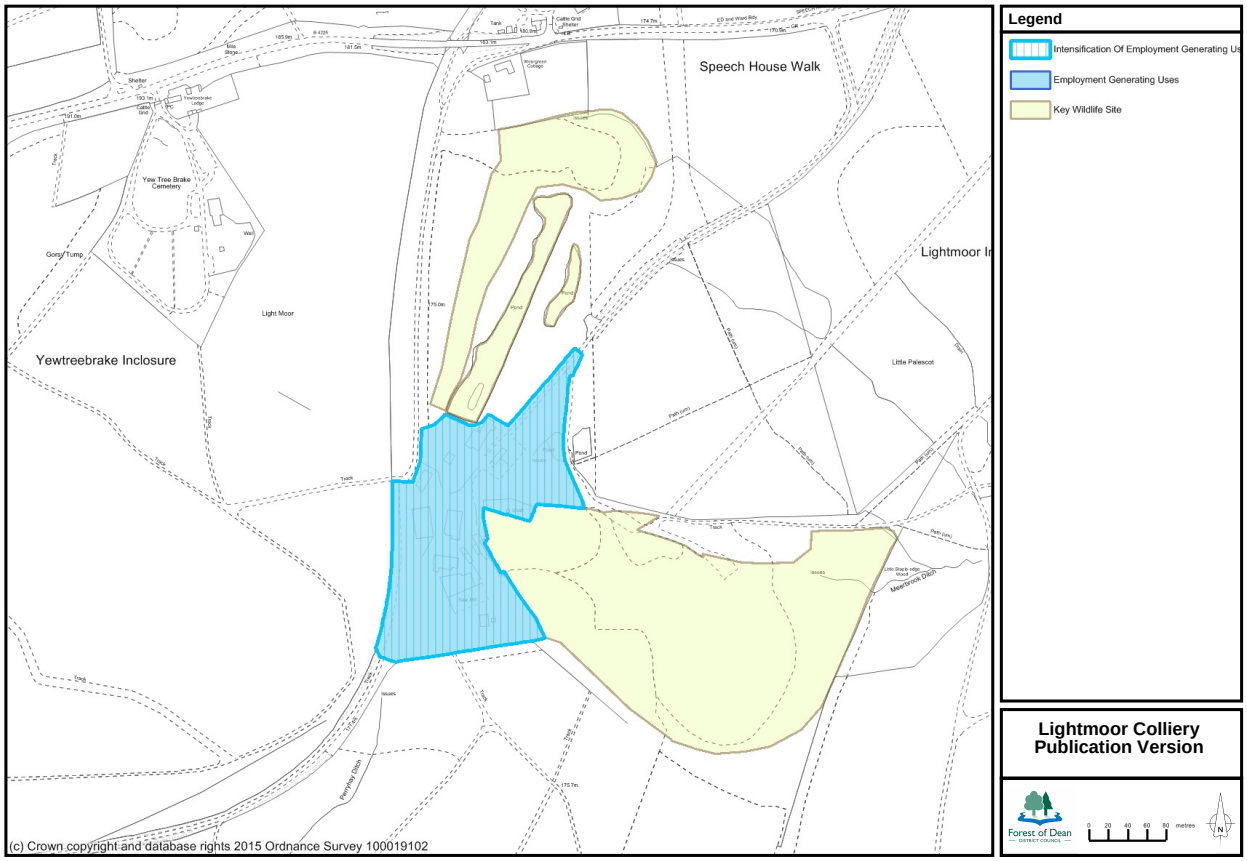
Subject	Requirements
Access for vehicles	From B4226 using existing access.
Access connections	As above but with connections to forest paths/ cycle routes if appropriate.
Open space	Ancillary within development according to its needs.
Landscaping	To suit development proposed and enhance setting of Listed building.
Features on site	former engine house which is Listed and at risk, may exploit relationship/ proximity of cycle track and waste tips/ ponds.
Special requirements	Proposals should demonstrate how they will preserve and facilitate the restoration of the Listed Building and its setting. Any development must demonstrate it is compatible with the adjoining Key wildlife sites.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result.

The policy is intended to retain the site as one contributing to the economy of the area but also to enable an alternative higher value use to be established should the present occupier(s) move. It is also designed to ensure that the listed former engine house is conserved.

4. Policy Overview and area policies not related to settlements

4.31 The site at present is in use for employment purposes which may continue. Its location makes it suitable for this but equally it could support a use or uses that make more of the forest setting were the existing use to be relocated. The site is suitable for a tourism/ recreation related undertaking, possibly including accommodation. Such a proposal would be expected to include the whole site and should be complementary to the forest setting. It would be unlikely to be compatible with the retention of the existing timber business. The site contains a Listed Building (a former engine/ pump house) which is in urgent need of conservation and repair. Any development permitted involving a change of use will need to respect this and include measures for its conservation. It could form the centrepiece for any new development. Adjoining the site but not allocated are two areas of ponds and former spoil tips, partly designated as Key Wildlife Sites which may be able to be incorporated in any recreation based proposal but may need to remain substantially as they are.



4. Policy Overview and area policies not related to settlements

Staunton Court

AP 21

Staunton Court

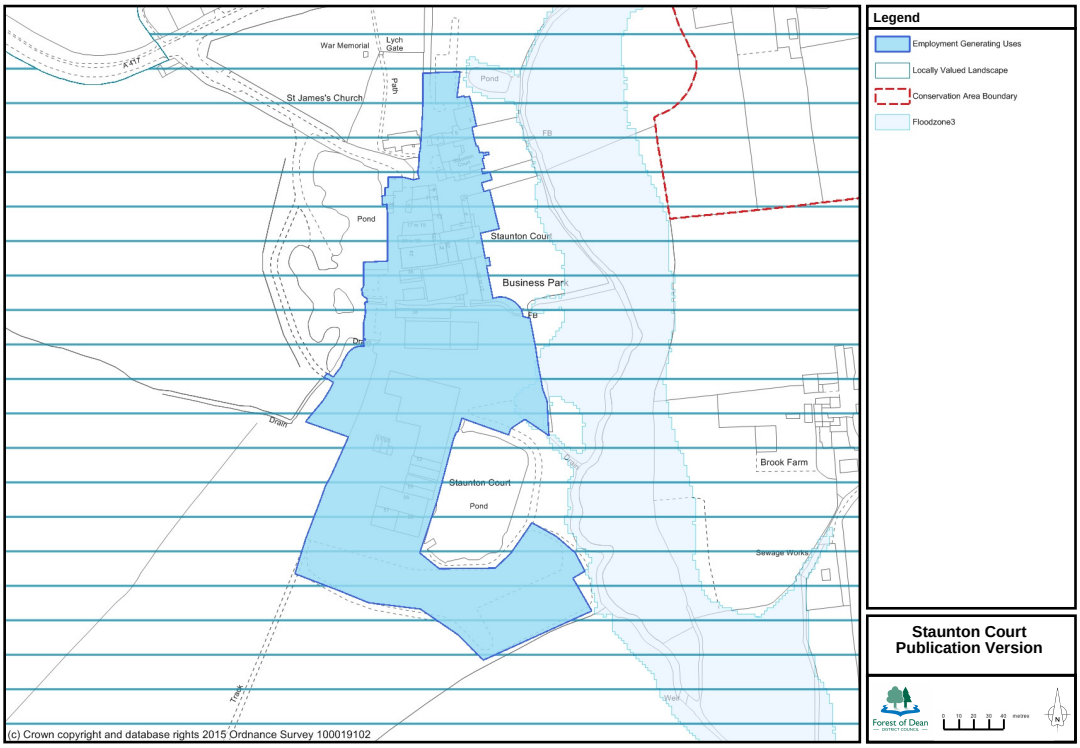
Land comprising about 3.4ha is allocated for continuing use for employment generating uses at Staunton Court.

Subject	Requirements
Access for vehicles	From A 417 as existing (the access to the Business Park)
Access connections	Secondary non vehicle access via footpath network or from A417 east of main access
Open space	New development may need to create open space to protect Listed Buildings
Landscaping	According to proposal but required to protect other buildings and their settings and to address wider setting of the site including impact on Chartist settlement
Features on site	Listed buildings, related structures and spaces which provide settings
Special requirements	Preserve and enhance Listed buildings (Church, Farmhouse, stables and barns). Development should provide landscaping to enhance the immediate and wider setting in the landscape and be acceptable under the Locally valued Landscape policy (AP96). Proposals will need to take account of the potential for flooding as the site is identified as potentially at risk.

This policy is intended to allow further evolution of the present business park but within the limits of the site at present and in a manner that protects and enables the enhancement of the various Listed buildings and their settings.

4.32 This site was established as an employment area over a long period of time following changes of use from former agricultural buildings. It includes some Listed buildings but mainly comprises larger and newer buildings. The site overall provides a variety of uses including industry and storage and is quite intensively used. The purpose of the policy is to make clear the continued policy support for the present range of uses although as the site is identified for employment generating uses some more mixed elements may be able to be introduced. The policy also defines the area within which employment generating uses will be expected to be located. Further major expansion of the site is unlikely to be supported without clear justification including the case that alternative premises are not available elsewhere. The site is best suited to industrial/ commercial units with an element of storage although the smaller units and especially those within the Listed buildings may be suited to a variety of workshop related activities.

4. Policy Overview and area policies not related to settlements



The Hawthorns, Corse

AP 22

The Hawthorns, Corse

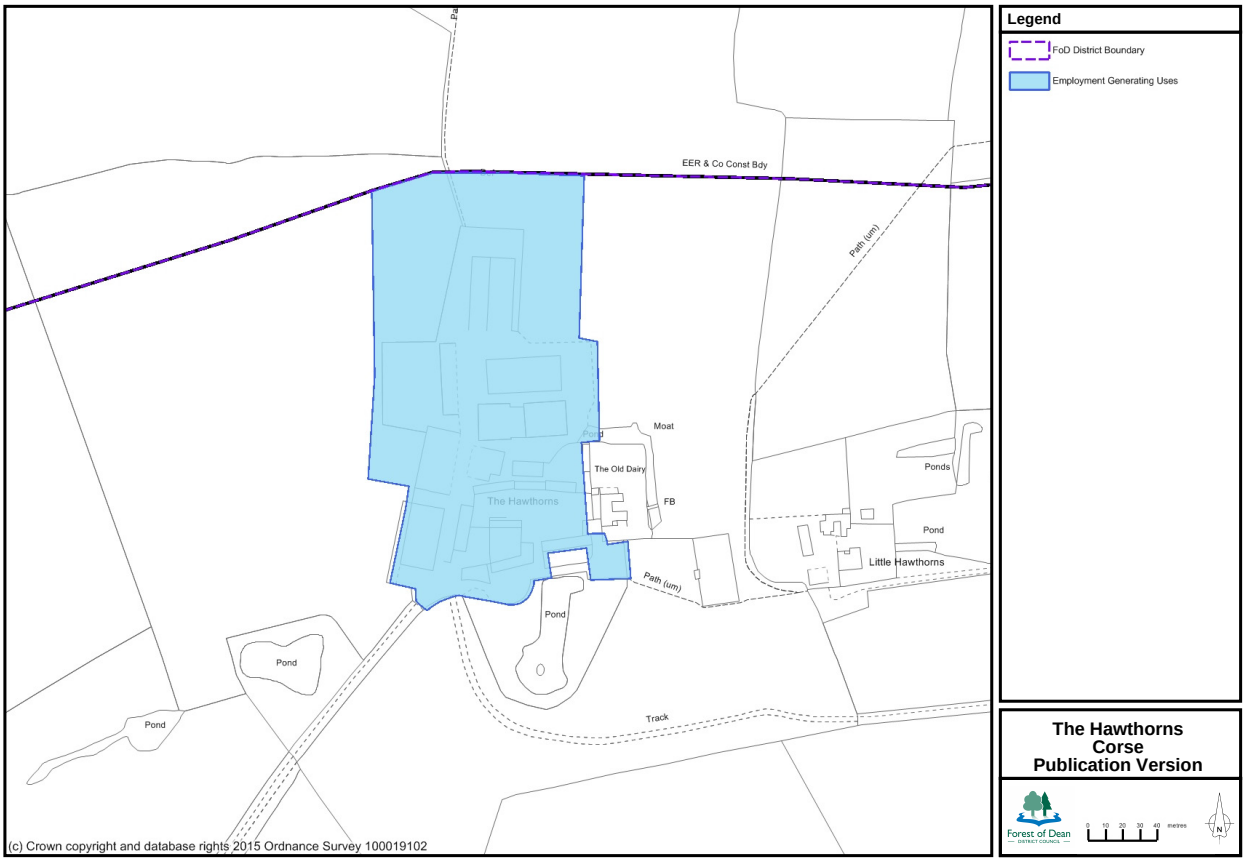
Land comprising about 2.9ha is allocated for continuing use for employment generating uses (predominantly B1, B2 and B8) at The Hawthorns, Corse

Subject	Requirements
Access for vehicles	As existing
Landscaping	According to proposal but required to protect other buildings and their settings and to address wider setting of the site including impact on Chartist settlement
Features on site	Listed building adjoining
Special requirements	Preserve and enhance Listed building adjoining Development should provide landscaping to enhance the immediate and wider setting in the landscape. The site as identified is now fully developed or has permission to be. It may have some potential for future redevelopment but additional development into the countryside will require special justification.

4. Policy Overview and area policies not related to settlements

This policy protects an existing employment site for that purpose. It does not support the further expansion into the surrounding countryside.

4.33 The site at The Hawthorns includes about 2.9ha within the forest of Dean District used for employment related uses, most notably the storage of grain and other agricultural products. It is an important use and employer and will be protected for employment use in the plan. It is not however considered appropriate to allow significant further expansion and any change that does take place will need to demonstrate how it can be satisfactorily accommodated in the landscape.



4. Policy Overview and area policies not related to settlements

National Diving and Activity Centre, Tidenham

AP 23

National Diving and Activity Centre, Tidenham

The further development and intensification of the National Diving and Activity Centre at Tidenham for diving related activities and for compatible tourism and recreation (including accommodation) will be supported.

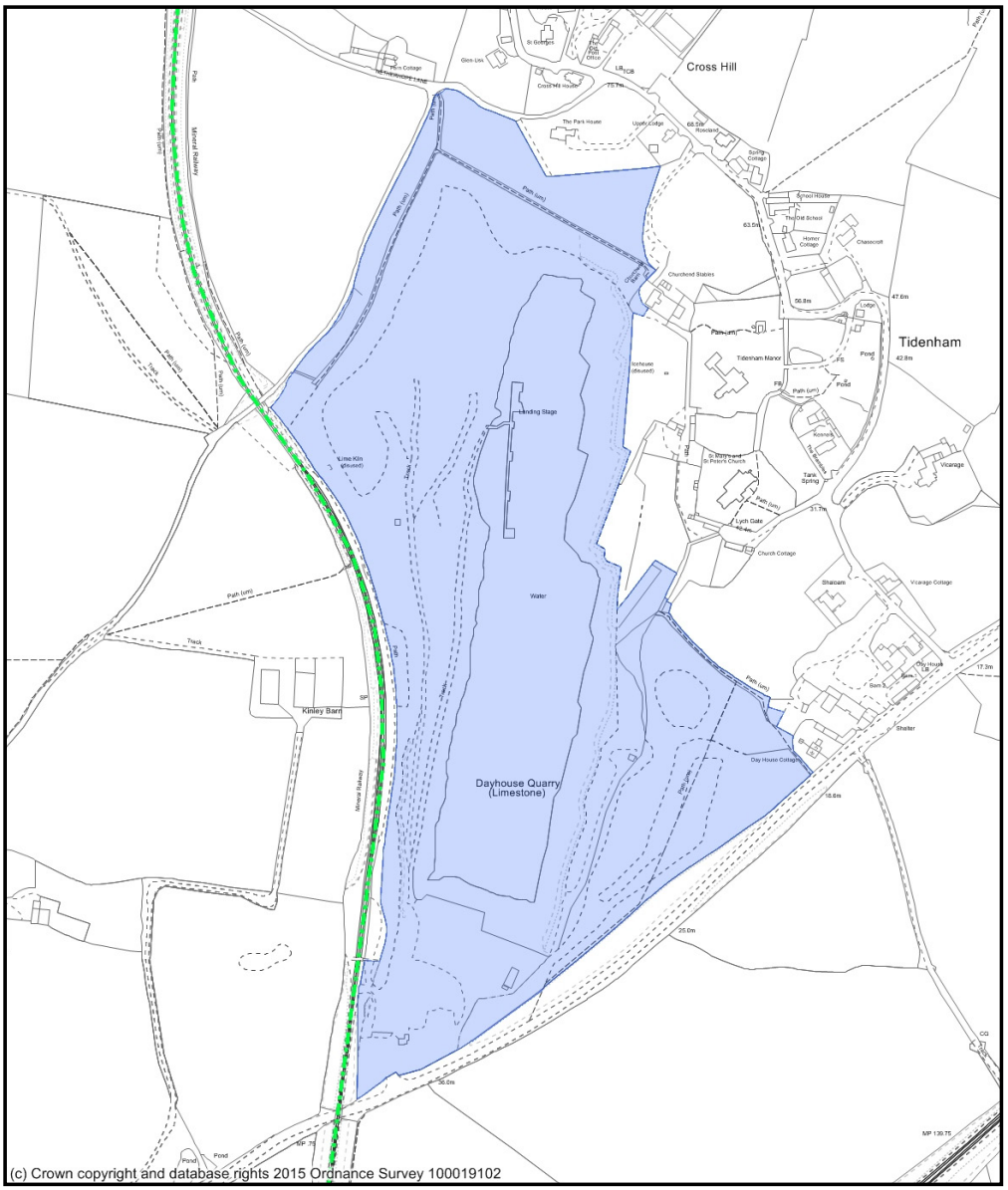
Subject	Requirements
Access for vehicles	From A 48 in current location
Access connections	Via main entrance and as appropriate for walking/cycling (can access disused railway)
Open space	As part of in site landscaping
Landscaping	Within site
Features on site	Additional development is expected to relate to the uses and features on the site but may include diversification and provision for example of general accommodation.
Special requirements	No special requirements of development but should accord with an agreed masterplan (taking full account of landscape, biodiversity and any potential flooding problems) prepared by the developer #Note: Major development proposals should be supported by transport assessment and green travel plans

This policy is intended to allow further development at the activities at the centre, either directly related to the main activity, diving, or serving other recreational and tourism activities on the site or in the locality. The policy exists to support and promote the site as one of the key focal points for tourism and recreation in the district and to enable its key assets to continue to make a contribution to the area's economy.

4.34 This site has developed from a former quarry and now offers a variety of specialised training and recreational diving together with accommodation, a cafe and some other activities. It is identified on the plan in order to support its continued development both as a national centre and as a more local resource. The further development of additional facilities including accommodation which could serve a wider market than just the diving centre will be supported by this policy subject to to the other policies in the plan and in particular CSP1. The policy requires a form of a masterplan to be agreed with and prepared by the developer which is intended to help the site reach its full potential.

4. Policy Overview and area policies not related to settlements

4.35 The policy recognises additional potential within the site as defined below. Beyond this it is well connected to the former Wye Valley railway which provides a route to Tintern and beyond. The line has had a permission for the establishment of a cycle track and this is supported by the AP and could complement the existing and planned use at the centre. Overall the site can offer some scope for additional development.



Legend

Cycle Paths

Mixed Employment Recreation & Tourism

National Diving and Activity Centre Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 20 40 60 80 100 120 140 metres

4. Policy Overview and area policies not related to settlements

Cannop Depot

AP 24

Cannop Depot

An area of about 2.2ha is identified at the former Cannop Colliery within which proposals for further facilities for cycling or related activities will be permitted. This may include a some provision for overnight accommodation within the site as an ancillary part of the main recreation use.

The other mixed employment uses that are present may remain but any application for new permanent structures and different occupiers should demonstrate a need to be located at the site concerned

Subject	Requirements
Access for vehicles	From B4234 in current location
Access connections	As above and as appropriate to uses proposed- from forest tracks, bridge and main entrance
Open space	As part of in site landscaping
Landscaping	Within site appropriate to uses
Features on site	Former mine buildings and features to be retained, access to other areas via bridge, or to MTB trails
Special requirements	Retain existing former mine buildings, new buildings which may be of innovative design to be of sustainable construction; uses proposed and all buildings to demonstrate need to be located on site.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

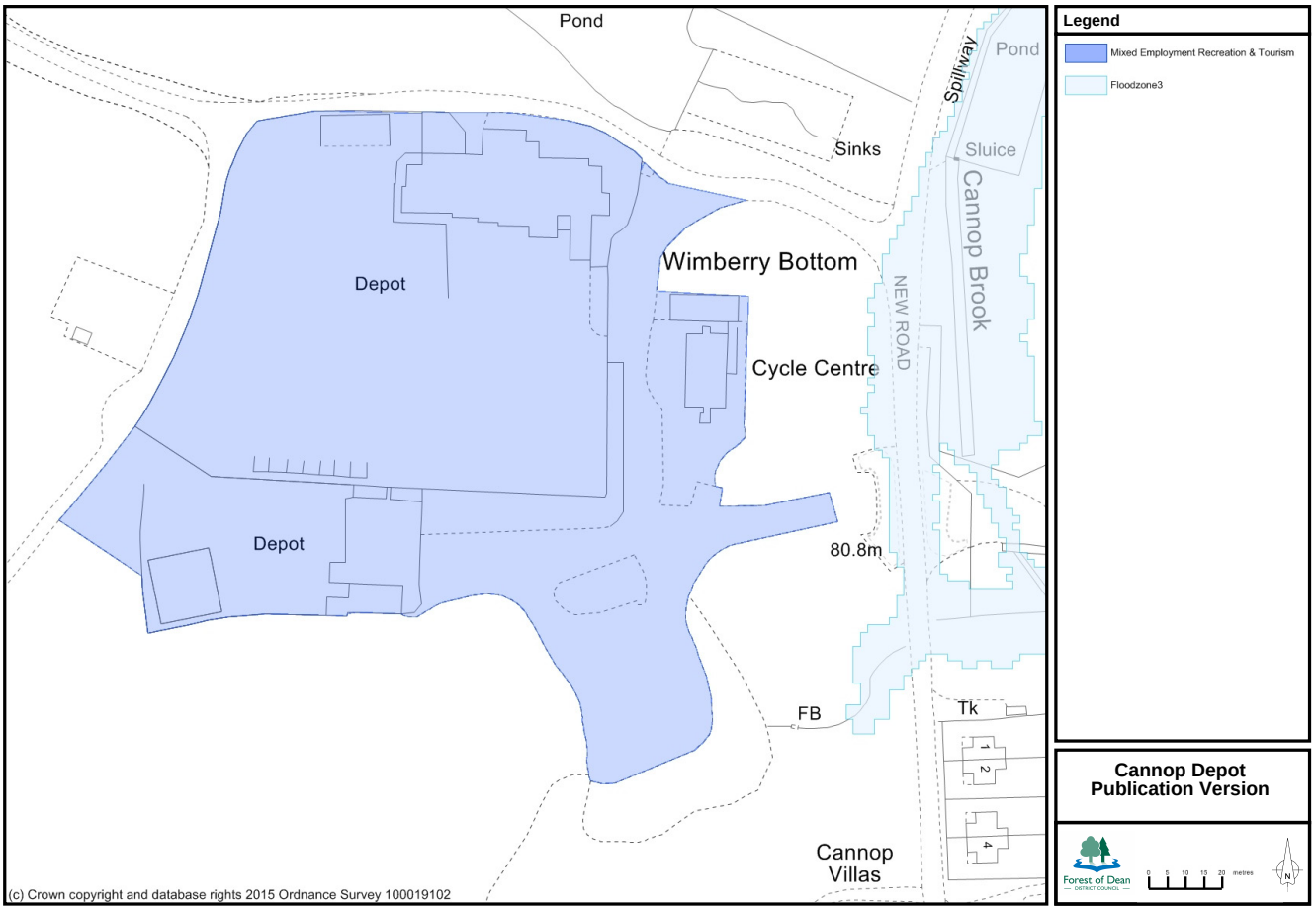
The intention of this policy is to enable improved facilities for the extensive recreational cycling uses that centre on the site while allowing the present mixed uses to continue. Additional facilities will provide greater economic benefit and better accommodate the current and likely future scale of activity. The site is overall better suited to a sustainable recreation use than to general industry or storage.

4.36 The present uses of the above site are mixed and include a highways depot and cycle hire and sales together with a cafe. The site is the focal point for a range of cycling activity that has developed rapidly over recent years and continues to do so. There have been noticeable recent improvements too including the bridge giving access to the family cycle trail and other areas and which also helps give the cycle centre a stronger identity. The current facilities are very well used but further expansion is desirable to meet demands and could take advantage of any changes of existing occupancy over the plan period. The above policy allows the present mix of uses to continue and there is no intention to discourage any of these. It is recognised that the site being positioned in the centre of the forest is well placed to develop its recreational role in a sustainable manner and with uses that have less potential impact than some of the

4. Policy Overview and area policies not related to settlements

present or potential occupiers. The site is potentially affected by flooding and this will need to be taken into account when development is considered. There are sites which are better related to existing settlements which can and do provide employment accommodation and are better suited to those uses.

4.37 As well as being well placed for development as proposed the site is in a sensitive area. The site itself is a former deep mine and important remaining buildings and any other features should be retained. Development will be required to provide enhancements and retain existing buildings and features which relate to the history of the site. The allocation is intended to provide a positive opportunity and enable, in the long term, development that is both sustainable and more appropriate than some uses that could take place were the site simply to be regarded as an existing employment area. In support of its promotional nature, quality new buildings of an innovative design will be encouraged.



4. Policy Overview and area policies not related to settlements

Whitemead Park

AP 25

Whitemead Park

The existing Whitemead Park leisure and tourism complex is identified for continuation of the present uses of leisure and tourism. Additional development for leisure and tourism will be permitted where:

- It can be shown to be satisfactorily accommodated in the environment
- The proposal is for the redevelopment of area(s) already developed

Permanent accommodation should be well related to the existing buildings on the site and to an overall landscape plan

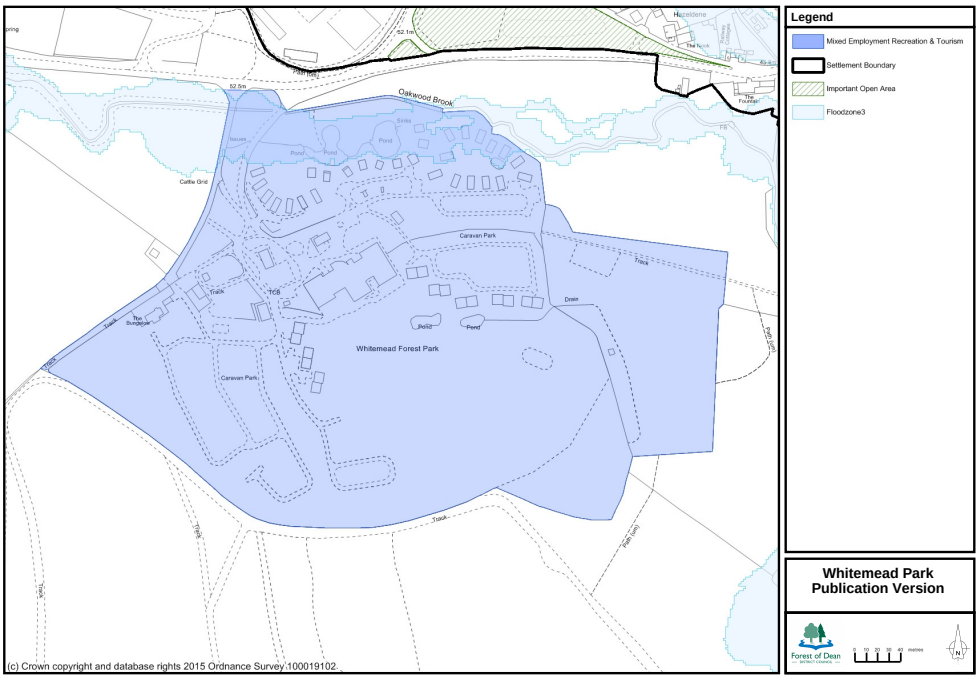
Subject	Requirements
Access for vehicles	From existing vehicle access
Access connections	As above and from forest tracks and paths
Open space	Integrated with wider site and as required for development proposed.
Landscaping	Within site related to development proposed including additional landscaping to road frontage
Special requirements	Additional built development is expected to be confined to areas already developed or hard surfaced. New development should take full account of flood risk

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

The policy is intended to support and promote the site as one of the key focal points for tourism and recreation in the district and to enable its key assets to continue to make a contribution to the area's economy. It will allow the site to evolve as a site for tourism and recreation providing facilities for residents of the district as well as visitors.

4.38 The site identified in the above policy includes the buildings, chalets and open ground which forms a leisure and tourism development extending to some 15.5ha in Parkend. It has been established for a number of years and has provided considerable support for the village and wider area. Parkend is also the terminus of the Dean Forest railway and is well placed for the Forest of Dean network of cycle tracks. Further development at Whitemead Park is supported providing it can be satisfactorily accommodated in the environment with particular reference to the woodland setting.

4. Policy Overview and area policies not related to settlements



Cycle Routes

4.39 The existing cycle routes within the district are very well used, mainly for recreational purposes although some do provide links that can be used for access between settlements. There is scope to add to this network and to provide additional sustainable links which can also have a recreational value and provide opportunities for green infrastructure. Examples of links that have been recognised as important and that have been discussed for some time are the connection to Lydney from Parkend and the further connections from Christchurch/ Berry Hill to Coleford and to the main recreational routes and mountain bike area. Although most of the focus is on the south of the district there is scope for the identification of routes throughout including connections in and around Newent

Cycle routes generally

AP 26

Additional Cycle Connections

Throughout the district the opportunity will be taken to establish additional and improved cycle connections, and these will include especially linkages between settlements. Where feasible contributions will be sought from developments that may benefit and the design of any routes should be such as to enable the routes to be used as green infrastructure and to minimise the use of all but minor roads.

Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of any designated SAC, SPA or Ramsar sites

This policy is to enable the establishment and improvement of cycle routes within the district, especially those connecting settlements and usable as day to day transport

4. Policy Overview and area policies not related to settlements

4.40 The policy above highlights the importance of establishing alternative routes for cycling where possible in order to provide improved access and encourage alternative means of travel.

Lydney to Parkend

AP 27

Lydney to Parkend Cycle Route

Land will be protected for the establishment of a cycle route between Lydney and Parkend as shown on the proposals map. Developer contributions may be sought to assist with the implementation of this route. Where possible and appropriate routes should provide for green infrastructure.

Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of any designated SAC, SPA or Ramsar sites

This policy safeguards land where needed in order to establish an important planned cycle link. Development which takes place on the route will be required to safeguard a dedicated cycle route with a minimum of conflicting junctions etc.

4.41 Although much of the above route is within land in the control of the Forestry Commission not all of it is and the Plan shows the route of the entire link for illustrative purposes. Land not in the control of the Commission is safeguarded for the establishment of the cycle route. The safe cycle connection between Lydney and Parkend has been the subject of discussion for a number of years. It is an important connection capable of serving a variety of functions and will also be quite level. As it passes through Whitecroft it will also serve it and adjoining settlements. Where the route corridor adjoins suitable land (eg mixed woodland) this will act as green infrastructure however where not the case, additional provision is expected within the route corridor.

Connections to Coleford and Berry Hill

AP 28

Christchurch/ Berry Hill Cycle Route

The establishment of new cycle routes from Christchurch and Berry Hill to Coleford and to the main recreational cycling area in the Forest of Dean will be supported. Developer contributions may be sought to assist with the implementation of this route. Where possible and appropriate routes should provide for green infrastructure.

Christchurch to Coleford Cycle Route

Land will be safeguarded for the establishment of a cycle route to Coleford from Christchurch. Developer contributions may be sought to assist with the implementation of this route. Where possible and appropriate routes should provide for green infrastructure.

4. Policy Overview and area policies not related to settlements

This route is intended to provide forest access and support development at Five Acres and Christchurch and to provide access to Coleford.

4.42 The existing holiday complex at Christchurch is already quite well connected in some respects but there could be improved cycle connections to the main part of the Forest of Dean and also to Coleford town. The latter may be more difficult to establish but initially walking routes using existing footpaths may be further developed. The former via Berry Hill is intended as a route which links to the planned additional mixed development at Five Acres and thence to the main recreational cycling areas. Where the route corridor adjoins suitable land (eg mixed woodland) this will act as green infrastructure however where not the case, additional provision is expected within the route corridor.

Wye Valley

AP 29

Wye Valley

The route of the former Wye valley railway between Sedbury Lane (Snipehill Bridge) and Tintern Bridge is safeguarded for the establishment of a cycle route. It will be connected to the National Diving and Activity Centre. Proposals will be required to consider landscape and biodiversity considerations (Protected Species and Habitats Regulations) and the role of the route as green infrastructure.

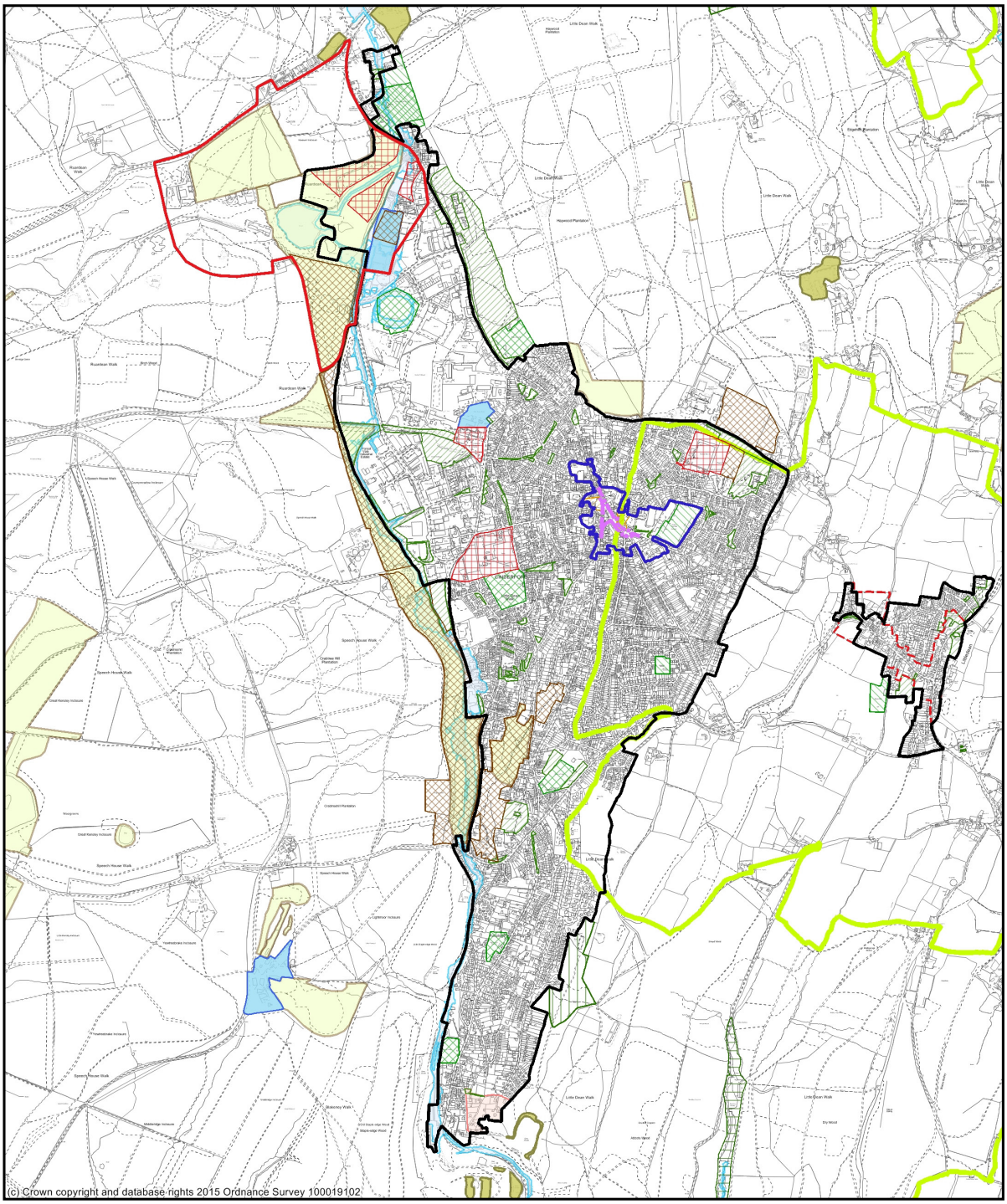
Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of any designated SAC, SPA or Ramsar sites

This route following one which has previously been granted planning permission provides links to the Wye valley and the wider network.

4.43 The route identified above recognises the previous permission for cycle use of part of the disused Wye Valley Railway. It enables access to be gained to the National Diving and Activity Centre but can also serve wider and locally as a recreational route to and from the Wye Valley.

4. Policy Overview and area policies not related to settlements

5. Cinderford and Ruspidge



Legend

- Northern Quarter AAP
- Settlement Boundary
- Conservation Area Boundary
- Active Town Centre Frontage
- Town Centre Boundary
- Housing Allocations
- Retail Use Allocations
- Recreation Space
- New Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Regionally Important Geological Sites
- Employment Generating Uses
- Forest Statutory Boundary
- Locally Distinctive Area
- Special Areas of Conservation
- SSSI
- Key Wildlife Site
- Floodzone3

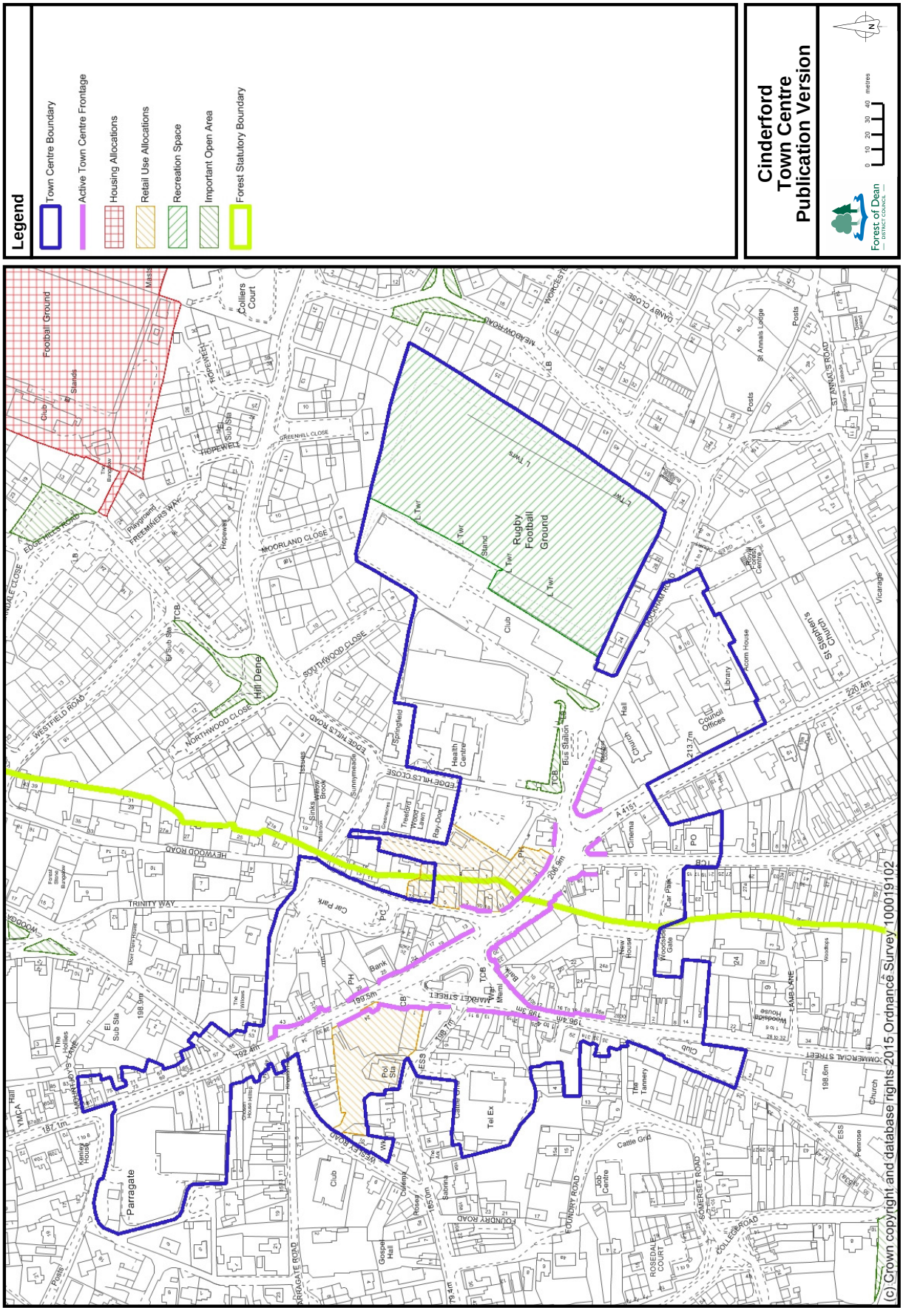
Cinderford and Ruspidge Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 50 100 150 200 250 metres

5. Cinderford and Ruspidge



5. Cinderford and Ruspidge

Cinderford and Ruspidge

Character of the Settlement

5.1 The Plan considers Cinderford and Ruspidge together as one settlement because they are physically joined and function as one. Together they are the largest single settled area within or on the Forest boundary (not all of Cinderford is within it). Cinderford itself is comparatively recent in origin having developed through the 19th century coal and iron industry. Although located on the side of a modest valley, the predominant characteristic is one of being on a hillside with extensive views into and beyond the forest from many areas. Part of the town is on a ridge and has views in two directions including over the Severn Vale. The built form is heavily influenced by relief with the main roads ascending and descending in a broadly north south orientation. The older buildings that are within the statutory forest display some of the typical characteristics of design and layout but much of this is now masked by more recent development. A large area of employment is located within the town on the edge of the forest, having been substantially added to by public investment beginning in the 1970s.

5.2 Since its initial development almost all of the original signs of the coal and iron industries have vanished. There is an important legacy of other structures and signs of former structures but the main surviving buildings from the 19th century are housing together with a few chapels and halls. Although there are few Listed buildings there are some important and prominent buildings together with many features in the landscape such as former railways and traces of disused tramroads.

5.3 Because the town centre lies on relatively high ground it is consequently quite exposed while having some attractive views. Its shape is a product of the underlying terrain being linear with a focal point (The Triangle) being at a convergence of routes. There are few opportunities for major additional development in the centre though smaller sites will undoubtedly come available. Various environmental improvements have been carried out in the centre, and these have served to emphasise the Triangle as a focal point. The Plan seeks to continue this focus whilst recognising that there is a need to enable the centre to be able to provide a variety of shopping and other premises. There will be some change and a balance needs to be achieved between protecting the centre for businesses and allowing change. The approach is to concentrate on the core areas and to seek to protect the main frontages including the High Street. This protection extends to the safeguarding of the built form where possible with the enclosed streets developed to the frontages being the main characteristic.

5.4 As at 2013 there is a proposal for a large new supermarket located on the edge of the town which is supported by the Council. This illustrates the lack of suitable locations elsewhere at present and reflects a strategy of providing additional convenience space in order to attract more business into the town.

5.5 Ruspidge itself is located immediately south of Cinderford (the distinction is that it is a separate civil parish but is part of the same settlement). It shows some of the characteristics of its larger neighbour but much is now masked by more modern development.

5.6 Cinderford and Ruspidge overall are in a physically attractive location in an exceptional landscape. Much of the town has direct or very easy access to the Forest which with its open access is a very considerable resource. The Linear Park provides for opportunities for a variety of recreation in the form of paths and spaces created specifically for recreational use with walking and cycling in mind.

5.7 The design of buildings tends to be simple and the use of forest stone was predominant although there are two brickworks in the immediate area. Cinderford and Ruspidge have their own local distinctiveness and new building should pick this up and reflect (not copy) this.

5. Cinderford and Ruspidge

Key Issues

Overall

The regeneration strategy for the district focuses on Cinderford both within and outside the NQAAP area. The key issues are directed at how to achieve the following in a manner that creates both local and district wide sustainable development and supports a more sustainable more highly skilled economy. The strategy can be viewed under the following headings:

Sustainable development

- Raise the town's profile by making Cinderford a model of sustainable new development, serving the Forest of Dean.
- Ensure new development uses resources efficiently, providing the impetus for change and leading by example under the guiding principles set out in the Core Strategy. Where possible it will retain and enhance buildings, groups of buildings or other features that are of historical importance especially where these contribute to the character of the town.

Education

- Ensure that Cinderford has access to education and training which enables better educational attainment, and develop attractive sites which will provide for these needs
- Provide local vocational training, retain or improve access to secondary/ tertiary education

Employment and skill levels

- Stimulate economic development which raises the skills level of the local workforce, providing higher skilled and higher paid employment.
- Provide a wider range of employment and training opportunities.
- Improve the quality of the built and natural environment for business growth and investment.

Housing and affordability

- Deliver new housing on a variety of sites to suit local needs. The Core Strategy will enable a number of housing sites to be delivered including several on previously developed land.
- Affordable housing will be expected as a 40% share of all eligible sites. New mixed developments will be established and the redevelopment of some former employment areas will free up important sites.

5. Cinderford and Ruspidge

Town centre

- To enable the rejuvenation of the town centre, and by using public and private investment to make the centre more attractive for all users, using environmental improvements (including public art), whilst taking advantage of new retail and other proposals.
- To broaden the service base of the town centre and its cultural role and enable new retail development which will increase the town's market share of both convenience and comparison goods.
- To protect the vitality of the centre by safeguarding the retail core

Community facilities

- To provide significantly improved community facilities, to serve both the local population and also a wider catchment area.

Transport and access

- To provide better road, pedestrian, cycle and public transport facilities improving access to, and within Cinderford. Currently road access for heavy traffic to the town is poor, and the routes into the town and its main employment area are not attractive. It is intended that this will be improved by physical improvements which may also form part of the new network serving the Northern Quarter.

Built Form

- To improve the built form in the existing town and adopt a high standard of design. To raise the profile of design within the area by the use of high quality innovative and traditional materials

Note: The AP provides planning policies and proposals for the whole of the Forest of Dean District with the exception of the area covered by the Cinderford Northern Quarter Area Action Plan. This adopted Plan acts like a development brief for a major area of mixed uses being promoted in order to spearhead the regeneration of the area and provide a new location for the key occupier, Gloucestershire College. The AAP area and its proposals are entirely compatible with this Plan and it is referred to in order to provide context for the AP when required (see also 5.10 below).

5. Cinderford and Ruspidge

Relationship to Core Strategy

5.8 Cinderford and Ruspidge together have a population of about 10,000. The CS makes clear that the Cinderford area is very much the focus of the regeneration elements of the Council's overall policies both because of the opportunities that exist and because of the evidence which points to the Cinderford area as having the greatest need. Although the CS used some figures from the 2001 census the focus is entirely justified by later information. Cinderford is located largely within the statutory forest and is reasonably accessible.

5.9 Cinderford (with Ruspidge) are identified in the CS for a significant proportion of the new growth required in the period to 2026. It is one of the three "Forest" towns [6] and forms part of the ring of settlements in the south forest around the edge of the forest itself. The town has a key role in the CS regeneration strategy in evolving a more self contained district based on providing a greater and better range of employment. Over the plan period new employment, housing and retailing is expected to develop. There is capacity for additional retailing matched by a proposed new supermarket. There is scope for new housing and some of the 1050 new dwellings anticipated by the CS are under construction while a large number have been completed. Additional employment will be encouraged in a variety of locations including within the existing industrial area.

5.10 In view of the high priority accorded to the area and the need to provide a comprehensive level of prescriptive guidance (both to ensure that the outcome is of the nature required and to fully take account of the environmental considerations), a detailed plan in the form of an AAP has been adopted for part of Cinderford, the so called Northern Quarter. This functions like an inset into the AP and has a complementary relationship with it. The AP refers to the AAP when necessary and is totally compatible but cannot contain overlapping policies or proposals. The AAP plans for a new education led site containing the relocated Forest of Dean campus of Gloucester College. In addition provision is made for new housing, for employment land, an hotel and some community uses. The entire site is compact and set within a forest setting using mainly previously developed land. It will have an influence over a much wider area however by hosting the further education centre and as a location for employment and living. Overall the AP and of the AAP together will achieve the aims and objectives set out in the CS.

Policies and Proposals

Cinderford Town Centre

AP 30

Cinderford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the proposals map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Proposals to change to retail will be supported subject to other plan policies. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front.

6 as distinct from the four towns within the forest of Dean District

5. Cinderford and Ruspidge

The policy defines general area within which town centre uses will be expected to be permitted and also identifies a key shopping area within which active uses will be expected to remain. It also promotes environmental improvements.

5.11 The town centre is defined on the proposals map and within it a generally wide range of uses will be permitted. Also defined is a key shopping area within which ground floor changes of use from retail will not be permitted with the exception of changes to the sort of business activity which will not be likely to lead to a reduction in activity. The area is typical of small towns in that it already includes several non retail uses but these are generally so called active frontages. It is not possible nor is it desirable to limit these non retail activities.

5.12 A frontage use is that which occupies the space immediately behind the shopfront. Most will be shop units and may have associated storage or other ancillary accommodation. Other ground floor space may or may not be suitable for various uses and applications will be judged on their merits. The policy is intended to help preserve the level of activity in the town centre, by retaining businesses which support active frontages not prevent changes to the buildings that occupy it.

Environmental Improvement Area Cinderford Town Centre

AP 31

Environmental Improvement Area Cinderford Town Centre

A continuing programme of environmental improvements will take place in the town centre. Particular attention will be paid to achieving better connectivity between the various parts of the town. This will include changes for pedestrians to provide a better environment overall and other public realm improvements.

This policy highlights an area within which improvements are to be carried out some including those supported by S106 or other developer contributions

5.13 Within the town centre there are current schemes for environmental improvements. The quality of the environment is important for the town and can help encourage visitors as well as residents. A number of improvements have recently been carried out and they complement earlier work around the Triangle.

24 High Street and related area

AP 32

24 High Street, Cinderford and related area

A site of approximately 0.32ha is allocated for continuing use for retail and ancillary uses. Unless relocated satisfactorily elsewhere the present police station is expected to remain if operational. In the event of redevelopment of the remainder of the site, any scheme should include continuous ground floor retail uses of an appropriate design along the entire High Street and Market Place frontage.

5. Cinderford and Ruspidge

This policy draws attention to an important site and safeguards its present use while enabling its redevelopment primarily for retailing.

5.14 The purpose of the above allocation is to protect a potentially important site within the town centre in order to ensure that it remains in retail use. The allocated area includes the largest convenience store in the town and this has been an important use for many years albeit with various occupiers. The site includes an area used for parking and access and the current police station, which is expected to remain unless it moves to another location elsewhere in the town (or the service itself is withdrawn). It also includes another relatively large shop unit. As indicated by this policy and supported by the frontage policy, the present uses are expected to continue if the site is wholly or partially redeveloped

Remainder of the town

Station Street

AP 33

Station Street, Cinderford Housing Allocation (4.5ha)

Land off Station Street is allocated for about 150 dwellings.

The site may be developed in phases but each separate phase should relate well one to another.

Subject	Requirements
Access for vehicles	Primary from Station Street and Valley Road
Access connections	Footpaths to Somerset Road, and safe routes to Valley Road and Station Street, access directly to playing field adjoining
Open space	Incorporated into design LAPs as needed with possibility of utilising nearby playing field for other provision
Landscaping	Some on boundary and within site to define different areas
Features on site	Strong frontage to Station Street
Special requirements	Development should retain the fabric of the former Railway Inn and will need to provide bat roosts in conjunction with it. Development will need to take full account of any contamination and propose any remedial measures if required.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

5. Cinderford and Ruspidge

This policy identifies land and allocates it for housing required under the CS. Although the site may be developed in phases these must relate well one to another in terms of design and connectivity.

5.15 This site is part of a larger area that has been partially redeveloped for housing and the allocated area will complete the process. It is composed of previously developed land most having been used for employment purposes. In early 2014 most of the land was covered by four separate planning permissions, each of which could be implemented independently. A more comprehensive scheme would be welcomed so that however the site is phased the result will be a single coherent whole. One of the four current consents covers the conversion and redevelopment of the Former Railway Inn and the retention of this building is required. The site is considered to be available in the short to medium term.

Cinderford Football Club

AP 34

Cinderford Football Club

Land at Causeway Road is allocated for recreation and open space, for the relocation of the Cinderford Football Club and for housing development.

Subject	Requirements
Capacity	About 80 dwellings on about 2.6 ha of land including the entire land occupied by the present football club 4.2 ha of land in total north of Causeway Rd to be used for recreation space, to include the relocation of the football club 0.9ha of open land used for informal recreation south of Causeway Rd predominantly using land in the northeast of the allocated area
Access for vehicles	For the housing site from Edge Hills Rd,or Causeway Rd or from both. Otherwise to use existing accesses.
Access connections	Foot and cycle connections to Causeway Road and to open space, and to Edge Hills Road and Pinewood Close.
Open space	South of Causeway Road - Integral to housing LAPs and LEAP (the latter may be provided on adjoining open area). Adjoining this an area of at least 0.9ha to be developed on existing open land east of housing area to provide informal open areas. This area to be located so as to continue to provide views through the site from Causeway Road. North of Causeway Road - New land east of existing school playing field to be developed as an integral part of it. The new site for football club to be provided within the allocated area.

5. Cinderford and Ruspidge

Subject	Requirements
Landscaping	South of Causeway Rd- To relate to open area to east and provide suitable screening elsewhere, and provide for wildlife corridors. North of Causeway Rd- some screening and strategic landscaping within the site according to location of buildings.
Special requirements	The football club relocation is required before the housing development commences but the development of supporting facilities may be phased. The enhanced open space south of Causeway Rd must be delivered before the housing site is completed.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

The purpose of the policy is to provide for a long term future for the present football club whilst increasing the range of recreation space. The policy also provides for housing which has an enabling role. It provides for the establishment of a larger area of recreation land which will include the Cinderford Football Club on land north of Causeway Road. To the south there is an area to be developed for housing and a further area of informal recreation. The latter is proposed on land that is currently open but is no longer used except informally.

5.16 The policy enables the development of the present site of the Football club for housing and also a portion of the open land to the east. It is considered that about 2.6ha of land can be developed to provide about 80 houses. The majority of the open land will then be developed as informal recreation. If there is any variation it will need to be justified and be compatible with the establishment of functional open space south of Causeway Road which should total at least 0.9ha but may include areas within and adjoining the housing itself. This may be developed in stages but from the occupation of the first house it should be available for use as open space with the basic routes through established. Additional landscaping and in particular planting will be required though the views over and through the land should be retained where possible.

5.17 The football club must move and be able to operate from the new site before the existing one can be developed, unless any interruption is agreed with the club. The relocation may however be in phases, first to establish the playing pitch and then to provide ancillary facilities. The new site will be shared with the present school and there may be scope for some joint use of buildings.

5.18 The proposal is compatible with the school's status as a sports academy and enables it to share improved facilities.

5. Cinderford and Ruspidge

Forest Vale Employment Area 75.6ha approx.

AP 35

Forest Vale, Cinderford - Employment Area

Land at Forest Vale will be protected for employment generating uses. These may include a range of activities appropriate to the location. Support will be given to B1, B2 and B8 uses and other activities that are compatible with these types of uses.

The intent of this policy is to draw attention to the Forest Vale area of Cinderford as a location for employment uses and to protect the existing area which contains some undeveloped land for that purpose. The policy will prevent development other than employment related development within the area concerned but allow redevelopment and new building. It will allow uses within the broader definition of employment generating uses where these are compatible with the location proposed.

5.19 The largest single area of traditional employment space in the district is at Cinderford and most of this area is part of Forest Vale industrial area. There are some areas within the whole that still have development potential and others that may have scope for redevelopment. While the importance of traditional manufacturing space has declined, there is still a need for such accommodation and the areas concerned are able to offer commercial premises outside the B1, B2 and B8 use classes in any event. The area identified in the plan is identified as able to provide scope for additional compatible employment generating uses and importantly is also an area that will be protected from other non employment uses. This is important not only to provide the maximum amount of land for development but also in order to retain the flexibility of the sites that are available. Development that is not able to take place close to a residential area can be accommodated in most of the Forest Vale allocation. Some parts of the identified area are close to areas of housing and the activities that can be permitted will be restricted accordingly.

5.20 The allocation includes a site on which there is permission for a superstore. This is likely to be constructed early in the plan period. Other retail proposals in the identified area beyond this commitment must demonstrate that they will be compatible with the wellbeing of the town centre. Development that could be accommodated in the town centre or which would have a severe impact on the centre will not be permitted.

Land off Valley Road

5.21 Adjoining the large area of employment uses covered by the policy, AP 35 'Forest Vale, Cinderford - Employment Area' above is an area of land which fronts and has direct access to Valley Road. It is in part bounded by open space and housing. It is occupied by part of a large mainly derelict factory which has been under used for several years. It is considered appropriate to permit part of the allocated site to be redeveloped for housing and in doing so enable the remainder to provide new employment space. The adjoining, related space will also be supported by the allocation albeit indirectly.

5. Cinderford and Ruspidge

AP 36

Valley Road, Cinderford

2.6ha of land at Valley Road is allocated for mixed development to include about 45 dwellings on 1.4ha of land and about 1.2ha of employment generating uses.

Subject	Requirements
Capacity	About 45 dwellings on the southern part of the site and 1.2ha of employment space on the north
Access for vehicles	Single access from Valley Road, possibly from a new roundabout
Access connections	Foot and cycle connections to Valley Road and to Hollyhill Wood
Open space	Integral to scheme proposed - LAPs and linkages to adjoining woodland
Landscaping	To relate to open area to east and provide suitable screening and acoustic barriers to adjoining employment land to west.
Special requirements	Site to be cleared before development commences; acoustic barrier to west and a minimum of -1000m^2 of employment space to be completed before the first house is occupied. The derelict buildings on the site and the site generally will require assessment for biodiversity and protected species, and any necessary mitigation.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

The primary purpose of this policy is to help enable the redevelopment of a large employment area by encouraging a mixed use comprising housing and new employment on part of it. The secondary purpose is to encourage development that improves the environs of that part of Valley Road. It is essential that the housing and employment identified in this allocation are developed together. The dwellings proposed on the site are not likely to be able to be occupied until the allocation site is cleared and the acoustic barrier is in place. In addition the housing element needs to be linked to the provision of employment space in order to meet the overall intention of enabling employment delivery whilst providing housing.

5.22 The policy allocates land for dwellings and for employment in a manner intended to allow the housing to support (subsidise) new employment space. This means that the development of the two elements is linked and that one cannot proceed without the other. The site is part of a much larger factory now largely disused and the demolition of most of it would be required to implement the allocation. The parts of the factory outside the allocation and adjoining employment land may be redeveloped under the general policies of the plan which allow employment generating uses (see policy above).

5. Cinderford and Ruspidge

5.23 The allocation for employment generating uses does allow a wide range of uses subject to their compatibility with the nearby uses. These include general industry and this may restrict the uses that can be considered as part of the allocation. As well as this consideration, the allocation for housing will limit the range of employment generating uses that can be considered. Uses within class B1 and some commercial undertakings are likely to be most suitable.

Linear Park including areas off Greenway Rd and Church Rd

AP 37

Linear Park, Cinderford

The Linear Park as identified on the proposals map is protected from development incompatible with its use for recreation

This policy protects the Linear Park from development not related to recreation

5.24 The Cinderford Linear Park was created in the early 1990s and involved extensive reclamation of land that was either derelict or degraded by past activity. It is now a well established and complex area spanning the transition between planted forest and the town along its western edge. The Northern Quarter AAP contains some of the Linear Park and the remainder is covered by the AP. The policy above is written to ensure its continuation as an important recreation resource and item of green infrastructure. The area is a complex one, and within the overall management there will be a variety of aims and objectives. The land will be transferred to the ownership of the Forestry Commission for continued management as a recreation and natural resource early in the plan period. Development not in keeping with the recreational use of the Linear Park will not be permitted with the possible exception of minor essential items.

Locally Distinctive Area - Ruspidge South.

5.25 An area at the south of the built up area is identified as a Locally Distinctive Area and Policy AP 6 'Locally Distinctive Areas' (reproduced below) of the Plan applies:

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

5.26 Ruspidge South - The area is on the periphery of the settlement and is undulating in nature. The dwellings are formed in an informal, sporadic manner with significant curtilages, some still used as smallholding provision. The large curtilages add a sense of openness and the area results in a very low

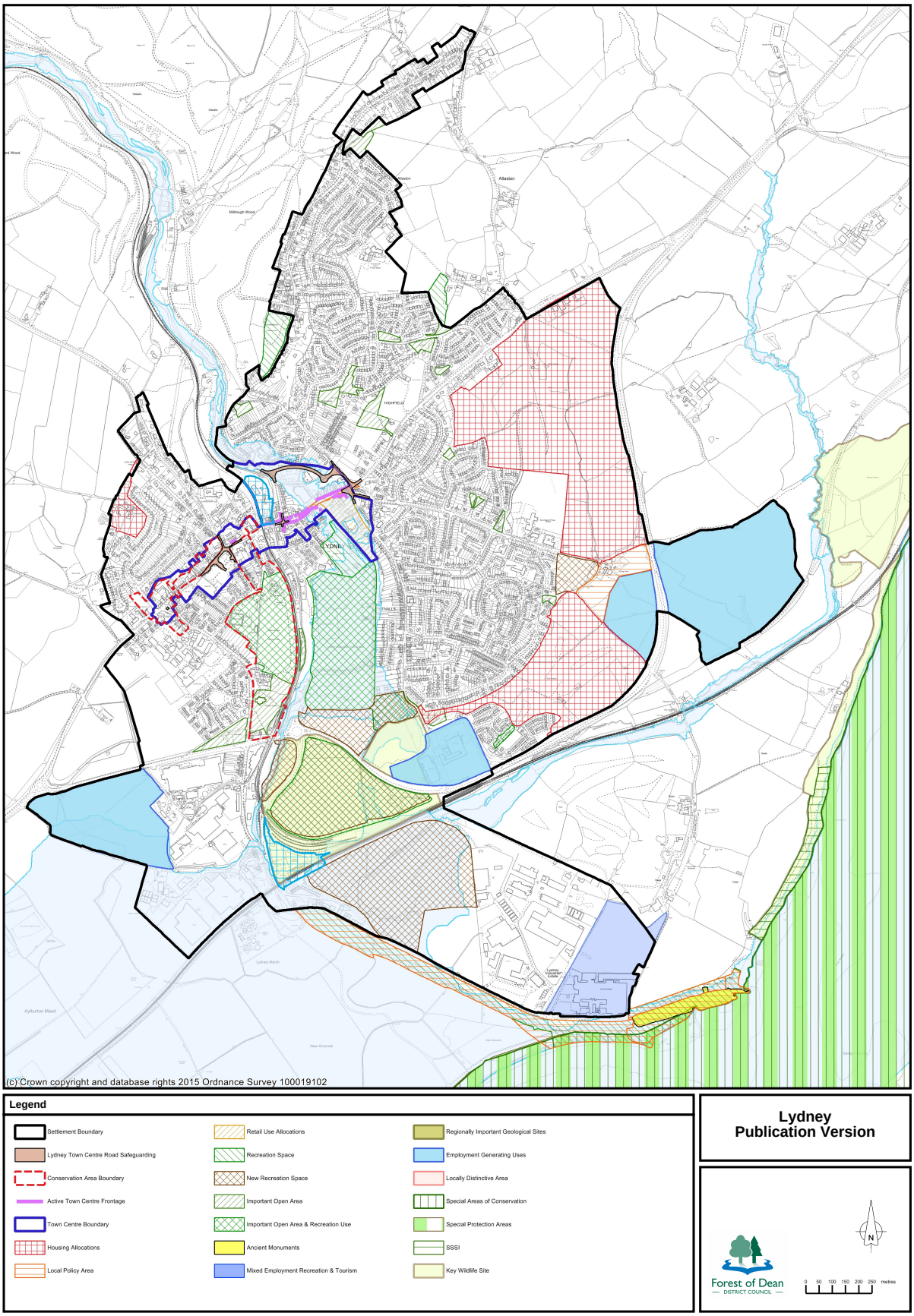
5. Cinderford and Ruspidge

density. Boundary definitions are strong, as is the relationship between dwellings and road frontages, with some reliance upon very minor, unmade roads for access. The dwellings and ancillary buildings are traditional in style and finish.

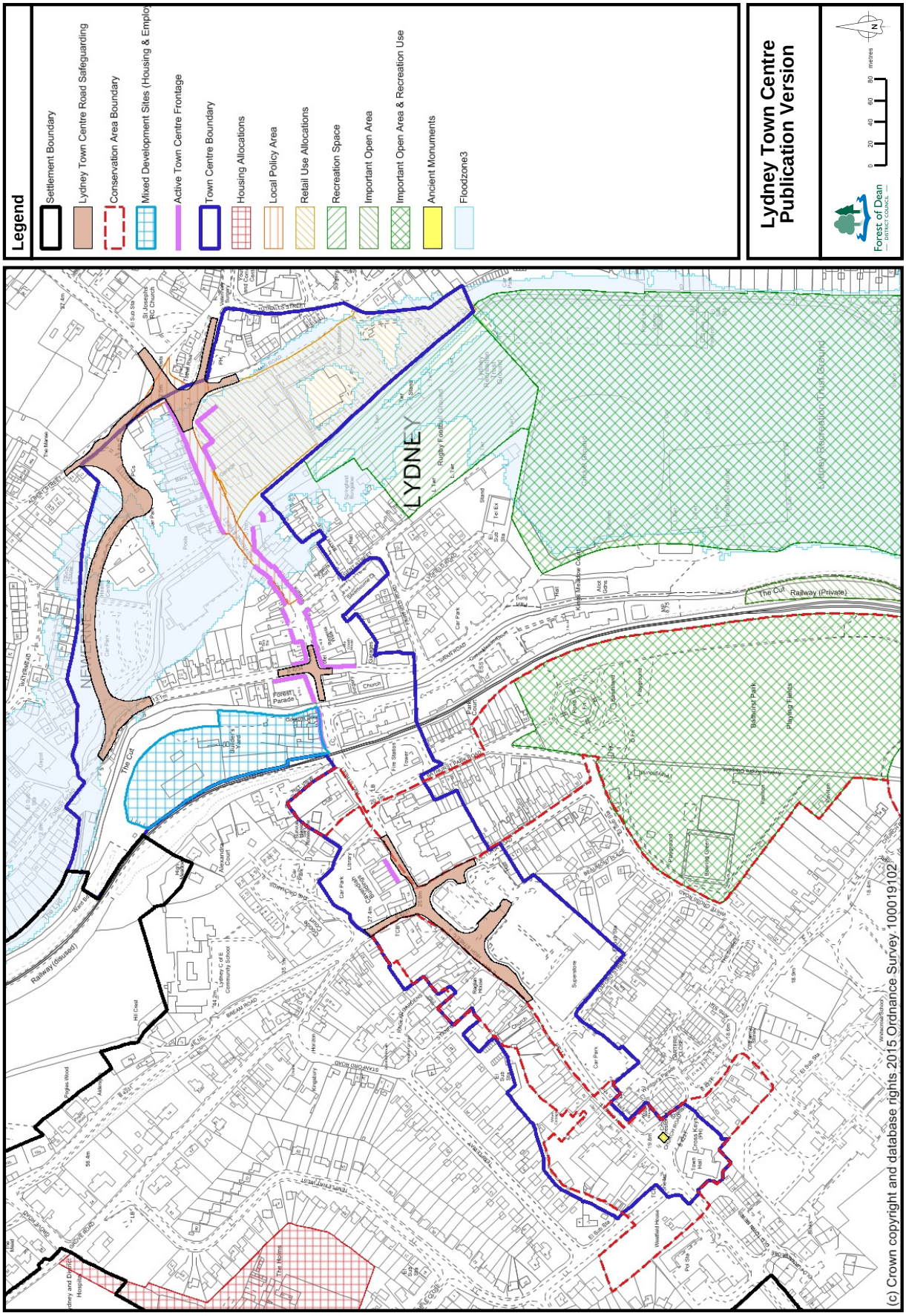
Cinderford Northern Quarter

5.27 In order to promote and regulate the major changes planned for the Cinderford Northern Quarter, an Area Action Plan has been prepared and adopted. This along with the CS comprises the development plan for that part of Cinderford that it covers. Generally it is guided by a set of detailed policies and supplementary documents which seek to create a new area and focus for the district and for Cinderford. It complements the proposals which the AP will enable and the overall outcome will realise the aims and objectives of the CS.

6. Lydney


(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Settlement Boundary
Lydney Town Centre Road Safeguarding
Conservation Area Boundary
Active Town Centre Frontage
Town Centre Boundary
Housing Allocations
Local Policy Area
Retail Use Allocations
Recreation Space
New Recreation Space
Important Open Area
Important Open Area & Recreation Use
Ancient Monuments
Mixed Employment Recreation & Tourism
Regionally Important Geological Sites
Employment Generating Uses
Locally Distinctive Area
Special Areas of Conservation
Special Protection Areas
SSSI
Key Wildlife Site
Lydney
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 50 100 150 200 250 metres

6. Lydney


Legend
Settlement Boundary
Lydney Town Centre Road Safeguarding
Conservation Area Boundary
Mixed Development Sites (Housing & Employ
Active Town Centre Frontage
Town Centre Boundary
Housing Allocations
Local Policy Area
Retail Use Allocations
Recreation Space
Important Open Area
Important Open Area & Recreation Use
Ancient Monuments
Floodzone3
Lydney Town Centre
Publication Version
Forest of Dean
LYDNEY
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

6. Lydney

Lydney Town

Character of the Settlement

6.1 Lydney is situated outside the forest but historically shared or depended on similar industries to the other towns. It provided important transport links to a wider market. It has developed rapidly since the late 19th century from a smaller settlement at the western end of the present town to one which is the largest of the forest towns having a population of almost 9000. Today the linear nature of the town centre remains although the majority of the shops are at the eastern end of the main street. The centre is bisected by what is now the Dean Forest Railway. Part of the centre and land to the south is a designated Conservation Area. Much of the town is on rising ground although the older industrial areas and the town centre are on relatively flat and generally low lying land closer to the Severn Estuary. For its size the town is quite spread out north south between housing on high ground towards the Forest and (some 5 km away), the harbour. There is some separation between the older traditional employment areas and the remainder of the town and there is further division between Harbour Road and the remainder of the town marked by the mainline railway. Within the town are some large and very important open areas most notably Bathurst Park and the recreation ground. They both contribute greatly to the character of large areas of the town.

6.2 The form of the town is heavily influenced by topography. Its proximity to the Severn Estuary is apparent when studying a map but there is not an awareness of this or of the large attractive areas of open space when in many parts of the town. There are areas where there are views to and beyond the estuary, although physical access is constrained by the need to use the available crossing points of the mainline railway. At the main crossing point is the station which is the only national network railway station in the district.

6.3 There are other influences that have shaped the town not least the western boundary with Lydney Park Estate land and the steeper slopes to the north and west of the centre. Also important are the very low lying New Grounds which form part of the Severn Vale which is vulnerable to inundation.

6.4 Built forms vary throughout the town and there are some notable buildings dating from before the major expansion and others which date from the 19th century. Since that date a series of mainly residential areas have developed along with employment on industrial estates. Underlying these are the railways and harbour together with the main roads including the bypass all of which serve both to define and constrain some localities.

6.5 The industrial past of the town has left some features such as the harbour itself, some traces of the former tinplate works and the more recent developments dating from the second world war (the harbour Rd Industrial estate for example). More recent industry remains as do two of the district's largest manufacturing employers.

6.6 At the time of writing a Neighbourhood Development Plan was in preparation by the Lydney Town Council. This is expected to contain a range of policies that will apply over the entire Parish although most will be directed to Lydney town. NDPs when completed and "made" become parts of the Development Plan and are used as such in the assessment of development proposals.

6. Lydney

Key Issues

6.7 The issues identified in the CS remain key issues for the AP to address via its polices and proposals. The table below contains an updated list of those issues.

Sustainable development

- Promote Lydney in a sustainable manner as serving the Forest of Dean, gaining maximum advantage from its location.
- Contribute to the overall sustainability of the district by complementing the function of the other towns.
- Recognise that the town offers the greatest level of opportunity for change and plan, promote and accommodate new development accordingly.
- Ensure new development uses resources efficiently, by following the guiding principles set out in the Core Strategy and elsewhere.
- Enhance the character of the Conservation Area and the setting of buildings or other features of historical importance.
- Ensure that proper account is taken of flood risk and that new development is not put at risk nor puts existing development at risk.

Employment and skill levels

- Stimulate economic development providing higher skilled and higher paid employment.
- Provide a wider range of employment opportunities and encourage their development at the same time as the major housing sites.

Education

- To enhance provision in the town, to improve access where difficult and to ensure that the needs of the community are met as it continues to develop.

Town centre

- To improve the physical environment of the town centre and provide opportunities for additional and improved retail uses in suitable premises, focusing on key sites.
- To reduce the impact of through traffic.
- To address air quality issues and support the development of the AQMA management plan and its implementation

6. Lydney

Tourism and recreation

- Continue to improve the town's role in providing opportunities for recreation and tourism development based on the historical and natural attributes of the harbour, the dock and Dean Forest Railway. Ensure that these compliment the town providing an improved environment.
- Encourage greater use of the town centre by visitors.

Housing and affordability

- Deliver new housing on a variety of sites to suit the local needs. The Plan will enable new housing to be delivered principally on land to the east of the present town. Redevelopment opportunities that can provide additional housing in support of mixed development will be promoted. Affordable housing will be expected as a 40% share of all eligible sites.

Community facilities

- Provide significantly improved community facilities, to serve both the local population and also a wider catchment area.

Transport and access

- Provide a better environment especially for the town centre including the bus station. New highway building and environmental improvements are part of the Lydney Highway Strategy.
- Improve the use and facilities of the mainline station
- Key elements of this strategy are to be delivered as part of the east of Lydney development. This will result in a better environment and will therefore support the wider objectives of the plan's strategy. Optimum use should be made of the railway station which should offer improved facilities including parking, and the Dean Forest Railway. In the longer term the possibility of rail freight will be examined. New development will be required to take advantage of the town's access to the rail network and to contribute to the overall highway strategy and other necessary improvements.

Natural Environment

- Make best use of the natural environment with new development that is compatible with and protects it while also benefiting from the setting offered.

6. Lydney

Severn Estuary

The Severn Estuary is one of the most dramatic such features in the country. It is also with some justification one of the most protected and is a designated SSSI, SAC, SPA and Ramsar site. It shapes the settlements along its banks and is the reason for the existence of many of them. In the case of Lydney the Plan seeks to take advantage of the setting but must do so in a manner that ensures the proper protection of the environment which includes the identified nature conservation interests.

One of the constituent sites of the Wye Valley and Forest of Dean Bat SACs is also within 2km of Lydney.

Appropriate consideration of the close proximity of European sites is a key element of proposals within the town and Lydney Harbour. Potential adverse impacts are possible to the European sites from the scale of development proposed. Given the potential for adverse effects there are special requirements for proposals which may affect the integrity of these sites. Policies in the Lydney area which are relevant particularly relevant include: AP 42, AP43, AP44, AP46 and AP47.

Development proposals will be required to demonstrate that they will not have an adverse effect on the integrity of European sites. All proposals must be compatible with the Habitats Regulations and the conservation status of the estuary and bat sites.

Specific detailed studies are likely to be required to support the planning applications in the Lydney area and are set out in the appendix to the Plan.

Whilst the above requirements arise through the implementation of policies outside the AP itself, the consequences of non compliance could mean development is unable to take place. It is therefore essential that development fully assesses its impacts and that they are shown to not have adverse effects on the integrity of the sites concerned.

Relationship with the Core Strategy

6.8 The CS makes clear the role for Lydney as the town where most change is expected. This is due in part to the presence of facilities which will support the level of growth planned (subject to appropriate developer contributions) and to the availability of land which can be developed and is relatively free of constraints. Most of the land to be developed in the town has been allocated since the previous Local Plan and the major development east of Lydney is now under way. Those areas that are not being developed at present remain allocated although most of these are also covered by planning permissions. As a result, the greatest changes over the CS period which are likely in the town are now committed.

6.9 Part of the CS strategy is to work within the scale of committed development while re affirming the various LP allocations. Equally important is the change in focus that is being promoted for Lydney and which depends on renewing the physical links between the harbour and the town. It also requires a new policy stance to encourage a wider range of high quality employment with an increased emphasis on tourism and recreation. Additional land is allocated for these uses while the committed land predominantly east of Lydney is also available for a wide span of employment related purposes. At the time of writing there was an outstanding permission for a new supermarket on land adjoining the foundry south of the town.

6.10 When the CS was written it was intended that there would be an AAP for part of Lydney including the town centre and the harbour. This has now been incorporated into the AP but the aims and objectives remain. The AP therefore contains policies which implement the CS both in respect of what was the AAP area and the remainder of the town.

6. Lydney

6.11 As part of the establishment of physical links between the town and the harbour, better walking and cycling routes are identified. In some cases these use existing paths. The town has a network of paths of varying nature and some are capable of being upgraded to encourage greater use over a wider range of times. These routes are multi purpose and include for example one providing access to the station which also serves as a recreational route to the harbour.

6.12 Although the harbour is the most important of Lydney's attractions, it is not the only one. The entire frontage of Harbour Road, the Harbour itself and the present foot/ cycle access is an area that is expected to develop further mixed uses. These will be encouraged in a manner that allows continued employment, but adds quality opportunities for recreation and tourism as well as a range of employment. Tourist accommodation may feature along with better access to the stations, Mainline and Dean Forest Railway (DFR).

6.13 The harbour and "canal" runs from near the station to the sea gates with the estuary. It and the former railway line to the immediate south are allocated for recreation uses and for improvements to provide additional interpretation. The plan seeks to protect the area whilst making use of this important heritage asset. It is expected that the use of the harbour itself will increase. The facilities presently on offer are very limited and some addition to these is encouraged.

6.14 The station itself was in 2013 the subject of a masterplanning exercise that identified short and long term opportunities. The realisation of these is intended through the allocation in the Plan which reserves an area for rail related uses. It also permits employment uses and ancillary facilities. The mainline station and its improvement is a priority but changes will also be expected to give better access and hence integration of the DFR terminal with the station car park and the mainline station itself.

6.15 The extensive area of undeveloped land between the existing parks and the mainline railway has been previously used as a municipal tip. Under the old Local Plan it was allocated for recreational use and the AP retains this general allocation. The site is suitable for a variety of informal recreational uses and will be developed to improve its nature conservation value. Interpretation may also be a feature. The type of uses sought will need to be in keeping with the nature conservation interest of the area (it is a key wildlife site) and also the physical capabilities of the land itself, bearing in mind the former use. There is already public access to the area by way of footpaths and additional routes will be established for cycling and walking.

6.16 The existing industrial areas are important and the Plan will support their further development. In addition large new areas are set aside for employment generating uses. These new sites are the largest and most accessible in the district and their development forms an important part of the overall strategy. They are suitable for a wide range of uses and are likely to be developed over a relatively long time period. Existing sites in employment use in Lydney vary from those hosting important single occupiers to areas containing a variety of premises which can provide for both the continuation of existing and the establishment of new businesses. Generally the plan offers what flexibility it can in terms of the uses that are likely to be acceptable and seeks to encourage a long term improvement of the quality and range of employment on offer on all sites. New employment areas will all be required to be developed to high standards. Existing areas proposed for redevelopment or intensification will be suitable for a variety of uses providing they are compatible with the aims of the plan of improving the frontage to Harbour Road and encouraging a better range of employment.

6.17 Although most of the mixed neighbourhood "East of Lydney" is committed by way of planning permissions it remains allocated until developed. The allocation has been carried over from the previous plan taking account of the development that has been commenced. Of the areas that are not commenced, those with planning permission are allocated for development compatible with their permissions. In December 2013, one area was under construction and two areas have permission capable of accommodating about 1200 dwellings. One additional area has capacity for about 470 dwellings and has in the past had permission

6. Lydney

for the majority of the land concerned. The major employment site east of the bypass which has permission has been allocated pending its development. Included in the development presently proposed within the bypass is a permission for a new out of town supermarket.

6.18 Whilst implementing the above changes development should ensure that it takes full account of and protects the environment and this includes the recently designated AQMA which affects part of the town centre.

Policies and Proposals

Policies and Proposals Applicable to the Town Centre

AP 38

Lydney Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the proposals map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Proposals to change to retail will be supported subject to other plan policies. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front.

Throughout the plan period opportunities for environmental improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. With the development of the Newerne Link which is the largest part of the highway strategy there will be the opportunity to improve the town centre and especially Newerne Street itself. There is likely to be some form of change to the carriageway but it must remain available for all vehicles that require access. Any improvement scheme will be designed in order to complement the redevelopment that is able to take place on the land off Hams Road/ Newerne Street.

Development proposals in or affecting the town centre will be required to show how they satisfactorily consider and address the identified air quality issues

The policy defines general area within which town centre uses will be expected to be permitted and also identifies a key shopping area within which active uses will be expected to remain. It also promotes environmental improvements.

6.19 The proposals map identifies an area within which a wide range of uses will be permitted that are appropriate to a town centre. Also defined is a key shopping area within which ground floor changes of use from retail will not be permitted with the exception of changes to the sort of business activity which will not be likely to lead to a reduction in activity. The area is typical of small towns in that it already includes several non retail uses but these are generally so called active frontages. It is not possible nor is it desirable to limit these non retail activities. Important parts of the town centre and much of the key shopping area are located where there are identified flood risks. Development will need to take these into account and where possible, changes that occur should reduce any potential risks.

6. Lydney

6.20 One particular issue which has been identified is that of air quality and an Air Quality Management Area has been declared. Development proposals will need to consider this and demonstrate a satisfactory impact on it. Transport assessments and green travel plans are in any case requirements of major development schemes and these and other measures will need to demonstrate how proposals affect the AQMA and can reduce pollution. Other "freestanding" measures to address air quality may be introduced during the plan period to which developers will be required to contribute.

Lydney Town Centre, - allocations for mixed uses including retail and for public space 1.9ha

6.21 Land at the Hams Rd Newerne Street Junction will be allocated for retail and community uses to include new or redeveloped retail units, provision for public transport, public outdoor circulation space, access to the riverside.

AP 39

Lydney Town Centre, Retail and mixed use including Public Space

1.9 ha of land is allocated for mixed uses to include retail space based on a redevelopment of the site or a smaller additional scheme which enhances and unifies the site in order to make it a key central part of the town centre. In addition community uses will be permitted together with an ancillary element of residential. Land set aside for public access and circulation will be required to include space for assembly (0.08ha) and access along the riverside. Both the design and function of the site will be expected to enhance the town as a whole.

Subject	Requirements
Access for vehicles	Vehicle access from Hams Road
Access connections	Main pedestrian access from Newerne Street, also routes from recreation trust ground, Hams Road and alongside river
Open space	Intergral to development to include a public space close to Newerne Street
Landscaping	As required by development in order to make a positive contribution to its setting.
Special features	The site may be phased but each element must be compatible with the others. <u>Development of the site must:</u> • Create an attractive aspect to Hams Rd • Retain or add a frontage to Newerne Street either comprising retail units or units and a mixture of publicly accessible circulation space, with sufficient built form to complement the existing developed frontage opposite • Provide publicly accessible space (capable of use for assembly) and functional routes through the site (east west and north south)

6. Lydney

Subject	Requirements
Special features continued	• Enable the site to be accessible by a variety of public transport • Relate to the proposed highway/ pedestrian priority scheme for Newerne St. • Take full account of flood risk • Provide access to the river for maintenance <u>The development may provide:</u> • Community buildings • Freestanding Retail units • Commercial/ office units • Cafe/ pub served from the street and/ or with a frontage onto the public space • Flats or dwellings which may include ground floor dwellings but only on Hams Road • Redevelopment of the bus station providing satisfactory arrangements are made for existing users
Housing	See above - housing permitted as part of other mixed uses
Affordable housing	40% sought in accordance with Core Strategy policy CSP5 if more than 10 units.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

This is a mixed use allocation which requires as a main element ground floor retailing and public space. The site may be developed in parts but these must be co ordinated so that the whole area functions together. The intention is primarily to provide improved retail space with a new frontage and also public space compatible with the existing and proposed highway network. The allocation is for a larger area than the recent permission for a retail unit but is compatible with it, enabling the implementation of the approved scheme as an initial phase of a more comprehensive development.

6.22 The above site is the most important and largest in the town centre to offer potential for additional development. It is capable of hosting development that would materially increase the amount of retailing in the town or could be developed with an emphasis on redevelopment to improve the quality and suitability

6. Lydney

of the offer. The site, like all the town centre may be affected by the possible development of an out of town store, but remains a priority for development in order to ensure that it makes the optimum contribution to the town's well being.

6.23 The site is a complex one and is already occupied by a variety of uses. Of these the tyre and exhaust fitter is not a typical occupant of prime town centre land and may be expected to relocate. It is the subject of a planning permission to redevelop for a new retail unit. Other uses on the allocated site can remain or be re configured in a manner that achieves the policy aims. The focal point of any development should be the existing streets and the proposed public space. This may take the form of a semi formal square and would logically be close to any re established riverside access.

6.24 The site has some constraints but is very much able to set the tone for a large and important part of the town centre. It is close to the River Lyd and is in an area where flood risk assessment will be needed. Existing buildings may all be redeveloped, or may be incorporated into a new scheme subject to a satisfactory result. One solution to how the site can be satisfactorily developed is illustrated by the current permission and this can be implemented alongside other changes in order to implement the policy above. Alternately a revised scheme or schemes for the whole site may be appropriate.

Mixed Use Allocation Hill Street 1.1 ha

AP 40

Hill Street Lydney

Land off Hill Street is allocated for mixed uses to include housing and retail/ commercial uses. The land allocated presently includes a number of businesses the largest of which would benefit from a more appropriate location. The site including this business use is therefore identified as suitable for redevelopment to include housing and to retain a commercial/ retail frontage. It is allocated for about 25 dwellings but that figure is flexible depending on the type of units proposed. The design should however be a single cohesive scheme although it may be divided into a number of sections which may also be able to be phased. The frontage of the site includes several buildings which may be retained (subject to satisfactory access) but equally could be redeveloped. A frontage of substantial buildings onto Hill Street should be one end result of the development.

Subject	Requirements
Access for vehicles	From Hill Street
Access connections	From frontage
Open space	As required within site- ancillary to housing
Landscaping	As required by development in order to make a positive contribution to its setting.
Features on site	The development must provide: • Satisfactory access for the site for pedestrians and vehicles • A frontage of commercial, retail or restaurant/ food uses/ other active frontage to Hill Street (if it is redeveloped)

6. Lydney

Subject	Requirements
Features on site (continued)	The development may provide: • Flats over other uses • Community buildings/ space
Special requirements	May require access improvements, and therefore need to redevelop the frontage to Hill Street. It should be designed to take account of Dean Forest Railway.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

This policy enables the redevelopment of the site and promotes housing as part of a mixed use. It must retain or provide a new a retail or other active frontage onto Hill Street

6.25 The main occupier of the above site has permission to relocate elsewhere in Lydney. The bulk of the site is considered suitable for uses that benefit from but do not necessarily rely on a town centre location. The frontage forms an integral part of the town centre and should continue to do so whether or not it is redeveloped as part of the wider scheme. The site is therefore identified as suitable for housing with a retail/ commercial frontage.

6.26 The allocation is for a scheme to include about 25 dwellings and should be designed as a single entity. It may be suited to a particular type of market, possibly for older persons who are mobile and wish to live close to a town centre. There may be scope for a community use within the whole.

6. Lydney

Highway Improvements in the Town Centre

AP 41

Lydney Town Centre Highway Improvements

Land within the town centre is identified for highway improvements to include:

The Newerne Link and associated improvements: This comprises a new road link from the foot of Highfield Hill to Forest Road via the existing car park and unused land to the rear of Watermead. It will involve new junctions with Highfield Hill itself but also Albert Street and Forest Road, and a new link road between these locations.

The improvement of the Bream Road, Hill Street and High Street based around the installation of traffic signals at the junction of Hill Street and Bream Road.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

The policy safeguards land for the implementation of the town centre elements of the Lydney Highway Strategy. It is complemented by a policy providing for environmental improvements, some of which will be required and enabled by the town centre highway changes. They will need to address issues of air quality arising from the currently designated AQMA .

6.27 Land has been safeguarded since the late 1980s for a new highway scheme in Lydney. The previous Plan (the 2005 District Local Plan) showed a version of the scheme which was yet to be built but did not reflect the latest design. The AP updates this showing land safeguarded that will accommodate a smaller scheme which can be implemented with less disruption. It will enable the eastern part of Newerne Street with its frontage onto the primary shopping area to be clear of through traffic. This will benefit the environment and should help address current air quality issues.

6.28 The previous scheme identified the Bream Road junction as one in need of improvement and safeguarded land which included more than the dedicated highway in order to implement it. The current design would involve only changes within the highway and is shown on the proposals map. This junction is recognised as one where there is both congestion and poor air quality so its improvement is a priority. In 2014 funding was given for some improvements, including the installation of signals at the Bream Road junction.

Policies Applicable to the Harbour and Land South of and Including the Mainline Station

6.29 A major aim of the Plan and the CS strategy is the intention to provide a new focus for Lydney which takes advantage of its location on the Severn Estuary and provides better connected higher quality employment opportunities. The further development of tourism and recreation and the ensuing economic benefits is another aim. These aims in part depend on improvements to the appearance of the area but also the provision of a range of new uses and enabling new activities which can enhance or re invent the areas relationship with the harbour and the estuary. They also depend on the gradual re location of some uses to other premises. Elsewhere in Lydney there is a great deal of development planned and the Plan

6. Lydney

allocates this as well as making provision for some of the vital connections. New development and especially the east of Lydney neighbourhood will be encouraged to use the harbour and will provide an increased population to do so. The AP's part in achieving this is mainly by promoting and allocating land and the following allocations are proposed in and around the harbour:

- The allocation of the harbour itself and associated land for recreation and tourism based use.
- Pine End Works and land to the rear for mixed uses including tourism and recreation but also residential.
- The Lydney industrial estate for a range of employment but including a new frontage.
- The lakes south of the station for conservation and recreational use
- The mainline station itself for improvements and linkages to the Dean Forest railway together with some mixed development that complements the station itself
- The identification of new and improvement of existing cycle and walking routes, including functional and recreational paths and linkages to the town, the east of Lydney neighbourhood, and to the wider area.

Note: Only development that on implementation and use is fully compatible with the conservation status of the Severn Estuary will be permitted and its compatibility will need to be demonstrated by the relevant type of environmental assessment including any required under the habitats regulations.

6. Lydney

Lydney Harbour

AP 42

Lydney Harbour

Land including Lydney harbour is allocated for recreation and tourism based uses. These may include the following:

- Recreation and access for walking and cycling
- Buildings and structures in keeping with the site to include cafe, toilets and interpretation.
- The conservation and retention of the existing buildings within the ancient monument
- The creation of green infrastructure
- Ancillary structures to permit increased use by boats, and in addition any necessary for the management of the harbour itself.

All will be subject to their compatibility with the safeguarding and enhancement of the harbour as an historic feature, the conservation status of the estuary and their compatibility with the Habitats Regulations. The Special requirements as set out in Appendix "Lydney European Sites" apply " Proposals should take account of flood risks

The intention of this policy is to encourage and enable to be permitted changes at the harbour which increase its potential for recreation and tourism whilst retaining and safeguarding its character and structure.

6.30 The harbour from the sea gates to the termination of the wider canal section near the station together with the surrounding area is identified for tourism and recreational uses and to function as green infrastructure. These should be based on the natural assets of the site and can include activities based on the water itself or simply support the quiet enjoyment of the locality. The harbour and dock structures within the total allocation of about 13ha are variously protected and any development must respect this while also taking into account the nature conservation importance of the area (especially the estuary itself). There is still however considerable scope for changes to the area which respect and enhance its conservation status. Activities and uses that may be acceptable include interpretation, cafe, toilets, buildings related to and necessary for boat uses. The existing path/ cycle track to the south of the harbour will be retained and may be enhanced, whilst access to the harbour and views of the harbour are expected to be improved though with the retention of the great majority of the trees. The development of the harbour itself will be complementary to the land north of Harbour Road which will be suitable for a variety of employment generating uses. These areas, adjoining the harbour offer considerable scope for business based development making a local, regional and national contribution to the economy. The use of the harbour by boats is expected to increase especially in the dock itself. Development that is permitted may help in supporting the maintenance of the dock and harbour should it change hands. The maintenance of the structures is essential as is the retention of their role in regulating the flow of water from much of Lydney.

6. Lydney

Pine End Works and Land to the North

AP 43

Pine End Works and Land to the North

Approximately 10.6ha of land including Pine End Works and land to the rear is allocated for an employment led mixed use development. The main uses will generate employment and can include a wide range of activities, in order to form a leisure and tourism focus. The site has the potential to provide both conventional employment space as well as a harbour frontage which maximises its potential as a leisure and tourist destination. These other uses could include retail, food and drink uses, education and tourist accommodation. In addition an element of residential use is provided for and is expected to be integrated into the whole.

Subject	Requirements
Access for vehicles	Primary from Harbour Road, secondary access possible via industrial estate
Access connections	Footpaths from Harbour Road and from Naas Lane
Open space	Incidental to design
Landscaping	Some on boundary and within site to define areas of different uses
Features on site	Frontage to harbour and integration of residential element with business properties
Special requirements	Development area must protect and enhance setting of harbour and dock and also Naas House. All proposals will need to take full account of the conservation status of the estuary and be compatible with the Habitats Regulations. Special requirements as set out in the appendix “Lydney European Sites” are likely to apply. Although the site is not directly affected by flooding, access to it may be and in any event full flood risk assessment will be required for the developments which are allocated.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5 subject to site viability

This policy exists in order to encourage a new form of mixed development centred on Pine End Works and land adjoining. Development should enable the site to provide an increased contribution to the local economy and be part of the "lift" required to encourage better use and increased tourism and recreation activity in the general area. The policy may be implemented in stages and if this is the case should ideally follow an overall masterplan to deliver the required outcomes.

6. Lydney

6.31 The former Pine End Works and land to the rear occupy about 10.6ha of land close to the harbour. The entire site is allocated for mixed uses with the emphasis on employment generating uses and leisure and tourism related activities. It is a key site to the Plan's aim of shifting the emphasis of this employment area from one of general employment often comprising lower cost premises to one that offers much greater potential for employment and for attracting visitors. The site will be expected to develop to be complementary to the harbour itself and may have a direct relationship in terms of some of the activities that take place. In order to do this, a mixed use is promoted and although this is expected to have its main focus on employment, part of the mix is an element of housing. This will need to be an integral part of the development, possibly in the form of flats over business units. There may also be an element of holiday accommodation and live work units that have some affinity for their location (for example by providing work space that accommodates activities that may be expected in connection with the estuary or the use of it). Retailing will be encouraged where it is related to the other employment activities on the site or where it does not compete unduly with the town centre.

6.32 The various new uses on the former Pine End Works are expected to be related to one another in order to enable the development to present a single coherent form and whilst it may actually comprise several buildings and be constructed in phases the development should be carried out under a single masterplan prepared by the developer. This is especially important with regard to the frontage where design should be used to provide an important part of the new character for the area. Although this is to be derived from the intention of using and relating to the natural resources, the physical form of any buildings need not be traditional. Modern buildings may be preferred providing their design is of a high standard and relates well to their surroundings. In any event energy efficient buildings possibly taking advantage of nearby local initiatives are most appropriate. The development of the site may be complemented by the redevelopment of the adjoining industrial estate to the north west. The land to the rear of Pine End Works is capable of being developed separately or in conjunction with Pine End Works, and although the whole site must be viewed together, and will be treated as one in any masterplan could accommodate separate undertakings. It is more suitable for general industrial uses although all development must respect and retain the setting of the nearby Naas House which is Listed (grade 2*).

6. Lydney

Lydney Industrial Estate

AP 44

Lydney Industrial Estate

The existing Lydney Industrial Estate (24ha approx) is allocated for employment generating uses.

Subject	Requirements
Access for vehicles	From Harbour Road, new or as existing
Access connections	Could connect via adjoining land and footpaths
Open space	Incidental to design
Landscaping	Some on boundary and within site to define areas of different uses
Features on site	Extensively developed but capable of redevelopment. Due to the differing ages and nature of the existing buildings some may remain, others are suitable for refurbishment or replacement.
Special requirements	Development of the site must protect and enhance setting of the harbour. Uses may include B1, B2, B8 and other employment generating uses. Retail and commercial uses can be provided if they are not suited to a town centre location. Development of the frontage onto Harbour Road must demonstrate an overall improvement compatible with the Plan's intentions of improving the whole area. All proposals will need to take full account of the conservation status of the estuary and be compatible with the Habitats Regulations. Special requirements as set out in the appendix "Lydney European Sites" are likely to apply

The policy supports a continued range of employment uses on the site and expects a suitable range to be permitted that is compatible with the other policies of the Plan. It requires especial attention to be paid to development of the Harbour Road frontage both to provide the lift for the area and for the site itself.

6.33 The present industrial estate covers some 24ha and includes some vacant and some under used land. It originally dates from the Second World War and has since then hosted some small and some larger employers. It offers a variety of accommodation including some at lower cost. There is often a significant amount of vacant space and there is beyond that scope for further building within the site. The site is allocated for development or redevelopment for employment generating uses and this could include a variety of occupiers similar to those there at present. With the re focus on the wider range of activities and the need to bring improvements to the area and especially having regard to the allocation of Pine End Works, it is considered that the development of the industrial estate should allow for a greater range of

uses on the frontage with Harbour Rd. These could include retail uses not likely to compete with the town centre as well as commercial activities. Tourism and recreation are also acceptable within the context that the site is intended to provide a range of uses including general industry. Other areas within the site may be suited to evolutions of the present main occupiers such as the bridge building activity currently present.

Lakes South of the Mainline Railway

AP 45

Lakes South of the Mainline Railway

Approximately 18ha of land south of the mainline railway is allocated for informal recreation and open space compatible with its existing or enhanced nature conservation value.

Subject	Requirements
Access for vehicles	From Harbour Road
Access connections	Footpaths and as above. May include new footpaths
Open space	The allocation is expected to comprise a variety of open space
Landscaping	Integral to the application
Features on site	Lakes and low lying land
Special requirements	Retain any flood storage function, conserve lakes and provide connections to footpath. All proposals will need to take full account of the conservation status of the estuary and be compatible with the Habitats Regulations. Special requirements as set out in the appendix “Lydney European Sites” are likely to apply

This policy enables and encourages the use of the area as one providing a range of informal recreation. It is intended to make the best use of the land and make a positive contribution to the Plan in terms of raising the profile of the area. Any development permitted will be required to demonstrate that it does this whilst retaining the amenity and flood storage roles of the lakes.

6.34 There are two attractive lakes south of the mainline railway set in an area of open ground. They are largely the result of the extraction of material used to construct the tidal defences along the estuary and are quite recent in origin (post 2000). The area is already proving to be of importance for wildlife. The site is part of the green corridor from the park immediately south of Lydney town centre through to the docks. The land is low lying, prone to flooding and operates as flood storage so the end uses are limited. Equally it is attractive and has potential to complement the harbour and recreation land to the north. At present the site has limited access and is crossed by a single public footpath. Adjoining the site is a waste related activity which has resulted in the raising of levels over an area of open land. This defines the flood plain and the activity is likely to be limited by this. It has planning permission for further waste related development. The land adjoining the raised land is presently a scrapyard with ancillary facilities and whilst

performing a useful function its presence does not accord with the overall aims of the plan. In the long term its relocation or landscaping around the site should be considered and may in part be achieved as a result of the implementation of the neighbouring, permitted, waste use.

Cycling and walking

AP 46

Lydney Harbour Area - Cycling and walking

New and improved cycling and walking routes will be identified and encouraged in the harbour area. All proposals will need to take full account of the conservation status of the estuary and be compatible with the Habitats Regulations. Special requirements as set out in the appendix "Lydney European Sites" are likely to apply

6.35 There are already a number of cycling and walking routes in the area around the harbour. In addition the Plan seeks to reinforce the wider network around the town and makes linkages to longer distance routes within the district. This policy enables the identification of routes which will be able to be developed or used in connection with the other policies applicable in the harbour area. Its purpose is twofold, firstly to identify and protect routes and principles, and secondly to emphasise the importance of the network as part of the planned changes at the harbour area.

Policies Applicable to the Remainder of the Town

East of Lydney the following land will be allocated in order to complete the planned new neighbourhood:

AP 47

East of Lydney

East of Lydney land including the remainder of the planned new neighbourhood including employment sites and housing, a neighbourhood centre and public recreation space will be allocated for the following:

Approximately 1684 new dwellings, 25.8ha of employment generating uses (including associated landscaping), a neighbourhood centre, a public park and associated recreation space and land for an additional primary school.

All proposals will need to take full account of the conservation status of the estuary and be compatible with the Habitats Regulations. Special requirements as set out in the appendix "Lydney European Sites" are likely to apply.

The intention of this policy is to retain the commitment to the major development east of Lydney which lies within the above allocation. The policy is expected to be implemented in phases and by different developers but should result in a single coherent mixed use neighbourhood. The allocation will deliver a major mixed development which may not be complete by the end of the plan period.

6. Lydney

6.36 The land east of Lydney was first proposed to be generally allocated under the former 2005 Local Plan. It comprises a major mixed development and includes one site suitable for employment generating uses and another which has permissions which include a neighbourhood centre, employment and housing. The neighbourhood centre and the employment area are both considered suitable for community uses especially those which also provide employment. Also included is a reserved site for an additional primary school should that be necessary. The allocation made is for development compatible with the current planning permissions and at the time of writing one phase of the development was under way and preparatory work (eg drainage) had been carried out for another section. Finally the allocation re affirms the large employment commitment immediately to the east of the bypass, Hurst Farm. Some 15ha of land will be provided here for a variety of uses within a gross area approaching 22ha.

6.37 In the event that the presently approved schemes do not proceed as they are, the allocation makes provision for very similar development. This includes housing, employment generating uses, a neighbourhood centre and open space but also a new school site and other infrastructure as required. In addition to the areas that are or have been covered by planning approvals (in January 2015), there is an area of about 3.5ha which is allocated and is suitable for housing but has never been the subject of a permission nor recent application. The allocated site includes several elements but together forms a single new neighbourhood with mixed uses. Almost all was originally allocated in the 2005 Local Plan and part is now under construction. Adjoining the original allocation is a further area for about 130 dwellings which received permission in its present form in 2014.

Employment Uses Including Foundry Site

AP 48

Employment Uses Including Foundry Site

About 5.7 ha of Land will be allocated for employment generating uses to include the present foundry, and land either side.

Subject	Requirements
Access for vehicles	Primary from bypass via access already in place
Access connections	Potential for access from Tutnalls
Open space	Incidental to design- retain Mead Lane as green route where possible
Landscape	Structural landscaping within site
Features on site	Retain and enhance boundaries
Special requirements	Development area must take account of area subject to flood risk

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

6. Lydney

This policy identifies land, some of which is in current use for employment for continued use for that purpose.

6.38 The allocated area includes the foundry which is one of the area's major employers as well as land on either side. To the west there is an area of tipped land which is of a similar nature to that which the current foundry was built on. It is suitable for additional employment space either as part of the foundry or as a separate entity providing the uses proposed are compatible with the surroundings. To the east is the former foundry, now largely cleared which is suitable for redevelopment for employment uses. These may include provision for activities related to the foundry (currently housed in the remaining buildings on the site) in addition to any current committed development.

6.39 In early 2014 the site had a valid permission for development on its eastern part including a supermarket and industrial units. Whether or not this is implemented, the site remains allocated for employment generating uses and the retail use permitted is regarded as an employment generating use.

Mead Lane (new development)

AP 49

Mead Lane Lydney

Land south of the bypass adjoining Mead Lane is allocated for employment generating uses (6.5ha net)

Subject	Requirements
Access for vehicles	Primary from bypass, secondary via Mead Lane
Access connections	Footpaths along Mead Lane
Open space	Incidental to design- retain Mead Lane as green route where possible
Landscape	Structural landscaping within site to an overall plan- see below
Features on site	Retain and enhance boundaries, incorporate woodland and protect watercourses and pond. The gross site area is about 12.5ha, the net developable area is likely to be about 6.5ha unless development is able to be located within the floodzone (3) shown on the proposals map.
Special requirements	Development area must take account of area subject to flood risk. An area of woodland in the western part of the site will need to be retained and any watercourses will need to be protected. This should incorporate GI and landscape proposals. Development should be in accord with an indicative plan to be agreed with the first application.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

6. Lydney

Land is allocated by the above policy for development for employment generating uses. It may be developed in phases but should on completion read as one single site. The site may be suitable for a wide range of compatible uses.

6.40 An undeveloped area directly south of the bypass is allocated for employment generating uses. The site is considered to offer potential for a wide range of uses. It has been allocated for some time but has remained undeveloped. The majority of the site is capable of being developed but the southern part is constrained by flood risk meaning that the net developable area is limited to about 6.5ha assuming that land within the indicative floodzone 3 cannot be developed. This figure also takes account of the need to retain an area of woodland and protect the watercourses. The site is suitable for a variety of employment generating uses. These may include the traditional B1 and B2 uses, a measure of storage (B8) providing the design is suitable, and a range of commercial activities. Employment can also be generated by undertakings such as hotels and educational and community facilities and these could also be considered. The site is quite prominent which is itself an asset and also a constraint, whilst it has potential for easy access and is reasonably flat.

Mead Lane (existing employment area)

AP 50

Mead Lane (existing employment area)

An area of employment uses covering about 22ha off Mead Lane is identified for continued use for employment generating uses. These will be required to result in improvements to the Church Road frontage.

Subject	Requirements
Access for vehicles	As existing
Access connections	As existing and as required by new development
Open space	Ancillary as required by uses proposed
Landscape	Landscaping to boundaries and Station Road if required
Features on site	Existing buildings, the majority of which may be redeveloped- mainly suitable for B1, B2, B8 uses
Special requirements	Land fronting Station Road may be suitable for a wider range of uses The frontage along Church Road is identified for environmental improvements. Development when permitted on this frontage will be required to demonstrate that it provides physical improvements to the appearance of the area through the design of the buildings and appropriate landscaping, and where possible brings additional compatible land uses to the area which encourage callers

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result.

6. Lydney

This policy identifies an existing area used for employment and allocates it for continued use for employment generating uses. These may cover a wide range but must be suitable for the locations proposed when actual or potential adjoining uses are considered. Development must respect the Plan's aim to improve the Station Road frontage and where possible provide for active uses along this frontage. The policy is also intended to encourage Station Road to become a more attractive and safer pedestrian route to the station whilst at the same time supporting a general improvement of the appearance of the area.

6.41 The existing employment areas of Lydney include a substantial area to the west of Station Road which contains a number of industrial uses. The area occupied remains suitable for a variety of employment uses and enjoys convenient access to the bypass. It is less constrained than some areas elsewhere in the town and does not for example depend on access over the level crossings. The area is identified as one in which development, redevelopment and intensification will be permitted for compatible uses which are employment generating. The need for uses compatible with those nearby arises from the fact that the existing uses are relatively unconstrained and the intention is to enable the area to continue with a variety of employment generating uses. There is an enclave of housing close to the area and any nearby development will have to take account of this as well as the aspiration to encourage a greater variety of uses along the Station Street frontage.

6.42 In keeping with the principle of identifying areas for general improvements in the Plan, the frontage of Church Road north of the station and south of the bypass is identified for improvement and for mixed development that improves the appearance of the area. The overall aim while maintaining the access function of the road is to make it more of an active street with mixed frontage development. This is unlikely to include new housing although there are dwellings within the area affected by the policy. Commercial and B1 uses are likely to be acceptable alongside suitable community uses. Whatever is permitted should make a positive contribution in respect of the aims of this policy.

6. Lydney

Railway Station Area- Improved Parking, Station Facilities and Access to Dean Forest Railway

AP 51

Railway Station Area

An area of about 2.2ha north of the mainline railway is allocated for the development of the station, its associated facilities and for related mixed uses. These include providing additional parking, physical improvements to the station itself and providing connections to the Dean Forest Railway. In order to support the development some enabling development is expected and this may include a certain amount of business related or other commercial developments. In addition the allocation includes an element of housing, intended to be complementary to the whole whilst helping to enable the development of the whole allocation. Development should include the elements listed in the policy and may be phased. The layout of the allocated area should either follow that shown on the proposals map or accord with a masterplan to be agreed as part of the planning process.

Subject	Requirements
Access for vehicles	From existing road frontage
Access connections	From Station approach/ Harbour Road in addition to existing vehicle access and via footpaths to Dean Forest Railway
Open space	Incorporated into any landscaping and as required by residential uses
Landscaping	To improve appearance of site and its setting and for amenity of occupiers
Special requirements	Design must accord with an agreed code or masterplan. Provide additional parking (0.3 ha min), improved access to station, and improved passenger facilities. Improve access to Dean Forest Railway station; All development should be compatible with improvements to operational station. Must include provision for underpass/ footbridge unless part of operational provision.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5 but subject to the viability of the whole scheme

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result

The policy enables and encourages the redevelopment of land adjoining the station in such a way as to improve facilities there and create a new mixed use focus to complement other changes elsewhere in Lydney. Development should follow an agreed masterplan which should comply with the policy.

6. Lydney

6.43 Land adjoining the station is allocated for development in connection with the station and for development that improves the facilities and access to the station. This must include additional parking and must allow better facilities at the station itself which will be developed. In addition an element of business uses will be permitted where they do not prevent the establishment of parking and access improvements. Any business and commercial development should serve and benefit from the flow of station users. These aims can be achieved by the layout shown on the proposals map but as an alternative a masterplan agreed as part of the planning process which delivers the requirements of the policy may be implemented as an alternative.

6.44 The purpose of the policy is to promote and enable the redevelopment of facilities at the station. An element of enabling development is therefore included in the allocation. This will need to be designed as an integral part of the whole. The whole site, the development of which may be phased, should be developed with the intention of providing for the long term redevelopment of the station and also the provision of better access to the Dean Forest Railway. As it is intended to function as part of the overall regeneration plans for the town, the overall design is important. The policy therefore requires a masterplan to be agreed which includes some indications of design as well as the intended disposition of uses.

Land north of the mainline railway

AP 52

Land north of the mainline railway

About 18.2ha of land formerly used as a tip but since restored is allocated for recreational use.

The site is split into three by the existing link road to the station and the bypass. It has potential to provide a number of routes for cycling and walking in addition to the approved cycle link between the town and the station.

- The land north of the bypass is suitable for uses compatible with the area around the Lake. It may offer some potential for planting and contains some important through routes (footpaths and potentially cycle routes).
- The large area south of the bypass is a designated key wildlife site suited to mainly informal uses, but offers the largest area suitable for these as well as a being able to accommodate more formal recreation space and cycling and walking routes. Any buildings will be expected to be ancillary to the main recreation uses. New uses will need to demonstrate suitable management and protection of the wildlife contribution of the area
- The area west of the link road is sloping and suitable for informal use

This policy identifies land for recreational use. The nature of any use is likely to include informal areas and also improvements to the sites contribution to nature conservation.

6.45 The land between the stations and the present bypass is presently underused and is capable of providing increased recreation space. As much of it is a key wildlife site, the identified interests will need to be protected and opportunities taken for enhancement. The land is in an important general location between the town and the station/ harbour and as such must function as a link between the two areas.

6. Lydney

Whilst there is considerable flexibility in the precise uses that may be permitted, the principles of access and relatively low key use are important. The latter does not preclude suitable pitches and buildings but overall the balance to be achieved from the site must retain or enhance the key wildlife site.

Holms Farm- Housing Site

AP 53

Holms Farm- Housing Site

About 1.8 ha of land at Holms Farm is allocated for about 27 mixed dwellings including some from the conversion of existing buildings. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC

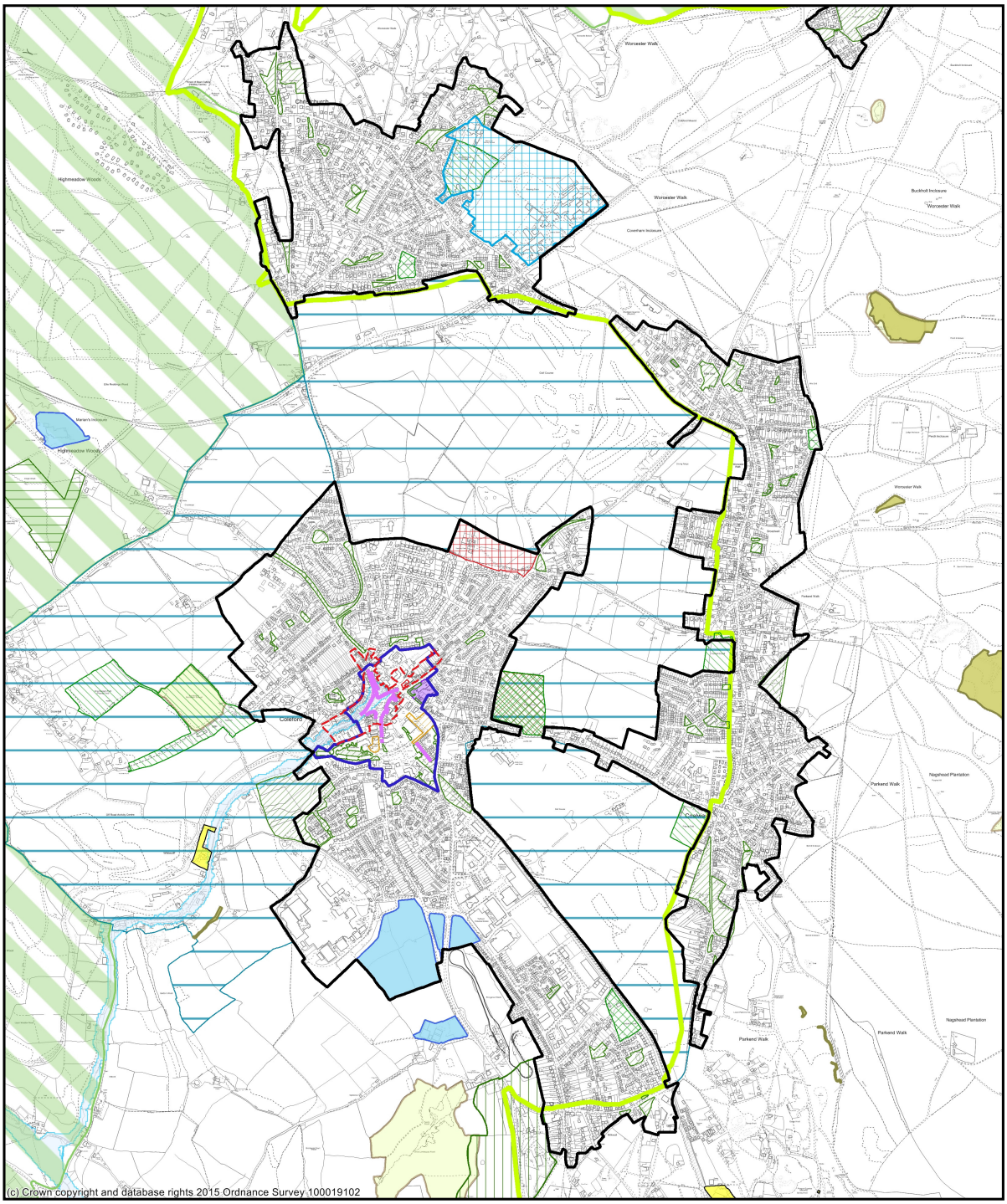
Subject	Requirements
Access for vehicles	From Grove Road
Access connections	Footpath north south through the site
Open space	LAP
Landscape	Design to retain setting of former farm buildings and provide open space to south. Minimise impact of access route to Grove Road.
Features on site	Retain former farmhouse and stone buildings
Special requirements	Accommodate bats using the site including provision for roosting/ and foraging routes, development is subject to the requirements of the habitats regulations
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates land for housing and requires retention of some buildings on the site for conversion. One important requirement of any development is the provision for the bats which use the site.

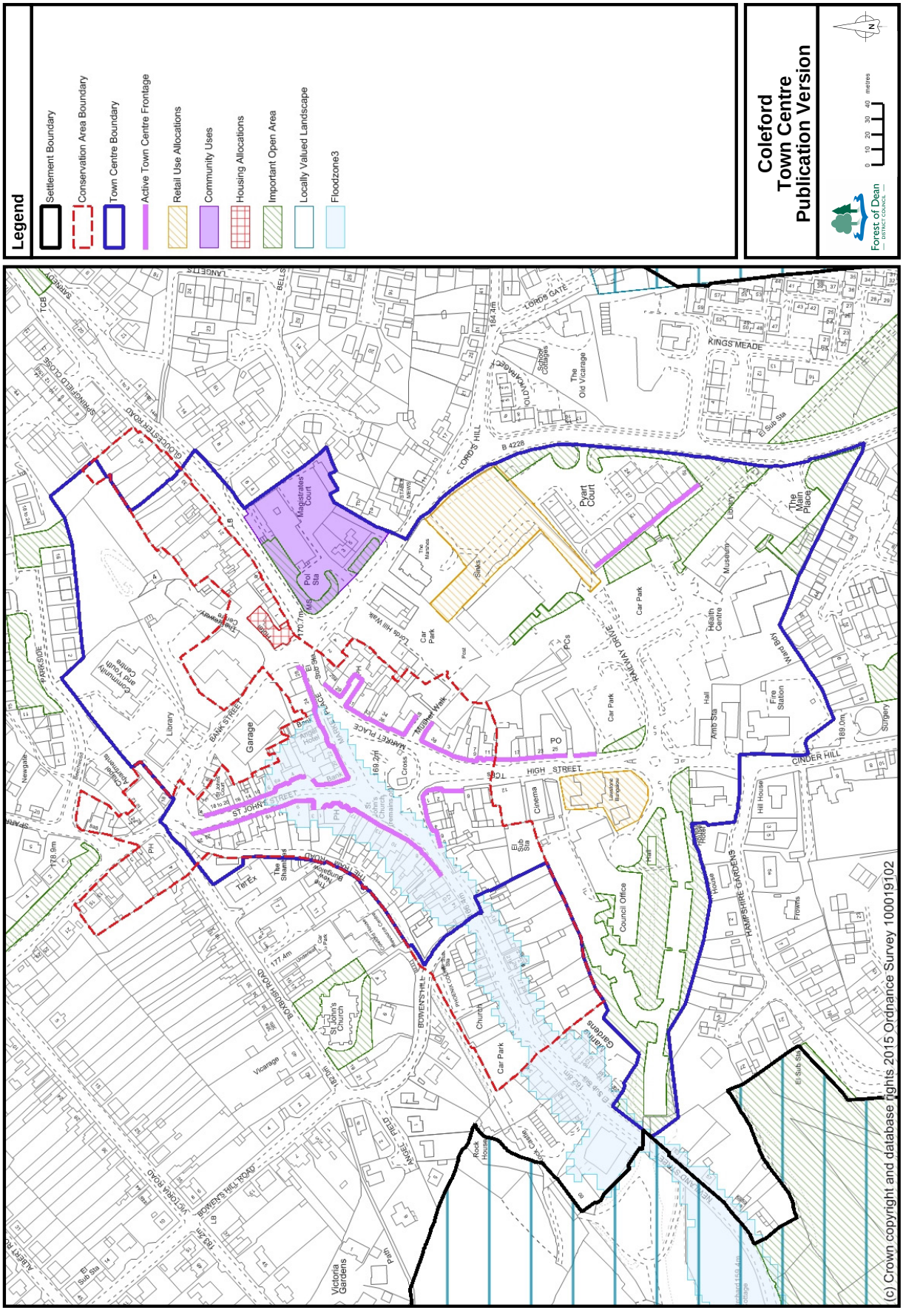
6.46 The site has been allocated since the 2005 Local Plan but has yet to be developed. It is capable of providing about 27 new dwellings including some to be from conversion and refurbishment of the existing substantial farm buildings on the site. These are to be retained where possible and along with the nature conservation requirements this will both constrain and set the overall design and character for much of the allocation. The site is considered capable of providing about 27 dwellings though any layout and design will need detailed justification at the application stage. The existing buildings and the site itself are extensively used by bats and any approved scheme will need to provide for their future. This will be likely to have a major impact on the design and layout and could impact on the number of units that can be built. It may be necessary to incorporate a new roost.

6. Lydney

7. Coleford


(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Settlement Boundary
Conservation Area Boundary
Active Town Centre Frontage
Town Centre Boundary
Mixed Development Sites (Housing & Employment)
Housing Allocations
Retail Use Allocations
Recreation Space
New Recreation Space
Important Open Area
Important Open Area & Recreation Use
Ancient Monuments
Regionally Important Geological Sites
Employment Generating Uses
Forest Statutory Boundary
Locally Valued Landscape
Community Uses
Special Areas of Conservation
SSSI
Key Wildlife Site
A.O.N.B.
Floodzone3
Coleford
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 50 100 150 200 250 metres

7. Coleford


Legend
Settlement Boundary
Conservation Area Boundary
Town Centre Boundary
Active Town Centre Frontage
Retail Use Allocations
Community Uses
Housing Allocations
Important Open Area
Locally Valued Landscape
Floodzone3
Coleford
Town Centre
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 metres
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

7. Coleford

Coleford and Surrounding settlements

Character of the Settlement

7.1 For the purposes of the CS and this Plan, Coleford includes both the town itself and the arc of settlements to the north east and south which lie within a short distance (generally 300-900m). The latter sit mainly within the boundary of the statutory forest and still display the typical form and style of forest ring settlements albeit alongside areas that have been heavily consolidated by infilling over the years.

7.2 Although more recent development has led to an outward expansion, Coleford town remains a small nucleated settlement with a central focal point. The town is largely contained at the head of a valley and there is still a clear and important gap between Coleford and the nearby settlements which are on the edge of the forest. The character of Coleford and that of the nearby settlements differs because of the origins of the latter as settlements within the unplanted fringes of the forest which give rise to the irregular and informal layouts now partly overwritten by modern layouts. Coleford town contains some formal and regular planned areas and with the central focus of the Market Place is an attractive and generally busy town.

Relationship to Core Strategy

7.3 Coleford is one of the main settlements in the Forest of Dean and is identified in the CS as one of the three southern towns within which a range of new development will be promoted. Land is therefore allocated for housing, employment and for additional facilities in the town centre. The CS envisages development of Coleford to be of a smaller scale than Cinderford or Lydney but recognises the importance of supporting the town so it may provide for its residents and contribute to the economy.

Key Issues

7.4 The key issues remain those that were identified in the CS which are listed in updated form below:

Overall strategy

The strategy is to support the town and to increase its range of employment, including tourism enterprises and to widen its service base. This will be achieved both by a widening of the range of opportunities on offer and by developing new housing and services

7. Coleford

Summary of Key Issues

Sustainable development

- Promote sustainable development in Coleford and to retain its role as one of the four towns serving the Forest of Dean, with an emphasis on service provision.
- Ensure new development uses resources efficiently, by following the guiding principles set out in the Core Strategy.

Employment

- Provide a wider range of employment opportunities, including service employment .

Tourism

- Improve the attractiveness of the town for tourists and to encourage tourism based enterprise and employment.

Housing and affordability

- Deliver new housing on a variety of sites to suit the local needs.
- The Plan will support housing on previously developed land and on sites close to the town centre. Affordable housing will be expected as a 40% share of all eligible sites.

Town centre

- Improve the range and offer in the town centre, through the development of land identified in the Local Plan and to provide for the continuing needs of the community
- Retain and enhance the character of the town centre, especially the Conservation Area.

Community facilities

- Provide an improved range of facilities especially in the town centre.

Transport and access

- Provide better road, pedestrian and cycle access both to, and within, Coleford.
- Make improvements to public transport where they can be made.

7. Coleford

Policies and Proposals

Town Centre

AP 54

Coleford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the proposals map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Proposals to change to retail will be supported subject to other plan policies. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front.

Throughout the plan period opportunities for environmental improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes.

The site for the recently commenced convenience store off Lords Hill as shown on the proposals map is identified for retail use, to be developed as permitted or in a similar manner (retail unit or units and associated parking and circulation space). New development should be well integrated into the remainder of the centre with suitable access, design and visual connections

The policy defines the general area within which town centre uses will be expected to be permitted and also identifies a key shopping area within which active uses will be expected to remain. It also promotes environmental improvements. The main site which is suitable for additional retail is identified for development according to the present permission or of a similar nature.

7.5 Coleford town centre includes both the traditional area focused on the Market Place and more recent shopping areas to the south. In addition a further supermarket has been approved. The plan seeks to consolidate the town centre and encourage mixed development throughout. It is vital that the two largest shops (the new supermarket and the existing one which is adjacent) are well connected to the centre and also that the older area including St John Street is able to thrive. Also defined is a key shopping area within which ground floor changes of use from retail will not be permitted with the exception of changes to the sort of business activity which will not be likely to lead to a reduction in activity. The area is typical of small towns in that it already includes several non retail uses but these are generally so called active frontages. It is not possible nor is it desirable to limit these non retail activities. New development or redevelopment will be required to support the role of the town centre.

7.6 In early 2014 a recently permitted supermarket had been commenced, off Lords Hill. This meets the identified requirement for additional convenience space in the town and is regarded as a firm commitment. In the event that the permitted scheme does not proceed, the site is considered appropriate for a similar development which is well integrated into the remainder of the town centre and can provide for the additional retail requirements identified in the CS. Schemes should demonstrate their connections with the existing centre and should provide a design that is suitable for the prominent location.

7. Coleford

Lawnstone House

AP 55

Lawnstone House

Land including Lawnstone House is allocated for retail, business and or community use and for residential development (up to about 8 flats).

Subject	Requirements
Access for vehicles	From High Street via existing Council Office access
Access connections	Footway towards council offices and from High Street adjoining "The Annexe"
Open space	Small integral amenity area(s)
Landscaping	Within site
Features on site	Main building on site may be retained
Special requirements	Development should extend the active frontage and form part of a gateway to the town. If possible it should create some public amenity space. Existing trees should be used as part of landscaping to provide an improved street appearance.

This policy is intended to guide the redevelopment or conversion of the site in such a manner as to ensure that it makes a positive contribution to the town centre.

7.7 This allocation is flexible and is intended to allow the development by either a combination of conversion and new build or complete redevelopment of a site of about 0.17ha in the town's main street. The site is an important one and is able to provide new retail frontage or at least an active frontage sustained by a variety of uses. These could be business or community uses, or a combination. It is a small site but also a prominent one. It is envisaged that the land will be developed with business, retail and or community uses on the ground floor and flats above. Development may include the building close to the cinema which is presently a combination of offices and retail, but this is not essential. The main purpose of the allocation is to provide scope for the site to once more be used to make a positive contribution to the town centre while providing opportunities for business.

7. Coleford

Former Courts and Police Station

AP 56

Former Courts and Police Station

The former courts and current police station site is allocated for community uses, which may include the use of all or part of the site as a place of assembly. In the event that the adjoining dwellings are also proposed to be redeveloped, then new housing (up to one third of the site area) will also be permitted.

Subject	Requirements
Access for vehicles	From existing off Lords Hill
Access connections	To Gloucester Road and Lords Hill
Open space	Incidental within site
Landscaping	As an integral part of the development
Features on site	The building(s) will be the feature on this prominent site
Special requirements	Design of a building which is part of a gateway to the town centre; use existing stone boundaries

This policy protects the allocated site for a range of community uses but would allow up to one third to be developed for housing if the present dwellings are redeveloped. The design of the site must reflect the important gateway location.

7.8 The plan supports the retention of community facilities and the current police station is an important community facility. It is located in a building which is now not fully used and is also not of any architectural value. It occupies an important and prominent site on the junction of Gloucester Road and Lord's Hill and is ideally placed for a keynote building. The site of about 0.4ha could be redeveloped together with the two houses adjoining or it could exclude these. The site is allocated for community uses and for residential use and this could include a place of assembly as well as the existing police station.

7. Coleford

King's Head Public House

AP 57

King's Head Public House

The King's Head Public House is allocated for redevelopment and conversion to residential use.

Subject	Requirements
Access for vehicles	As existing from minor route off Bank Street.
Access connections	Directly to adjoining roads.
Features on site	The site is currently occupied by the public house.
Special requirements	The main building (with frontages to Bank Street and Gloucester Road) to be retained and converted. Site is within Conservation Area and close to Listed building (Bank House). Mixed use with flats above may also be acceptable and if the whole building is converted the capacity is considered to be about 12 flats. Proposals will need to take account of any flood risk. Development should take account of the sewer which crosses the site.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy is intended to enable a new use for the present building and ensure that it makes a positive contribution to the appearance and function of the town centre. It is suited to 1 and 2 bed flats for which there is a considerable need.

7.9 The King's Head is a prominent and important landmark in the town centre. Although it has an uncertain future (being vacant in early 2014), it is important to secure a long term future for the building. It is allocated to enable conversion to residential of the entire building, but a mixed use could be acceptable if viable. Redevelopment of the main building is not supported by the policy and could only be considered favourably if the building can be shown to not be able to be converted where (taking account of cost and condition) an acceptable replacement design and use was proposed having regard to the site's prominent location and important role in the Conservation Area. The site is close to Bank House which is Listed.

7. Coleford

Areas outside the Town centre

Land at Berry Hill/ Five Acres

7.10 The area likely to experience most change within the Coleford area is that currently occupied by the primary and secondary schools and Gloucestershire College at Berry Hill. It also includes the existing Rugby Club and the Berry Hill Institute. Whilst the uses of some areas are not likely to change, there are others that are likely to see changes of use and consequential development. This policy is intended to guide that change in a manner that provides for changes that make the best use of the land available and best contributes to the provision of a focal point for Berry Hill. The policy is written so that the prescribed land uses and extents can be accommodated in a variety of ways, but it also allows for the same ends to be achieved under a different disposition of land uses using an agreed masterplan. This could come from a variety of sources including the NDP presently being drafted.

7.11 The policy takes advantage of the likely availability of large parts of the site and provides guidance towards a solution that is both deliverable and is compatible with and importantly furthers the CS aim of promoting tourism and recreation.

AP 58

Land at Berry Hill

Land comprising approximately 18ha at Berry Hill/ Five Acres is allocated for mixed development, including the retention of some existing uses. It will include education, recreation, tourism, open space, employment, community and may include housing uses. It may be delivered in phases either wholly in accord with the policy and plan or by way of an agreed masterplan which distributes the development referred to in the policy in an alternative manner.

Area	Proposal and Options
Whole site- open space	At least 7.5ha over the whole site largely within the present open areas should remain as open land usable for recreation
Whole site- employment	There should be at least 0.7ha employment generating uses which may include commercial leisure activities
Whole site- housing if applicable	No more than 80 new dwellings in total (including existing consents and subject to policy CSP5 (affordable housing) and subject to limitations below in relation to College and Leisure Centre).
Whole site- landscaping	Using existing trees where possible and to provide an overall enhancement to the site through landscaping of the various elements

Continued

7. Coleford

Area	Proposal and Options
College and Leisure Centre	Allocated for mixed development to include community facilities (sport and recreation space) and for employment with retention of green open space for recreation. To include at least 0.7 ha for employment generating uses which may include commercially based tourism and recreation enterprises (which may also provide community facilities, for example sports space). An element of housing development may be permitted on the site subject to: • It acting as enabling development to support community or other recreation uses, and/ or • As part of a mixed development in the event that there is not a viable community use for the entire area and/or • Where the entire site is not required for community uses (for example where part of the provision is made elsewhere on the site).
Theatre	May be retained or replaced
Secondary School	Retain as secondary/ primary school site with development and redevelopment as required including dual use buildings if appropriate.
Junior School	May be developed for housing if vacated
Gymnastics centre	Retain present or enhanced use within the whole allocation site
Rugby Club	May be redeveloped for housing with ancillary open space subject to satisfactory provision of the club and pitch facilities in an alternative location (within this allocation or elsewhere). May be developed in part for housing in conjunction with the junior school site subject to satisfactory provision of the club and pitch facilities in an alternative location (within this allocation or elsewhere).
Berry Hill Institute	Retain in community use- no change
Former bus garage	Retain as a commitment for housing as current planning permission- no change
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

7. Coleford

This site is intended to develop as a focus for the community and to provide a mix of new and existing uses. This policy is intended to ensure that the development of the allocated site results in a suitable and deliverable mix. This may be achieved from a number of planning applications which together should discharge elements of the policy or preferably be rooted in an agreed masterplan for the site. The site is required to deliver junior and secondary schooling, open space, leisure and recreation, and community uses. Housing may be permitted on some areas but is subject to their becoming available (not being required for other uses). This means for example in the event of the relocation of the junior school, or if the community uses on the site either are not developed or if they do not require the whole site.

7.12 The policy above is written in response to the high degree of change that may occur within a relatively large area of land at Berry Hill. The most significant of these is the College vacating the site in order to consolidate on land at the Northern Quarter, Cinderford. In addition it is possible that the rugby club will re-locate during the plan period although this is unlikely in the short term. It provides some flexibility as to how and where its outcomes will be delivered and there is also some flexibility about their precise nature. The objective is to provide for the expected level and nature of change in a manner that best contributes to the objectives of the Allocations Plan and the CS. In doing so it is important to consider the site overall rather than the individual parts of it.

7.13 The basic principle is that the site overall is best suited to a range of mixed uses and that there should remain an extensive amount of open space. It is considered that a mix of uses including employment, recreation, and education is desirable and that these will generally benefit the resident community and be able to cater for visitors. The Housing can be successfully incorporated subject to the other requirements being met. Not all of the various uses that exist at present are expected to change although some are likely to change significantly. The secondary school will for example remain but will evolve, probably seeking additional sports provision as it becomes less dependant on the facilities at the current Leisure Centre. This additional provision may be available for some form of joint use.

7. Coleford

Employment Site at Suntory Factory

AP 59

Land Adjoining Suntory Factory Coleford

Approximately 6.7ha of land adjoining the present Suntory factory is allocated for employment generating uses. These are expected to be predominantly B1 B2 and B8 due to the location and the type of land that is made available.

A single new main access from the B4228 will be required, thereby avoiding Rock Lane

The site will require to be landscaped both with regard to its internal and external presentation with careful regard being paid to the levels, mass and visibility of any buildings or open uses. Large areas of open storage are unlikely to be acceptable. Regard should be had to the division of the site by landscaped features which may also screen or partially screen areas such as may be used for servicing and parking. Landscaping should also address the existing buildings on the main factory site and the areas presently used for parking and access.

Mitigation on site or on adjacent land which would need to be incorporated into a planning application will be required for the loss of habitat. Such land will also be able to serve as landscaping

Subject	Requirements
Access for vehicles	From new road access directly from High Nash- to replace existing factory access
Access connections	None other than above
Open space	Incidental landscaping and functional space as required by design and layout
Landscaping	Structural landscaping within site, and on periphery to include advance landscaping.
Features on site	Retain existing hedgerows where possible which should connect to periphery
Built form	Designed to minimise impact on landscape especially with regard to height of buildings
Special requirements	Whole site to be comprehensively landscaped to address existing and proposed development, and to improve the overall setting. Mitigation for the loss of habitat may need to be provided within the allocation and a comprehensive landscape and ecological plan will be essential. The developer should consult the water company in respect of supply and disposal of waste.

7. Coleford

This policy allocates land for employment for the expansion of activities at the existing factory or for independent accommodation or a combination of the two. It may be developed in phases but the revised access and comprehensive landscaping will need to be achieved when the development takes place or in advance. The allocation is for employment generating uses and although these will need to be compatible with the present site, they need not be confined to the B1, B2, B8 range. The development of the site in a manner which provides suitable comprehensive landscaping and a design which enables this and fits the landscape is essential.

7.14 This area is at about 6.7 ha the largest employment allocation at Coleford. It is intended either to serve the expansion of the adjoining factory or to provide for the development of separate employment generating uses. The site is readily accessible, though it will need a new spur to avoid Rock Lane and is relatively free of constraints. It slopes away from the town, and is prominent from the B 4228 so it will need to be carefully developed in terms of design and massing of buildings. The site is however considered to be available and suitable for a variety of employment generating uses.

Employment Sites at Tufthorn Avenue and Pingry Farm

AP 60

Tufthorn Avenue and Pingry Farm - Employment sites

About 20 ha of land off Tufthorn Avenue is allocated for employment generating uses and for the intensification of existing sites.

About 1.1ha of land at Pingry Farm is allocated for retention of employment generating uses.

About 1.4ha of undeveloped land is allocated for employment generating uses at the junction of Tufthorn Avenue and the B4228.

Note: the development of the land will need to take account of the location of various sewers which cross it.

Further intensification or redevelopment for employment will be permitted by the policy, and it is likely that new development or redevelopment will be B1, B2 and B8 in order to be in keeping with the existing uses. The undeveloped sites west of Tufthorn Avenue are also suitable for employment generating uses although they will need careful and appropriate design and landscaping.

7.15 The existing employment area off Tufthorn Avenue and Old Station Way is identified for continuing use for employment generating uses. In terms of development, redevelopment and intensification by way of new buildings and activities will be encouraged. The whole area is generally suitable for uses within B1, B2 and B8 although its proximity to existing dwellings may impose some constraints on some parts. The total area is at almost 20 ha and is the largest area of employment in the Coleford area providing mainly traditional workspace in the form of industrial units. It also contains commercial units and bulk retail businesses. Development in the form of redevelopment or intensification for these purposes will be permitted subject to other policies of the plan. Further development may require improvements to sewerage and early discussion with the water company is recommended.

7. Coleford

7.16 The site at Pingry Farm is an existing site comparatively recently established. It is suitable for continued employment uses (probably B1, B2 and B8) but only within the area of the allocation which is about 1.1ha.

7.17 The allocation west of Tufthorn Avenue also for employment provides two small areas of land that may be used for a variety of uses. They will need careful landscaping and design will need to be of a high standard. In return the sites offer an easily accessible location likely to be more suitable for B1 or commercial uses than B2 or B8.

Employment/ Hotel site at Staunton Rd

AP 61

Staunton Road, Coleford Employment / Hotel Site

Land at the junction of the A4136 and the Staunton Road, Coleford is allocated for employment generating uses but also for an hotel.

Subject	Requirements
Access for vehicles	Staunton Road preferred
Access connections	To footpaths adjoining
Open space	Integral to development
Landscaping	Informal, to relate to adjoining woodland
Features on site	Site allocated is able to be redeveloped, subject to respecting the forest setting
Special requirements	Development must take full account of woodland setting and adjoining pond. Landscaping and design should be compatible with and enhance the AONB

The intent of the policy is to allow redevelopment of this site and whilst it could be used for employment (eg B1, B2, B8), its location makes it potentially suitable for a new hotel.

7.18 Land at the junction of the A4136 and the Staunton Road, Coleford is allocated for employment generating uses but also for an hotel. The site is a former sawmill (and before that a brickworks) and lies well screened in an area of woodland. It is within the AONB and adjoins a pond which can help to provide a setting for any development. Although the site is suitable for a variety of uses and these could include the resumption of the sawmill, it is considered that especially in the long term it is better suited to a use such as an hotel which is likely to make a greater contribution to the local economy and can take advantage of the locality and its immediate surroundings. All proposals should be designed with the aim of providing enhancement of the site. Further development may require improvements to sewerage and early discussion with the water company is recommended.

7. Coleford

Housing Site at Poolway Farm

AP 62

Land At Poolway Farm, Coleford

About 3.2ha of land at Poolway Farm is allocated for up to about 80 dwellings.

Subject	Requirements
Access for vehicles	From Gloucester Road
Access connections	To existing footpath network through site (east west and diagonally north south)
Open space	Integral but based around footpaths and stream and the need to provide a setting for the Farmhouse
Landscaping	To provide new edge to Coleford and accommodate features as referred to in the policy
Features on site	Stream and former tramway to be treated as features for conservation
Special requirements	Development should be designed to present a new edge of the town. It should retain the existing farmhouse and any buildings that are of sufficient merit to be converted. Take account of protected species and biodiverse grassland as part of a landscape/ ecological plan for the development. In addition the site's vulnerability to flooding will need to be considered and development, informed by FRA, will need to be suitably located and designed.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

The policy allocates land for new housing with certain requirements of the site including the retention of the existing farmhouse, and the creation of new landscape features which define the edge of the town

7.19 An allocation similar to that proposed was made in the 2005 Local Plan. By the end of 2013 the site has not yet been the subject of a planning application. The site is considered capable of accommodating up to 80 dwellings and is approximately 2.6ha in extent. This number whilst achievable is probably at the upper end of the likely range. The site will need to form a new landscaped boundary for part of the town and should be designed so as to present an attractive gateway. It should retain the farmhouse which is a notable feature at present and use could be made of the more substantial barns by way of conversion. The site is crossed by a sewer which will need to be taken into account.

7. Coleford

Recreation Allocation - Former Bells Field

AP 63

Former Bells Field - Recreation Allocation

An area of 3.5ha approximately being the former playing field of Bells School off Lords Hill is allocated for recreational use as public open space

Subject	Requirements
Access for vehicles	From Coalway Road
Access connections	Retain connections to existing footpath network and from Bells Place in addition to above
Open space	To remain with exception of modest buildings which can be accommodated subject to landscape requirements
Landscaping	As needed for buildings and access
Special requirements	Site is high and prominent and any buildings or other structures will need to be carefully designed site adjoins Locally Valued Landscape. Buildings must be ancillary to the recreation use of the field.

This policy allocates the playing field as public open space for a range of recreation uses

7.20 The former playing field used by Bell's school has long been used for some form of recreation and this allocation formalises the use. It is considered suitable for a range of uses as public open space and will therefore be accessible for all. Although Coleford is quite well provided with open space there is without this allocation a shortage of such areas that is readily accessed from the bulk of the town. The site is likely to be suitable for a variety of uses and may include buildings ancillary to the uses on the land. Due to its prominence it is less suitable for larger buildings which may have an impact on the landscape. All buildings must be ancillary to the recreation use of the land itself.

Coleford - Locally Valued Landscape

AP 64

Coleford - Locally Valued Landscape

An area of largely undeveloped land will be protected from development that would detract from the open setting of Coleford.

7. Coleford

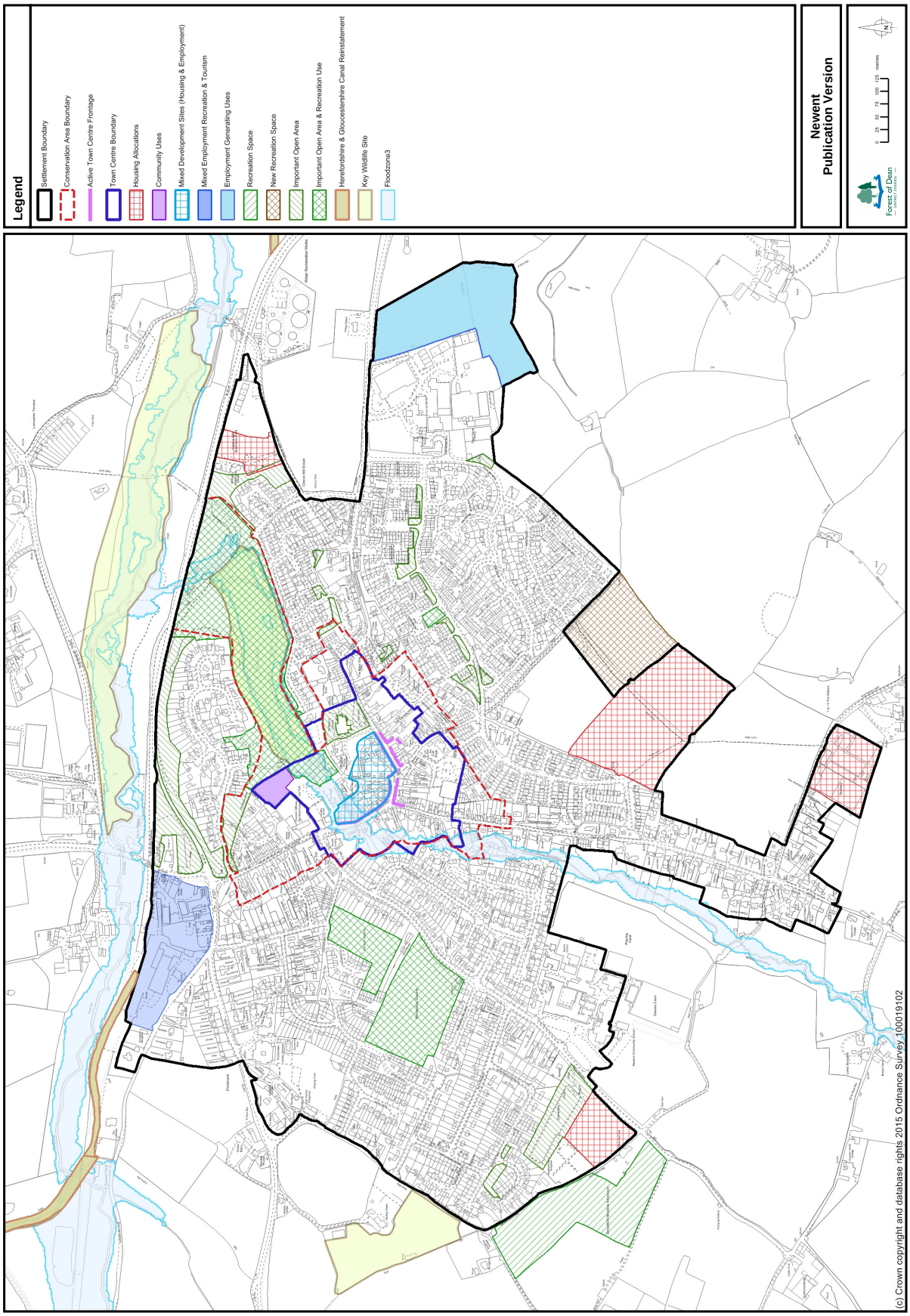
The policy is intended to ensure that the impact of development proposals in the area of locally valued landscape is not to the detriment of the setting of Coleford and the nearby settlements

7.21 The landforms around Coleford town provide a distinctive and attractive setting for the town. The arc of settlements which sit on the forest margin to the north and east are functionally part of Coleford but generally retain their separation and strong visual identities. The open land between these settlements and Coleford town was protected in the old Local Plan by a local designation which recognises the landscape importance of the area. Because of its location (between the town and other development, on predominantly agricultural land) it is vulnerable to development. As a landscape it is however essential to the identity of Coleford and its related settlements. The locally valued landscape area is retained and expanded in the new plan so that the space between Coleford and the AONB or between Coleford and the arc of settlements is protected from all but essential development. Changes have occurred in recent years to the detriment of this open landscape which has also seen some change which can help safeguard it (an example of the latter is the establishment of the golf course (as distinct from the buildings associated with it)).

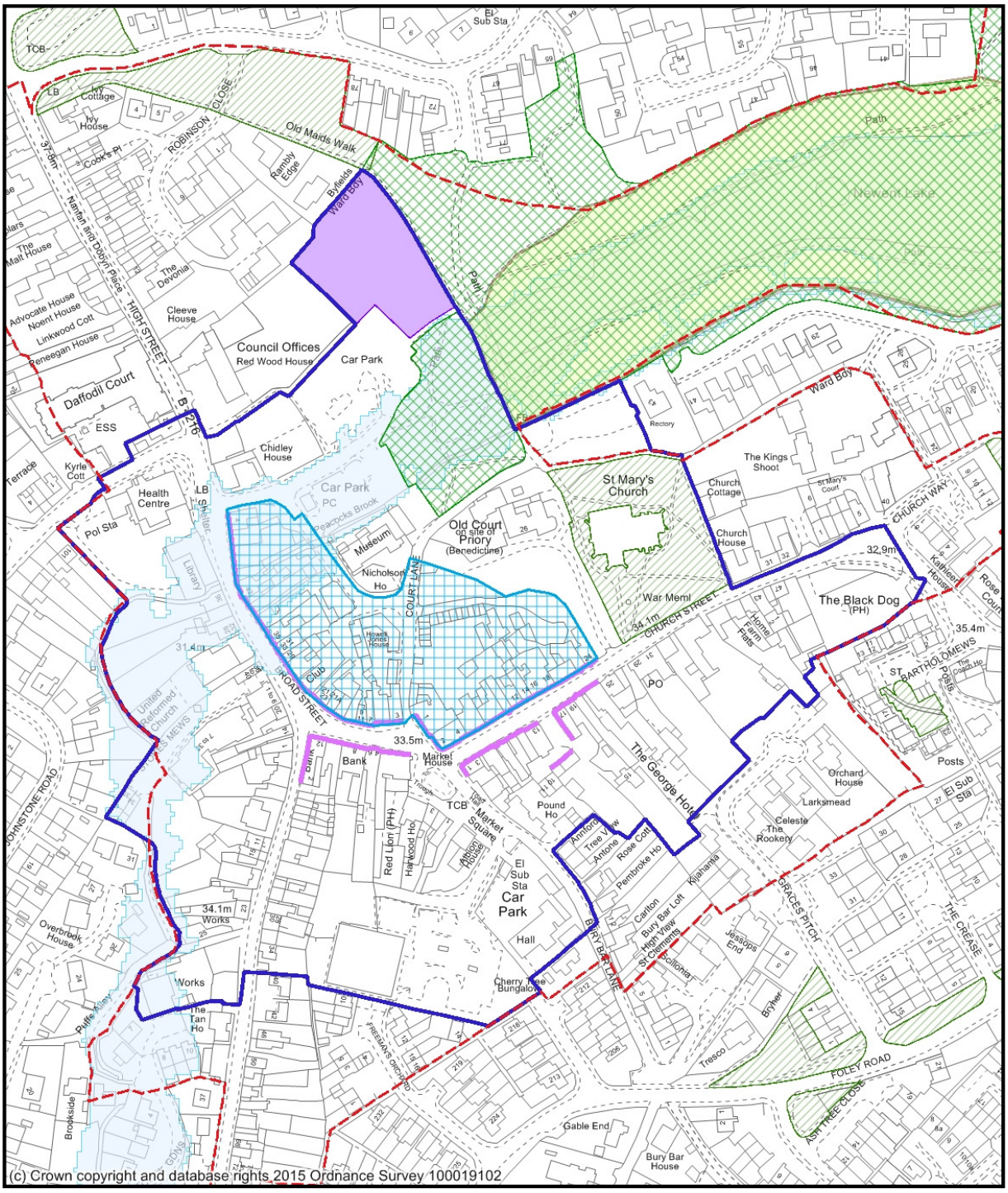
7.22 The policy applies to an open area that is between the settlement boundaries of Coleford and its nearby villages. It also applies to areas of open countryside between the Wye valley AONB and the town, in recognition of the visual qualities and sensitivity of the landscape. There are however a variety of developments that in general terms could be expected to be considered favourably for areas outside settlement boundaries some of which have potential to adversely affect the current open setting of the town and the inner edge of the nearby settlements. This policy will ensure that proposals are evaluated against their potential impact on the setting of Coleford and the nearby settlements and to ensure that development which has a negative impact does not occur. The assessment method will be likely to be similar to that which will be necessary under CSP1 as guided by the Council's Landscape SPD.

7. Coleford

8. Newent


Legend
Settlement Boundary
Conservation Area Boundary
Active Town Centre Frontage
Town Centre Boundary
Housing Allocations
Community Uses
Mixed Development Sites (Housing & Employment)
Mixed Employment Recreation & Tourism
Employment Generating Uses
Recreation Space
New Recreation Space
Important Open Area
Important Open Area & Recreation Use
Herefordshire & Gloucestershire Canal Reinstatement
Key Wildlife Site
Floodzone3
Newent
Publication Version
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

8. Newent


(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Conservation Area Boundary
Active Town Centre Frontage
Town Centre Boundary
Community Uses
Mixed Development Sites (Housing & Employment)
Important Open Area
Important Open Area & Recreation Use
Key Wildlife Site
Floodzone3
Newent
Town Centre
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 50 60 70 metres

8. Newent

Newent

Character of the Settlement

8.1 Newent has many of the characteristics expected of a small market town which is quite close to another much larger centre. Historically the town has broadly medieval roots and these are clearly visible in the form of the main street and the still traceable burgage plots along it. There are several notable buildings and a central focus in the form of a Market House/ Town Hall. The form and character of the town centre is strong and the majority of the buildings along the main frontage are listed. Building styles reflect the local materials with brick, tile and some use of timber framing.

8.2 The town has developed from the core along the main routes and around other notable features such as the church, the Lake once associated with the New(ent) Court and Market House. It has developed into a series of lobes around the routes leading from the centre. These are to a degree interconnected but generally the best links are generally through the centre rather than between the lobes. Across the north of the present town the route of the canal then the railway (and now the bypass) is marked by associated mixed development. There is not the industrial legacy that applies over large areas of the district, although glass, tanning and even coal mining were once apparent and to a degree still show visible traces in the town or nearby. More easily identified is the route of the former railway (Gloucester and Ledbury) which largely sits on the route of the Herefordshire and Gloucestershire Canal and is in places covered by the Newent Bypass.

8.3 Newent experienced a period of relatively rapid change in the second half of the 20th century, with development of much of the present housing stock, and it has continued to expand in recent years, as the range of housing shows. Employment has also grown in the form of a small business estate. Today there is a population of about 5000.

Key Issues

The key issues remain those identified in the CS which may be updated as follows:

Sustainable development

- Promote the role of Newent in a sustainable manner whilst retaining its character and in particular that of its Conservation Area and Listed Buildings.
- Ensure new development uses resources efficiently, by following the guiding principles set out in the Core Strategy.

Employment

- Provide a wider range of employment opportunities.

Tourism

- Improved facilities will be promoted in Newent in keeping with the strategy for the district as a whole.

8. Newent

Housing and affordability

- Deliver new housing on a variety of sites to suit local needs. The Core Strategy will support housing on previously developed land and on allocated sites. Affordable housing will be expected as a 40% share of all eligible sites.

Town centre

- Improve the range and offer of facilities in the town centre, and provide for increased retail space within the existing centre, to provide for the continuing needs of the community as changes take place.
- To retain and enhance the character or the town centre, especially the Conservation Area.

Community facilities

- Provide an improved range of facilities especially in the town centre, allowing the needs of education and health to continue to be met.

Transport and access

- Provide better road, pedestrian and cycle access both to, and within, Newent.

Relationship with the Core Strategy

8.4 The CS proposes that Newent develops as a town serving the locality of the northern part of the district. It is the smallest of the four towns in the District. The strategy recognises the need to provide for the future needs of the town and its surroundings whilst retaining a capability to be reasonably self contained and not to develop as a commuter settlement in the shadow of Gloucester. The scale of development envisaged is relatively modest and even after taking account of the effects of the government drive for additional housing the strategy is clear and distinctly different from the approach in the south where self containment and the complementary development of the three towns is more the theme.

8.5 There are allocated housing sites yet to be developed in Newent and there is scope for further development of the town centre in a manner that will accommodate the additional retail floorspace that is envisaged in the CS. In addition land is allocated for employment on the edge of the settlement. There has been a considerable amount of recent housebuilding in Newent and it is likely that the main allocations will be completed early in the plan period. Sites that were earmarked for mixed development have in part been completed, though not all.

8.6 The AP reviews the previous allocations and takes current commitments into account. It provides for the consolidation and further growth of retailing within the town centre. It also carries forward the previous safeguarding of land for the restoration of the Herefordshire and Gloucestershire Canal. Where the protected route passes along the northern edge of the town, there is an allocation for a form of mixed development that takes advantage of the canal and identifies land for recreation tourism and residential use.

8. Newent

Policies and Proposals

Town Centre

8.7 The town centre of Newent is defined within a close envelope on the plan. It is wholly within the Conservation Area and contains one of the highest concentrations of Listed Buildings in the District. A large number of these are in mixed use or have retail or other business uses on the ground floor. Shopfronts are an integral part of many and the plan will support their improvement in terms of establishing more appropriate quality designs. Whilst the town centre is small with about 72 shops it is attractive and busy. The plan seeks to allow the centre to further develop and to concentrate new retail units in the centre. While there are no major unused areas there are some underused spaces which together with the possible expansion of some existing retail units is considered sufficient to provide for the scale of new floorspace envisaged in the CS. Some of this need has already been met in the form of small additional units. There are many other land uses that can make a positive contribution to town centres. These include a wide range of business uses, from offices through hairdressers and food outlets. In a small town like Newent there tends to be a greater mix of ground floor uses within the centre than in larger towns where economics usually dictates that retail uses predominate. The plan will however seek to retain active frontages and where possible retail uses on ground floors. Alongside retail and business uses, community buildings are a feature of town centres and do bring increased activity. Some (churches and halls for example) occupy important buildings and spaces. Other community uses can be housed in a variety of accommodation. In Newent land is allocated for a new community building in the town centre and additional community uses will be supported elsewhere (only exceptionally in the designated frontages). Residential use has long been encouraged in town centres though not at the expense of ground floor active frontages. As a use to be encouraged it has a role in upper floors and in other central sites. Flats and houses in a town centre can add to the level of activity overall and help make the environment safer as well as providing additional housing choice.

8.8 In Newent there are two key sites in the centre, one undeveloped but allocated for a community building and another occupied by a great variety of buildings and uses and allocated for mixed use. The town centre itself is defined in the plan and alongside the policies which expect to concentrate certain uses into it is one to encourage further environmental improvements. These have been carried out very successfully over a number of years and will continue to be promoted as a means to make the centre more attractive.

8. Newent

Newent Town Centre: Environment and Uses

AP 65

Newent Town Centre: Environment and Uses

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the proposals map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Proposals to change to retail will be supported subject to other plan policies. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front.

Throughout the plan period opportunities for environmental improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. New development will be required to take account of and may be constrained by the areas potentially affected by flooding. The Conservation Area and features such as the remaining burgage plots will need to be taken into account.

The policy defines the general area within which town centre uses will be expected to be permitted and also identifies a key shopping area within which active uses will be expected to remain. It promotes environmental improvements.

8.9 There are a wide range of shop premises in Newent, ranging from a supermarket to very small speciality units. The plan intends to allow this offer to continue and within the town centre additional floorspace is encouraged. This may include new buildings and conversions. The proposals map identifies an area within which a wide range of uses will be permitted that are appropriate to a town centre. Also defined (by marked frontages) is a key shopping area within which ground floor changes of use from retail will not be permitted with the exception of changes to the sort of business activity which will not be likely to lead to a reduction in activity. The area is typical of small towns in that it already includes several non retail uses but these are generally so called active frontages. It is not possible nor is it desirable to limit these non retail activities.

8.10 Within the centre there have been physical (environmental) improvements over a number of years and these have had a positive impact on the town. There is capacity for further improvements to the appearance and function of the public realm. These may come as an integral part of development proposals and/ or as part of programmes to which contributions including S106/ CIL may contribute.

8. Newent

Town Centre Mixed Development Allocation: North of Church Street 0.8ha

AP 66

Newent Town Centre Mixed Development Allocation

Land fronting Church Street and Broad Street is allocated for mixed uses to include retail, offices, community and residential. Development which takes place should;

- Result in a built form using terraces and closely related groups of buildings.
- Retain the active frontages to Church Street and Broad Street (changes of use from retail will only be permitted in exceptional circumstances)
- Provide for mixed uses mainly in the form of flats above shops/ business premises and community uses
- Preserve and enhance the character and setting of the Conservation Area and protect any Listed Buildings and their settings
- Retain and where possible improve the existing pedestrian routes through the site
- Where development involves ground disturbance or loss of buildings archaeology evaluation and/or building recording is likely to be required depending on the scale of works proposed.

Subject	Requirements
Access for vehicles	From existing accesses.
Access connections	Based on existing network.
Open space	Ancillary to development.
Landscape	Hard landscaping for development.
Special features	Conservation Area Development to be compatible with surroundings and especially listed buildings on frontage, retain streets and passages. Development must assess and provide for the bat population. Flood risk must be considered and is likely to be a constraint affecting part of the site.
Housing	Mixed but to include flats above shops.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5 subject to threshold being reached.

8. Newent

This policy enables development of a wide range in the area allocated. It may be applied in phases but one should be compatible with another. The outcome will be a closely knit area of mixed uses with ground floor shops and other businesses but also additional housing. The policy is intended to highlight an opportunity, to provide guidance and to ensure that the outcome is complementary to the town centre.

8.11 The policy above identifies land which is partly under used within the town centre. The site includes frontages onto Church Street and Broad Street and these will be required to retain the ground floor retail uses unless there are exceptional reasons not to. The fabric of the Listed Buildings must also be retained though there may be opportunities for refurbishment and enhancement. Proposals must show how they will preserve or enhance the character and setting of the Conservation Area. Proposals must show how they make a positive contribution to the conservation of the area and of individual heritage assets. The area is one where there are opportunities for additional retail space and it is through schemes of this nature that a large part of the expected additional floorspace will be delivered over the plan period.

8.12 There are a number of shops within the area and also other businesses and residential premises. The area already exhibits a mix of uses and this policy effectively encourages this mix to continue. There were in 2013 permissions for new dwellings on the site and while these may be constructed, the allocation would allow greater flexibility. The site is part of the centre and the routes through it are well used by pedestrians. It is expected to continue to be so used and through its development greater use is expected. The allocation is for a mixture of uses and is intended to enable development in a number of stages much as the site has already seen following the closure of the Shambles Museum.

Community Centre; Lewall Street

AP 67

Community Centre; Lewall Street

Land presently comprising a paddock is allocated for the construction of a community building.

Subject	Requirements
Access for vehicles	From Lewall Street.
Access connections	As above but also to adjoining recreation land/ Old Maids Walk by footpath.
Open space	Land not developed but within site to remain recreational open space.
Landscaping	As appropriate.
Special features	Careful design is essential to respect the setting and neighbouring uses. Access from car park to be used and respect Conservation Area location and the existing mature trees. Development should respect existing nearby residential properties.

8. Newent

This policy allocates land for a community building. If developed the remaining land should become part of the adjoining recreational use.

8.13 A site adjoining the car park was identified as suitable for a community building and for additional recreation space in the previous Local Plan. The recreation space envisaged has been laid out as part of the Lakeside area. The remaining area that was allocated is a small paddock and this is now allocated for a community building. It is in a convenient location in the town centre in contrast to the present community centre on the Ross Road. The site lies within the Conservation Area and is some 0.35 ha in extent. Careful design is expected and the building which will be modest in scale will also need to take the proximity of adjoining residential properties into account. It adjoins the Lakeside Park area and would be expected to have a frontage onto this.

Remainder of Town

Housing Site Watery Lane

AP 68

Watery Lane, Newent

About 1.1ha of land off Watery Lane is allocated for housing, for up to 30 new dwellings.

Subject	Requirements
Access for vehicles	From Watery Lane.
Access connections	Only from frontage.
Open space	Integral to site including land to frontage.
Landscape	To form new boundary to developed area of Newent, protect nearby property.
Housing	30 mixed units.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates a housing site for development as permitted in 2013 but not started.

8.14 This site adjoins the cemetery and will form a new built up edge of the town at Watery Lane. Although it is raised above the lane itself the land concerned is well related to the existing settlement. It is reasonably accessible to the town centre and also to the primary and secondary schools. The site is available now for development and planning permission has been granted. The site is allocated for development as permitted.

8. Newent

Housing Site Southend Lane

AP 69

Southend Lane Newent

About 1.5ha of land is allocated for up to 25 dwellings at land off Southend Lane.

Subject	Requirements
Access for vehicles	From Southend Lane (requires some improvements)
Access connections	All via Southend Lane
Open space	as planning permission or agreed equivalent
Landscape	as planning permission or agreed alternative
Housing	Up to 25 mixed units
Special Features	site to provide for Great Crested newts and Bats as agreed in permission granted or to alternative agreed scheme
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates land for housing in accord with a permission granted in early 2015

8.15 The site identified is considered suitable for development in the manner of the permission granted in 2015. There is a need for careful landscaping, and for appropriate measures for the bat and Great Crested Newt populations to be provided for.

8. Newent

Foley Road, Newent

AP 70

Foley Road, Newent

About 4.6ha of land off Foley Road is allocated for up to 120 dwellings.

Subject	Requirements
Access for vehicles	From Foley road and via adjoining Linden Homes development.
Access connections	As above but also to adjoining recreation land by footpath and to rights of way.
Open space	Within site to be designed to provide access to adjoining recreation land.
Landscape	To provide southern edge to town and adjoining recreation area, protect trees on site including where possible those crossing site.
Special features	Protection of ponds and green corridors required, footpath crossing site to be provided for. Connection to footpath network required.
Housing	Up to 120 units of mixed types and sizes.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates a housing site for development in the manner which has been permitted but not started.

8.16 This site is well related to the existing town and adjoins a site currently being developed. It is considered suitable for up to 120 dwellings and a mixed tenure development incorporating a range of house types is expected. The site first received planning permission at appeal and is considered available in the short term. The permission is for up to 120 dwellings and this allocation reflects that figure. As with all allocated sites that have permission, the expectation is that the development that has been permitted will be built but if that is not the case then the allocation remains and would permit a development similar to that allowed on appeal.

8. Newent

Employment Site at Gloucester Road

AP 71

Gloucester Road Newent

4.2ha of land off Gloucester Road is allocated for employment generating uses.

Subject	Requirements
Access for vehicles	Directly from Gloucester Road and if desired via adjoining Town Farm development.
Access connections	As above (foot access will also be possible from public right of way)
Open space	Not required except for landscaping.
Landscape	To provide landscaped edge to town and to nearby residential areas.
Special features	Protection of ponds and green corridors required and provision for footpath, to include substantial landscaping which may extend beyond the allocation
Development	Employment uses compatible with location on employment estate and in part close to residential area. Protect public rights of way.

This policy allocates land for a variety of employment generating uses. The site may be phased providing the whole site is able to be developed. The uses proposed must be compatible with the overall mix of development on adjoining land and likely to occur on the allocated site.

8.17 A slightly larger version of this site was first identified in the previous Local Plan. The majority of that has yet to be developed and the allocation has been revised to give a better prospect of development and at the same time offer additional protection for the nearby residential area. It is suitable for a variety of employment generating uses with only moderate constraints due to its proximity to the nearby housing. Other constraints include landscape which will demand a high standard of design. The site adjoins the present employment area so the uses most suitable are likely to be B1, B2 and B8.

8. Newent

Ross Rd; Mixed Recreation, Housing and Employment Sites

AP 72

Ross Road Newent

3.0ha of land off Dymock Road is allocated for mixed uses as follows:

The western part of the site (1.7ha) is allocated for continued employment generating uses in a manner that will allow the restoration of the Herefordshire and Gloucestershire Canal

The eastern area is allocated for tourism and recreational development related to the reinstatement of the Canal, for employment generating uses and about 30 dwellings (40 should the community building be relocated).

Subject	Requirements
Access for vehicles	Primarily from Dymock Road and from existing accesses on Ross Road and Horsefair Lane.
Access connections	As above but also to canal towpath when available.
Special requirements	The development must: • Safeguard land for and provide a restored canal • Make provision for the long term maintenance of the canal • take account of and demonstrate that it makes best use of the canal when it is re established • Provide visitor access to the Canal and enable or provide visitor facilities and interpretation • Provide continued access to the employment site(s) • Retain the present pub, former workhouse building fronting Ross Rd and Anchor House • Provide a pedestrian and cycle link from Ross Rd to the Canal • Provide new dwellings from conversions and new build. • New dwellings should be mainly smaller flatted and terraced units

8. Newent

Subject	Requirements
Special requirements cont:	The development may: • Redevelop the community centre (retaining the former workhouse building), subject to satisfactory provision elsewhere or on site for the existing community use • Redevelop the present employment site or refurbish existing buildings • Reduce the allocated housing in order to provide additional tourism and recreation built space
Open space	Incidental to development- to take account of canal.
Landscaping	Landscaping where necessary including to northern edge of development for canal structures and other development.
Special features	Must provide for reinstatement of canal and continued employment use on site. Revisions to access required.
Housing	About 30 dwellings unless community centre is relocated, then 40.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

The policy above protects the largest single employment area within the allocation for continued use for employment generation. It safeguards land for the restoration of the Canal and allocates land for mixed uses including housing. It allocates land for tourism/ recreation in connection with the Canal so that there can be public access to the canal. It allows but does not require the redevelopment of the community centre but this may occur only if an alternative is developed. Some buildings on the site need to be retained, most notably the former workhouse, now part of the community centre, and the pub. Development should accommodate access to the Canal for visitors and support its restoration but must also protect the ability of the employment site to function satisfactorily.

8.18 This site can be divided into two, one area which is expected to remain in use for employment generating uses and another which has more potential as a mixed use. To the immediate north the proposed restoration line of the Herefordshire and Gloucestershire Canal intersects the allocated land and is expected to be restored in a manner that benefits the development allocated on the eastern part of the allocation while allowing the western part to be satisfactorily developed or continue to operate satisfactorily.

8.19 The western area which is identified for employment related uses and amounts to some 1.7ha is occupied by a single long established business. The site is suitable for its continued occupation or could allow some degree of rationalisation. It is however considered important that the site remains in employment use. Adjoining this land to the east is a more mixed area which was formerly identified as suitable for mixed development including housing. Although not developed this part of the site remains suitable for housing and the revised allocation reflects this. Adjoining the site is land safeguarded for the restoration of the Herefordshire and Gloucestershire Canal. This is expected to take place within the plan period, possibly in the early part. This allocation does not define areas but makes provision for the site to be part used for recreation and tourism based uses in connection with the Canal. Other development proposals will therefore have to be compatible with it. The Canal related development itself can include interpretation, and access

8. Newent

to the canal together with ancillary and functional buildings, but also related retail and cafe. It is anticipated that the canal related development will complement other development on the site. The allocation overall is intended to allow a mixed development of this important site and should the existing community centre be redeveloped provision for its activities will need to be made elsewhere or on the site. There are some buildings and features on the site which are expected to be retained. These include the "workhouse" part of the Newent centre. Other buildings on the site and their curtilages may not form part of any development proposals and will need to be properly taken into account.

8.20 Access to the inward facing part of the site is presently from the Dymock Road and while this is expected to remain there will almost certainly need to be changes including possibly traffic lights to accommodate the level of development envisaged. This access would need to serve the present uses that may remain and any new development. An alternative access from Horsefair Lane may also be considered subject to its capacity. The adjoining factory (LFI) will need to be provided for either by continuation of the present access arrangements or by a satisfactory alternative.

Extra Care Accommodation, Cleeve Mill Lane

AP 73

Extra Care Accommodation, Cleeve Mill Lane

About 0.53ha of land off Cleeve Mill Lane is allocated for an extra care development, to provide about 40 units.

Subject	Requirements
Access for vehicles	As existing
Access connections	As existing including public footpath through site
Open space	As necessary to provide amenity space for the residents and provide a buffer from adjoining uses
Landscaping	To screen from neighbouring uses and provide setting for the development
Affordable housing	40% sought in accordance with Core Strategy policy CSP5
Special requirements	The current site has permission for a scheme which also includes live work units and other workspace. This may be provided for in any revision but is not a requirement of this policy.

This policy allocates land for a development similar to that which currently has outline permission. It protects the site for this use and would also enable but not require the development of new workspace.

8.21 The policy above identifies land at Newent which has outline permission for an extra care scheme. Either the scheme that is permitted or a similar development would be permitted on the site. The permission also included some employment space and this may still be able to be accommodated on the site. This is not a requirement however but an option. The allocation is made in order to secure the provision of an extra care development.

8. Newent

Recreation Area; Foley Road

AP 74

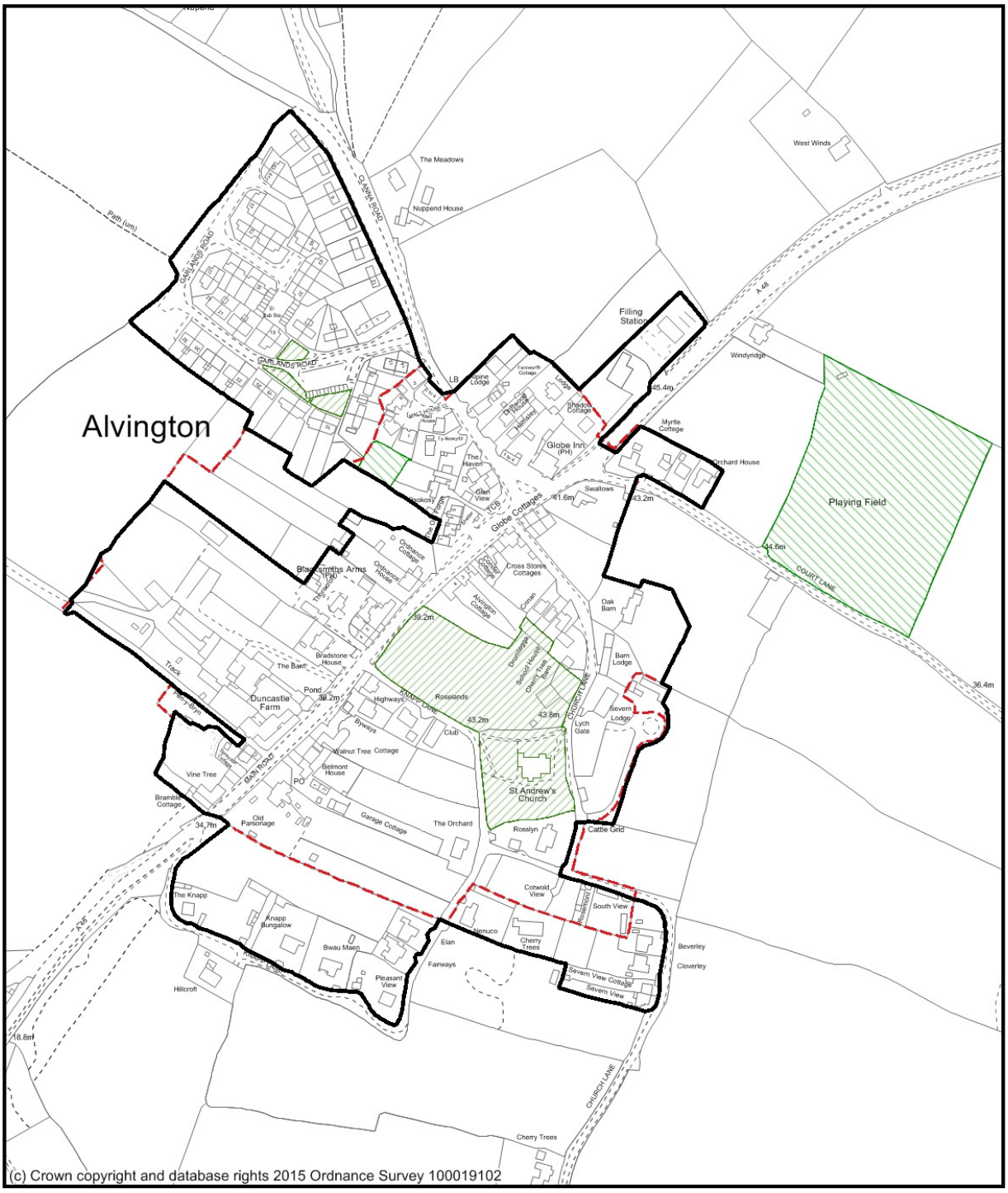
Recreation Area Foley Road

An area of 2.8ha set aside for open space will be further developed for formal and informal recreation. It should also provide green infrastructure.

The intent of this policy is to enable the development of the area presently set aside as open space for a range of formal and informal recreation uses

8.22 Land off Foley Road was established as an area for recreational use following its allocation in the previous Local Plan. It is allocated for the continued development of its potential to provide a variety of formal and informal recreation opportunities and is owned by the District Council. The end uses may include those suggested during the consultation exercise held in 2013.

9. Alvington



Legend

- Settlement Boundary
- Conservation Area Boundary
- Recreation Space
- Important Open Area

Alvington Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 60 70 metres

9. Alvington

Alvington Summary

Population	380 approx
Core Strategy Context	Service village; Policy CSP16; A settlement with a range of local services where new development opportunities are likely to be small in scale.
Location	Situated on A48 3.5km southwest of Lydney
Setting	Situated on lower slopes of Severn escarpment
Features	Grouped around generally narrow lanes and the A48 with some more sporadic development interspersed with green areas
Dominant Building Materials	Traditional materials brick forest red sandstone and render. Slate and clay tiles more uniform character on modern estate
Landscape type	Wooded Scarp and lower scarp slopes: 4b Netherend farmed Slopes Unwooded Vale: 6a Severn Vale - Stroat and Sedbury
Designations	Conservation Area, Important Open Areas
Background	The village has medieval origins, and developed over a long period along the main road. Some nearby industry in the form of milling in the 18th and 19th centuries, otherwise it was an agricultural settlement until more rapid growth in the 20th Century.

Character of the Settlement

9.1 The village has in part developed along the A48 and there remain some older terraced properties and some significant older buildings such as the Globe Inn and Coach House opposite. To the north of the main road frontage is the more recent Garlands Road housing estate. Development to the south of the main road has a more open spacious character, with buildings in larger plots along with some more recent bungalows and houses along Church Road, a narrow country lane. The open agricultural land near the church breaks up the form and affords views of the church. The majority of the settlement lies within a Conservation Area.

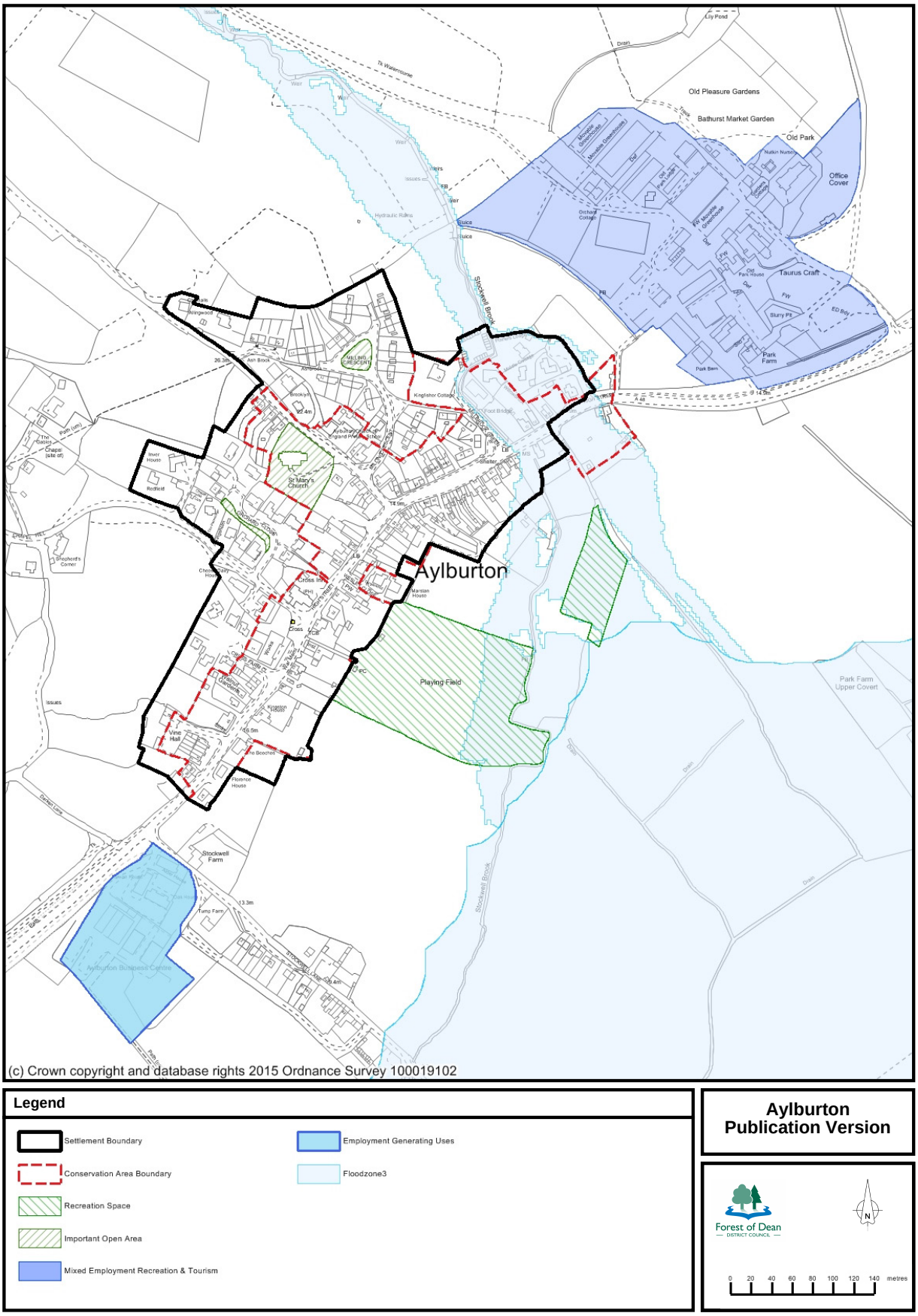
Key Issues

1. The majority of the village is within a Conservation Area. It is important to maintain and enhance the character of the built environment of the village.
2. The countryside surrounding Alvington provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.
3. Important open areas are a characteristic feature and will be safeguarded. These include open space along Garlands Road and also the area between the A48 and the church.
4. The recreation grounds are protected as outdoor recreation space.

Policies and Proposals

9.2 The settlement boundary has been tightly drawn around the built up area of Alvington. As a result the settlement will see only limited change during the plan period. The Conservation Area and especially its open sporadically developed nature will be protected.

10. Aylburton



Legend

- Settlement Boundary
- Conservation Area Boundary
- Recreation Space
- Important Open Area
- Mixed Employment Recreation & Tourism
- Employment Generating Uses
- Floodzone3

Aylburton Publication Version

Forest of Dean DISTRICT COUNCIL

0 20 40 60 80 100 120 140 metres

10. Aylburton

Aylburton Summary

Population	400 approx
Core Strategy Context	Policy CSP16; Service village, a settlement with a range of local services where new development opportunities are are likely to be small in scale.
Location	Situated along A48 just over 1km southwest of Lydney.
Setting	Situated on low ground below the Severn escarpment
Features	Historically a strong linear form, wide central high street with terraced dwellings and older features such as chapel and coach house; limited secondary development to rear of High Street properties.
Dominant Building Materials	Traditional materials brick, forest red sandstone and render. Slate and clay tiles.
Landscape type	Wooded Scarp and Lower Scarp Slopes, 4a Netherend Farm Slopes
Designations	Conservation Area, protected outdoor recreation space and important open areas
Background	Medieval origins with steady growth along main Gloucester- Chepstow road, considerable more recent development. Close connection with Lydney Park Estate.

Character of the Settlement

10.1 The village once had a strong linear form following the route of the A48 marked by terraced properties fronting the main road. This has been consolidated by more recent development including Milling Crescent and Orchard Close to the North. There are few buildings behind the frontage properties to the south with the exception of a row of properties along Stockwell Lane. A small employment site lies immediately south west of the settlement boundary adjacent to the A48. There is a large recreation ground to the south of the A48. The majority of the settlement is a Conservation Area.

Key Issues

1. Much of the village is a Conservation Area. It is important to maintain and enhance the quality of this and its setting.

2. The countryside surrounding Aylburton provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

3. To retain the existing open areas which are important to their localities. The recreation grounds and allotments are protected as outdoor recreation space.

4. Effect of A48 on quality of the environment.

5. A policy for the nearby Taurus Crafts site is intended to re affirm support for the continued use of the site for its present purpose and to allow some intensification. (See Chapter 3 Area policies not related to settlements)

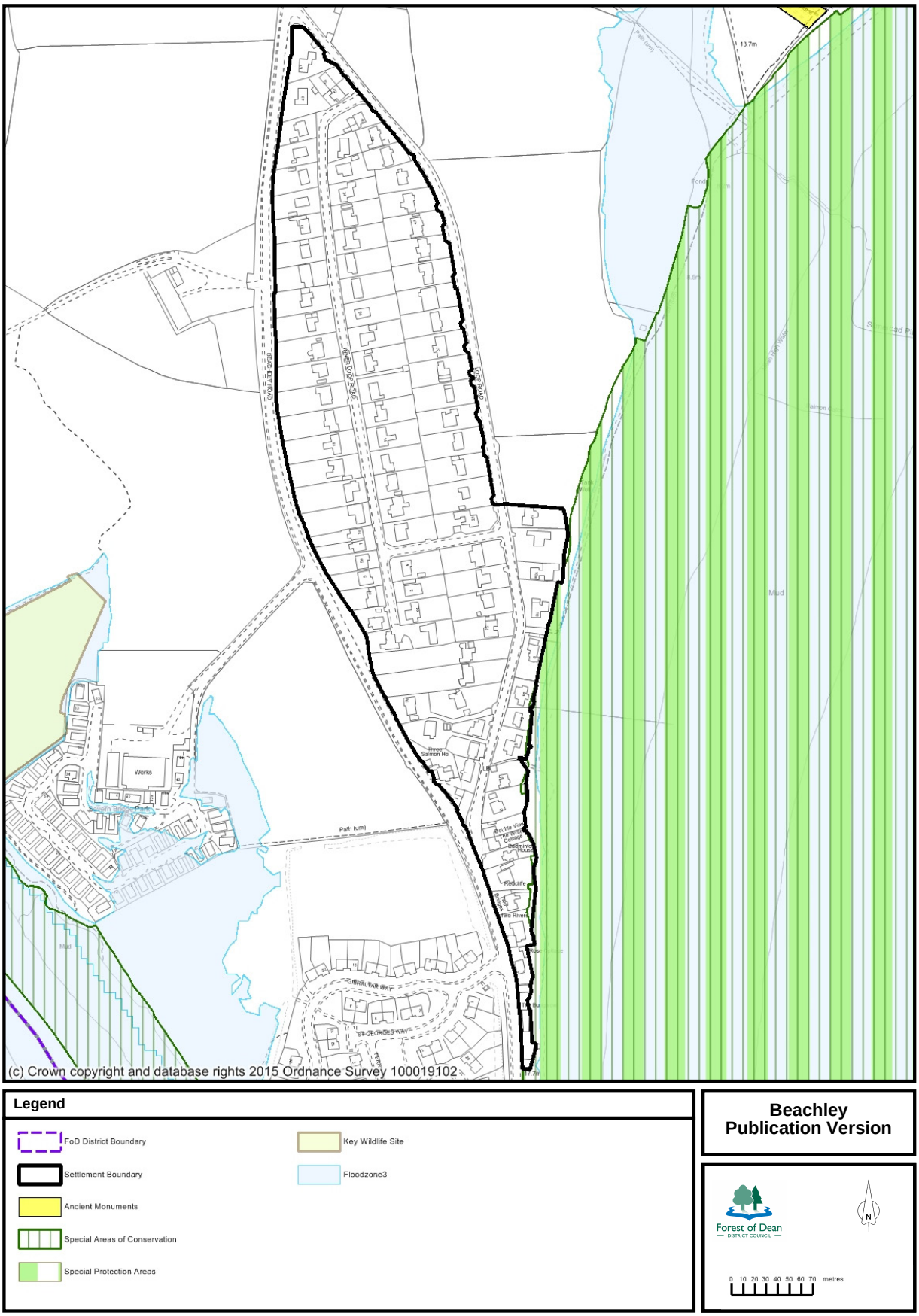
10. Aylburton

Policies and Proposals

10.2 The settlement will see only limited change during the plan period with an emphasis on conservation. Nearby employment/ tourism and recreation sites will be promoted (Taurus Crafts and Aylburton Business Park Farm)

10. Aylburton

11. Beachley


(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
FoD District Boundary
Settlement Boundary
Ancient Monuments
Special Areas of Conservation
Special Protection Areas
Key Wildlife Site
Floodzone3
Beachley
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 10 20 30 40 50 60 70 metres

11. Beachley

Beachley Summary

Population	230 approx
Core Strategy Context	Small village; Policy CSP16: a small village with some local facilities but generally very limited opportunities for additional development.
Location	Situated on the peninsular between the Rivers Wye and Severn
Setting	Defined settlement is compact within a larger area containing MOD estate
Features	Regular plots and detached buildings
Dominant Building Materials	Brick and render
Landscape type	Unwooded Vale: 6aSevern Vale: Stroat and Sedbury
Designations	Close to Severn Estuary SAC and River Wye SAC
Background	Undeveloped until the early 20th century when it became an ancillary part of a shipyard and then a series of huts on plots. These have now been replaced by individual houses.

Character of the Settlement

11.1 Beachley is a small settlement located to the south of Sedbury, it has limited facilities, its local service centre is Sedbury with further services provided in Chepstow. A large proportion of the Beachley peninsula is covered by Ministry of Defence land in use as barracks. This is not subject to the same planning regulations as non crown land. Outside this, the main settlement of Beachley is formed by regular residential plots served by Loop Road and Inner Loop Road. The present settlement boundary only covers this consolidated part of Beachley, the former church and the ferry slipway are 1 and 1.5km away.

Key Issues

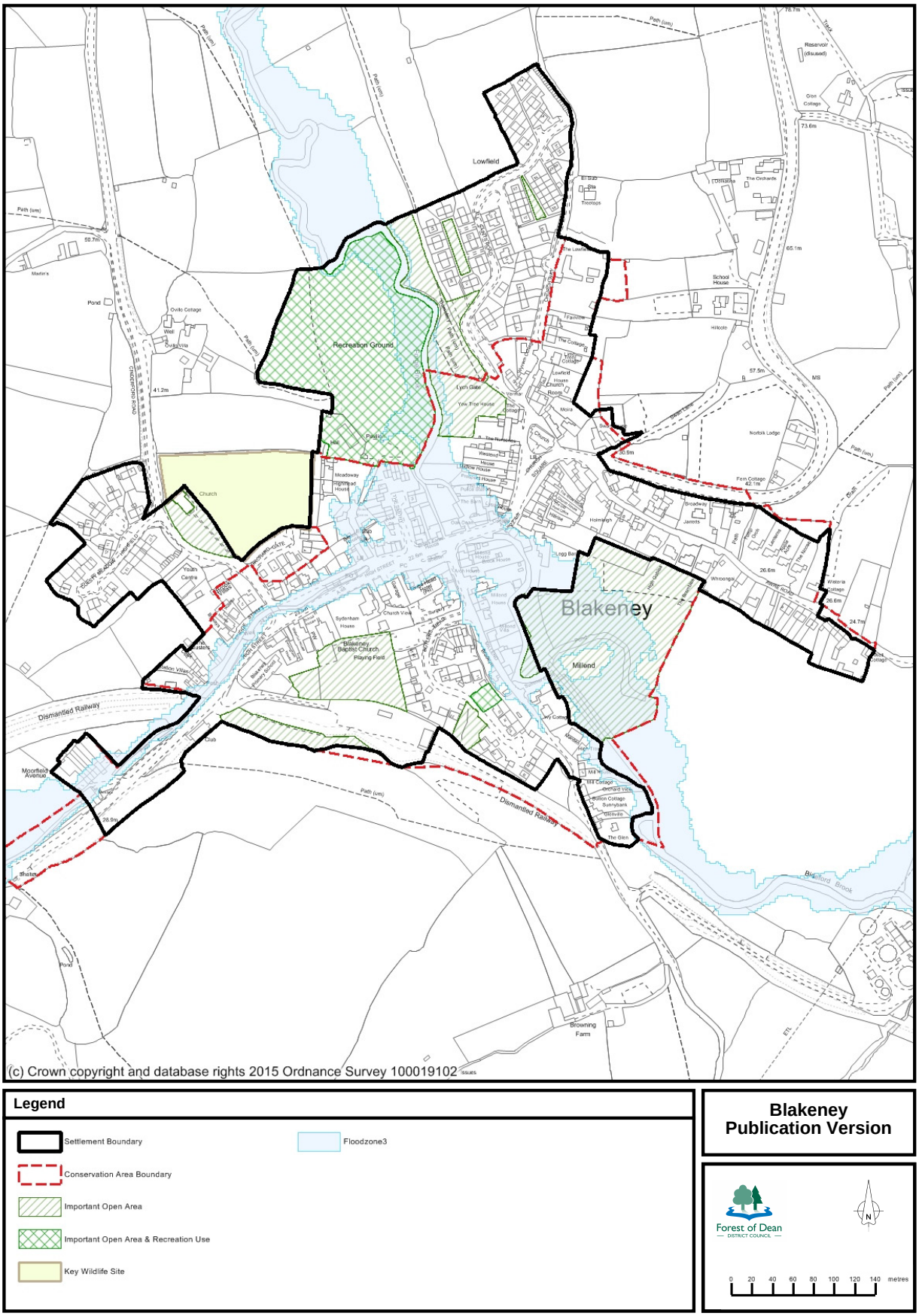
1. Beachley lies on the peninsular between the Rivers Severn and Wye on low lying land.

2. The countryside surrounding Beachley provides a generally attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

Policies and Proposals

11.2 The settlement will see only limited change during the plan period.

12. Blakeney


Blakeney
Lowfield
Recreation Ground
Church
Millend
Dismantled Railway
Dismantled Railway
Browning Farm
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Settlement Boundary
Conservation Area Boundary
Important Open Area
Important Open Area & Recreation Use
Key Wildlife Site
Floodzone3
Blakeney
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 20 40 60 80 100 120 140 metres

12. Blakeney

Blakeney Summary

Population	700 approx
Core Strategy Context	Service village; Policy CSP16 defines Blakeney as a settlement with a range of local services and where new development opportunities are are likely to be small in scale.
Location	Situated between Gloucester and Lydney (approx 5km northeast of Lydney) at a point where north south routes intersect with A48.
Setting	Situated partly on the alluvial flats and partly on rising ground. Blakeney lies at the confluence of two brooks.
Features	Open central area with a concentration of shops and services. Church square which is bordered by Georgian and Victorian town houses many of which are listed buildings. There remain some traces of Blakeney's industrial past. The defined settlement follows a linear pattern along A48 with additional development on the minor roads both north and south of the main road. Prominent watercourse runs through the centre of the village
Dominant Building Materials	Stone and render
Landscape type	Undulating farmland: 9a Bledisloe Hundred Ridges and Valleys: 10a Allaston Ridge
Designations	Conservation Area, recreation ground and associated important open areas
Background	Developed along the Gloucester to South Wales route at crossing point of small river. Adjoins former industrial areas and routes into the Forest

Character of the Settlement

12.1 Blakeney is set in a low valley at the confluence of two brooks. The A48 cuts through the centre of the village. Some older buildings lie along this route with other ribbon development following Millend and Awre Road. More recent housing estates have been built to the north, south and west of the village. The majority of the village is a Conservation Area. Close by is Blakeney Hill and related settled areas on the fringes of the Forest some of which were heavily industrialised. Blakeney itself is set in agricultural land.

Key Issues

The majority of the village is a Conservation Area. It is important to maintain and enhance the attractive character of the built environment of the village.

1. The countryside surrounding Blakeney provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.
2. There are a number of important open spaces at Blakeney that are important in terms of amenity and are visually important to the setting of the village, these include the cemetery, land to rear of Yew Tree

12. Blakeney

Inn, land at Millend, land adjacent to the old goods yard, land to rear of school and church yard along Cinderford Road.

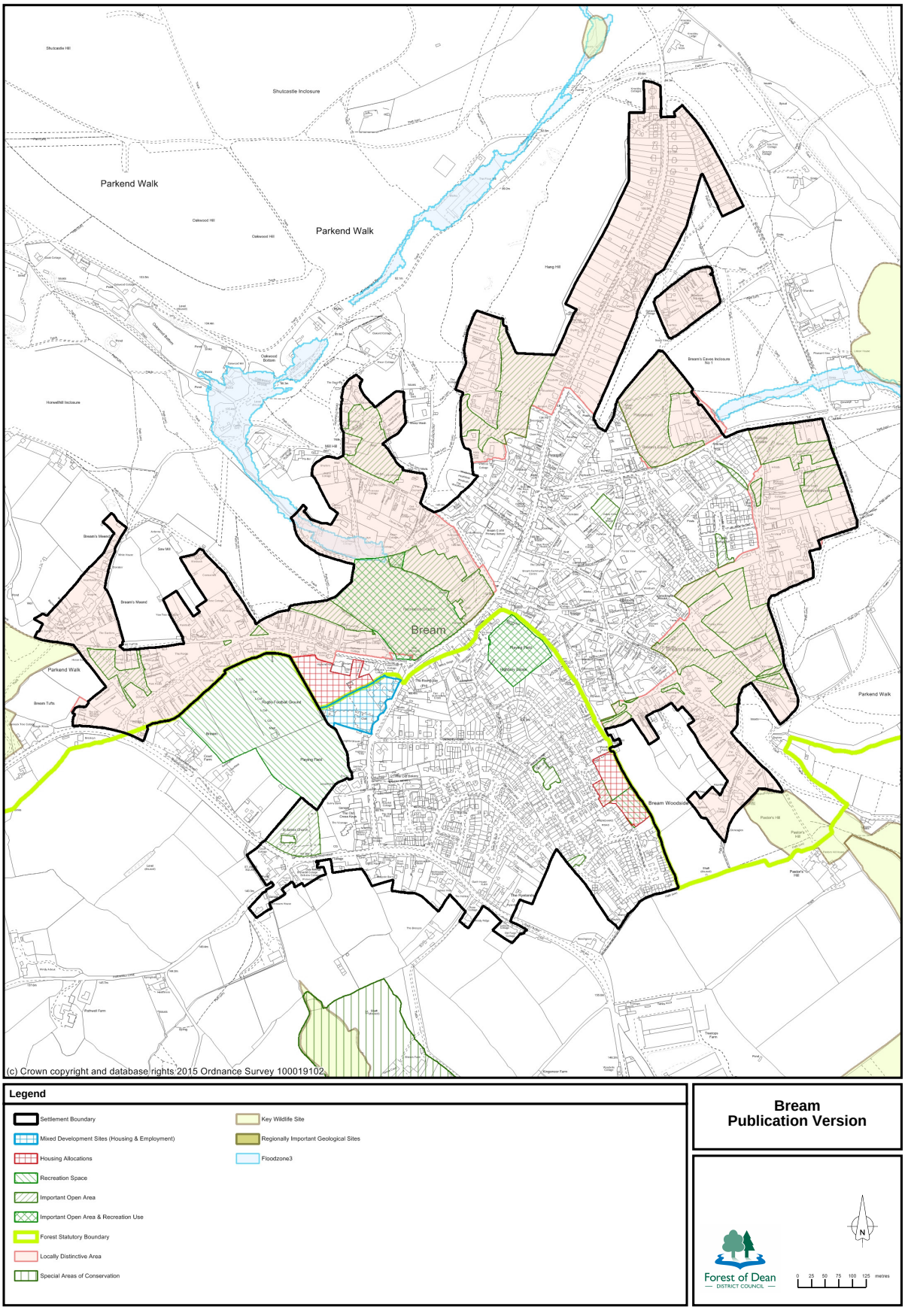
3. The recreation ground is protected as an important open area and as recreation space.
4. The former goods station to the south of the village benefits from planning permission for 17 dwellings (now under construction).

Policies and Proposals

12.2 With the exception of the former goods station which is now being developed to provide 17 dwellings, the settlement boundary closely defines the built up area offering very few opportunities for further development. New buildings are therefore likely to be within the existing envelope. The Plan's policies will ensure the continuing conservation of the village while allowing a degree of change.

12. Blakeney

13. Bream



Legend

- Settlement Boundary
- Mixed Development Sites (Housing & Employment)
- Housing Allocations
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Forest Statutory Boundary
- Locally Distinctive Area
- Special Areas of Conservation
- Key Wildlife Site
- Regionally Important Geological Sites
- Floodzone3

Bream
Publication Version

Forest of Dean DISTRICT COUNCIL

0 25 50 75 100 125 metres

13. Bream

Bream Summary

Population	2600 approx
Core Strategy Context	Policy CSP16. Bream is one of the major villages defined in the CS and is the second largest in terms of population. Its range of services and facilities is quite good and there is some employment locally although less than in nearby Whitecroft for example. The CS promotes the continued development of the village with some additional housing and support for additional employment. It is proposed that there should be approximately 100 additional dwellings during the plan period. At the time of writing an additional allocation of about 60 was required when existing commitments were taken into account. The Plan identifies opportunities for additional development which will contribute to this but may not deliver the entire number, however in a settlement the size of Bream it is very likely that the expected level of development will be achieved. There are very significant constraints on other potential sites though overall the Plan is capable of delivering the required amount of housing.
Location	Edge of forest on route between Lydney and Coleford
Setting	Complex and large defined settlement which is part of the Forest ring set within forest fringes and adjoining agricultural land
Features	Dominated by forest and agricultural land
Dominant Building Materials	Stone and render
Landscape type	Wooded Syncline and settled forest margin: 5g Forest fringe (Bream and Yorkley)
Designations	Within Forest, Close to bat SACs
Background	Defined settlement includes large areas which developed within the margins of the forest and some areas that did not. At first the non forest and the forest areas were separate. Bream has seen considerable growth and now displays a variety of building styles. It developed within the forest from the late 19th century and has expanded more significantly from the early 20th. There is evidence of past coal and iron industries around and within present settlement.

Character of the Settlement

13.1 Bream is a large village with a diverse character which reflects its origins as well as later development. The main influence on its character is the location on the fringe of the forest although about a quarter of the village lies outside the forest boundary and shows quite different characteristics. There are areas of open forest waste and amenity planted spaces which form the typical irregular edge. These together with related development make strong and locally distinctive areas. The village is on rising ground and signs of its history, including the once extensive iron and coal mining and quarrying are readily apparent. Although there are few listed buildings in Bream it is studded with former chapels, public houses and other buildings of local note. Close by is the former Flour Mill Colliery some buildings of which remain and are occupied by an engineering works. The village has a High Street which contains a good range of facilities but is not on the main through route.

13. Bream

Key Issues

13.2 The plan seeks to provide for some additional development but to retain and enhance the character of the settlement. The level of change that is promoted and the locations therefore reflect the need to conserve both the built form and the setting of Bream, especially the forest fringe areas. Development which can improve the High Street is supported.

Policies and Proposals

13.3 In keeping with the CS there are allocations for additional housing at Bream. One of these enables improvements along the High Street. A large proportion of the village is identified as locally distinctive and the plans approach is one of allowing change and protecting the form and character of the settlement.

Locally Distinctive Areas- Bream (AP 6 'Locally Distinctive Areas' Policy of the plan will apply)

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

The intention of this policy is to require an assessment of the impact of development proposals in order to take particular account of the characteristics that are identified in the locally distinctive areas of Bream shown on the proposals map and described below.

13.4 Being located on the edge of the statutory forest, much of the settlement displays the characteristics that are seen around the fringes of the planted areas. Chiefly as a result of this there are some parts of the settlement that are considered distinctive and merit particular consideration when assessing development proposals. These are defined as Locally Distinctive Areas (LDA) and include the following areas which although individually identified share characteristics which lead to their value and designation.

13.5 New Road- An area characterised by mainly cottage style dwellings fronting the highway, with substantial curtilages, possessing a clear definition between public and private space and using local stone, bricks and rendered finishes.

13.6 Parkend Road - The Parkend Road LDA has previously been considered as one homogenous area. There is justification, however for identifying three separable elements to the area, based on the assessment criteria. The whole area possesses a wide range of characteristics which can upon closer examination be divided into three discrete areas with their own recognisable characteristics. These are:

1. Hang Hill - The area is characterised by forest style cottage dwellings, within clearly defined curtilages. The main feature is the significant areas of forest waste and the strong association of dwellings to road frontages.

13. Bream

2. Parkend Road - The area is characterised by the uniformity of design of the individual dwellings, even when small details such as porches or extensions are taken into account. The substantial curtilages are important to the setting of the dwellings and provide a sense of space around each. The association with and set back of the dwelling from the highway is important, as is the relationship between the rear and the open areas at the rear. The uniformity of the plots is important. Any proposal which does not reflect the relationship with the highway, the large curtilage and use of space will fail to maintain or enhance the intrinsic character of the area. Such development will threaten the value and integrity of the LDA and any such proposals should be refused planning permission.

3. Bowson Road - This small section of LDA is considered important due to the uniformity of design and plot. Whilst the dwellings are not typical of forest style cottages, the LDA is in its own right important due to this uniformity and the lack of alteration or dilution caused by inappropriate development. The dwellings exhibit their own style without possessing any traditional character, and due to this certainly merit continued designation as a Locally Distinctive Area.

13.7 Bowson Square - The dwellings exhibit a strong relationship with the encircling highway forming the definite shape of the square. There is clear definition of private space using strong boundary treatments. The traditional forest style buildings use a mixture of bricks and stone, with render. The LDA is surrounded by forest waste and various open areas, which add to its character.

13.8 Bream Eaves - A small area of traditional dwellings located within important open areas and general forest waste. There is clear definition of public and private space and a uniformity of design and scale, with large curtilages surrounded by boundary walls made of local stone. The area has an open character due to the low density.

13.9 Eastern Area The LDA contains sporadic forest style dwellings situated within significantly sized curtilages. The area exhibits a wide range of building finishes, due to the age of dwellings and the scope for variation over time. The area is sprawling and relates strongly to the many minor roads which crisscross the area. The area contains many important open areas and other non-designated open areas.

13.10 The locally distinctive areas in Bream are about 43ha in extent of which over 12ha is identified as protected important open areas within them. These include land to which there is no public access, forest waste and larger areas used for recreation. The LDAs contain a number of narrow lanes, frequently without kerbs. Possibly as a result of the relatively gentle relief development in some areas takes the form of semi regular blocks. Whilst there has been substantial change in the form of newer building over the past 40 years there remains a strong and dominant character worthy of retention. New building will be expected to enhance and be compatible with this and proposals for new buildings and especially for new dwellings must show how they do this. Features that should be taken into account include open spaces, views, walls and boundary treatments, materials, kerbing and informal highway, lack of footway, footpaths not adjoining highway, buildings with walls to highway, relatively similar plot sizes, and in one area in particular regular shaped plots.

13. Bream

Housing and Mixed Uses, New Road and High Street.

AP 75

New Road and High Street Bream

Land off New Road/ High Street is allocated for housing (about 30 dwellings), a new clubhouse, parking for the rugby club and for retailing.1.56ha

Subject	Requirements
Access for vehicles	Access from High Street and from New Road
Access connections	Pedestrian and cycle access as above
Open space	Incidental to housing as required for playspace
Landscape	Landscaping to site boundaries and within site to incorporate existing landscape features, trees and hedgerows
Features on site	Retain and enhance boundaries
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5
Special requirements	Design if possible to provide main access to club from High Street and to housing from New Road. Provide developed frontage to High Street including retail space with flats above. Improve High Street carriageway if required.

This policy provides for the development of additional housing off New Rd and on land adjoining the Rugby Club. Its purpose is to deliver this and to enable the redevelopment of the rugby club buildings in a more suitable location. In addition it enables the redevelopment of land in the High Street which is presently under used.

13.11 This site which will probably be accessed from New Road and from High Street is considered able to be developed to provide both new dwellings and a new building for the Rugby Club. The retail use if redeveloped will also need to be retained. It is not necessary for the entire site to be developed at the same time but it is essential that it is developed in such a way as to allow for the relocation of the clubhouse and new housing to be satisfactorily accommodated. The site may be divided into three, the first section is undeveloped land off new road comprising about 0.7ha, the second includes the present Rugby Club and the is about the same area, and can also be redeveloped for housing, however it should also accommodate a new rugby club building and parking for its use. The third area is included in the site and it could be developed on its own or in conjunction with adjoining land. It does at present accommodate two shops and related storage and parking. This part of the site is allocated for retail with flats above. It is about 0.23 ha in extent. The development of the whole site may allow the existing carriageway to be

widened as it is at present not of a modern standard. As of early 2015 the part of the site occupied by the rugby club had permission for development compatible with this policy to replace the club and provide 14 new dwellings.

Housing Off Whittington Way/ Ryelands Road

AP 76

Land Off Ryelands Road Bream

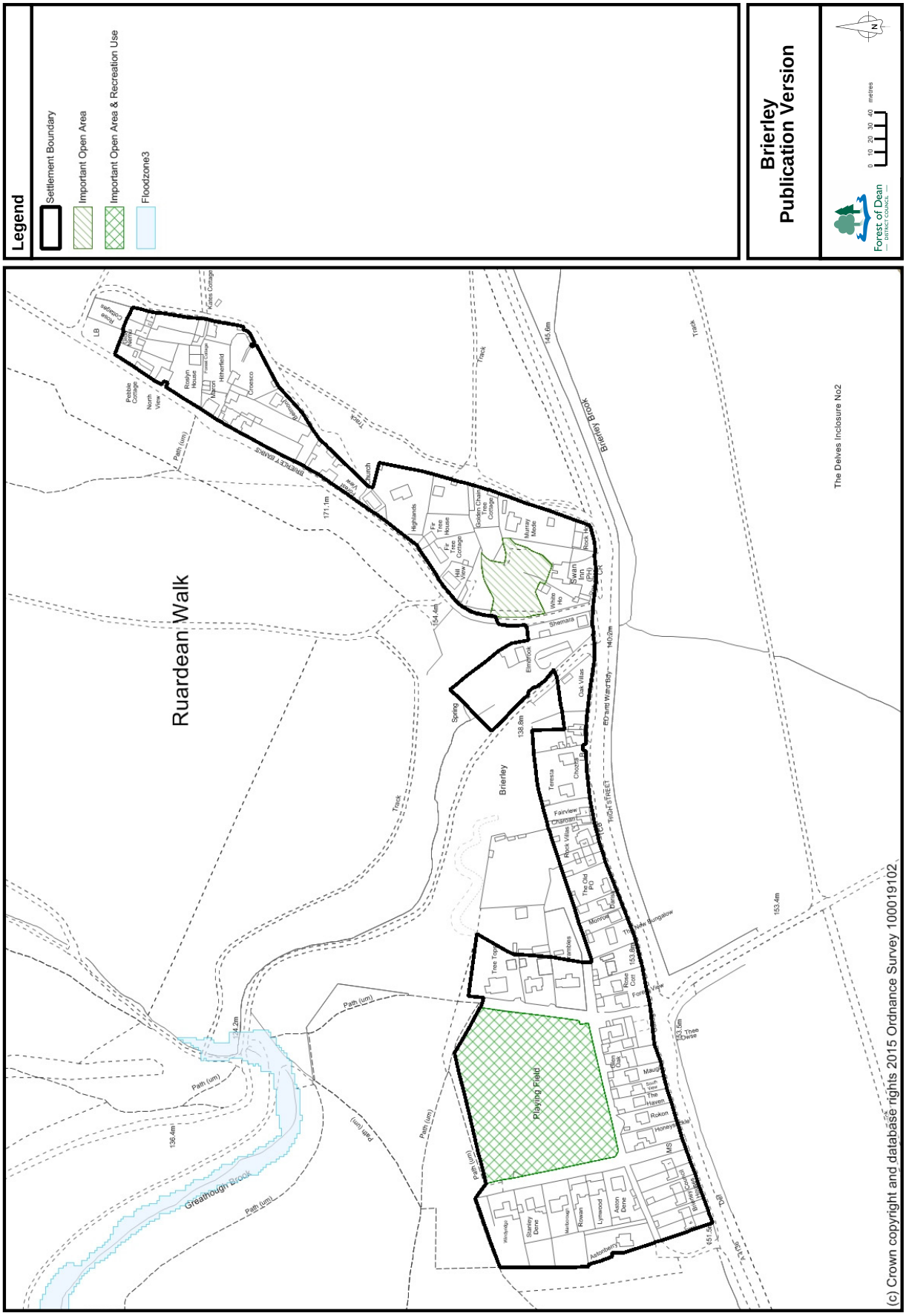
0.67ha of land at Ryelands Road/ Whittington Way is allocated for about 15 dwellings and for a minimum of 0.2ha open space

Subject	Requirements
Access for vehicles	Access from Whittington Way
Access connections	Pedestrian access as above and from Ryelands Rd
Open space	Provide recreational open space (minimum 0.2ha total)
Landscape	Landscaping to site boundaries and within site to incorporate existing landscape features trees and hedgerows
Features on site	Retain and enhance boundaries
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates land for housing and for open space in order to enable the development of about 15 dwellings and an area of usable open space

13.12 The above site has potential both to provide housing and for an area to be developed for open space. The northern part has previously been allocated for housing and has consent for nine dwellings with the remainder left as open land but not in formal use. The allocation is made in order to make use of the whole of the site in a manner which allows the best vehicle access to the housing, and provides usable open space.

14. Brierley


Legend
Settlement Boundary
Important Open Area
Important Open Area & Recreation Use
Floodzone3
Brierley
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 metres
Ruardean Walk
Brierley
Playing Field
Greathough Brook
Path (um)
Track
The Delves Inclosure No2
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

14. Brierley

Brierley Summary

Population	160 approx
Core Strategy Context	Policy CSP16, Small village; a settlement with some local facilities but generally very limited opportunities for additional development.
Location	Situated along A4136 between Coleford and Cinderford
Setting	Situated within the Statutory Forest
Features	Linear form served by roads and tracks
Dominant Building Materials	Traditional materials brick and render. Slate and clay tiles.
Landscape type	Wooded syncline and settled Forest Margin: 5a Forest Core
Designations	Statutory Forest, protected outdoor recreation space
Background	Originally developed on hillside, with frontage to main road only built after 1900. Close to coal mines and quarries now disused.

Character of the Settlement

14.1 Brierley is a small linear settlement located alongside the A4136 approximately 3km to the west of Cinderford. The village is located entirely within the Statutory Forest and is surrounded by woodland. The woodlands and areas of unplanted forest are an important feature of the area and contribute to a strong and coherent forest identity. The older part of the village (Brierley Bank) has the typical layout and character of the Forest ring and displays a settled character. Along the High Street the built form is generally housing in a more regular form.

Key Issue

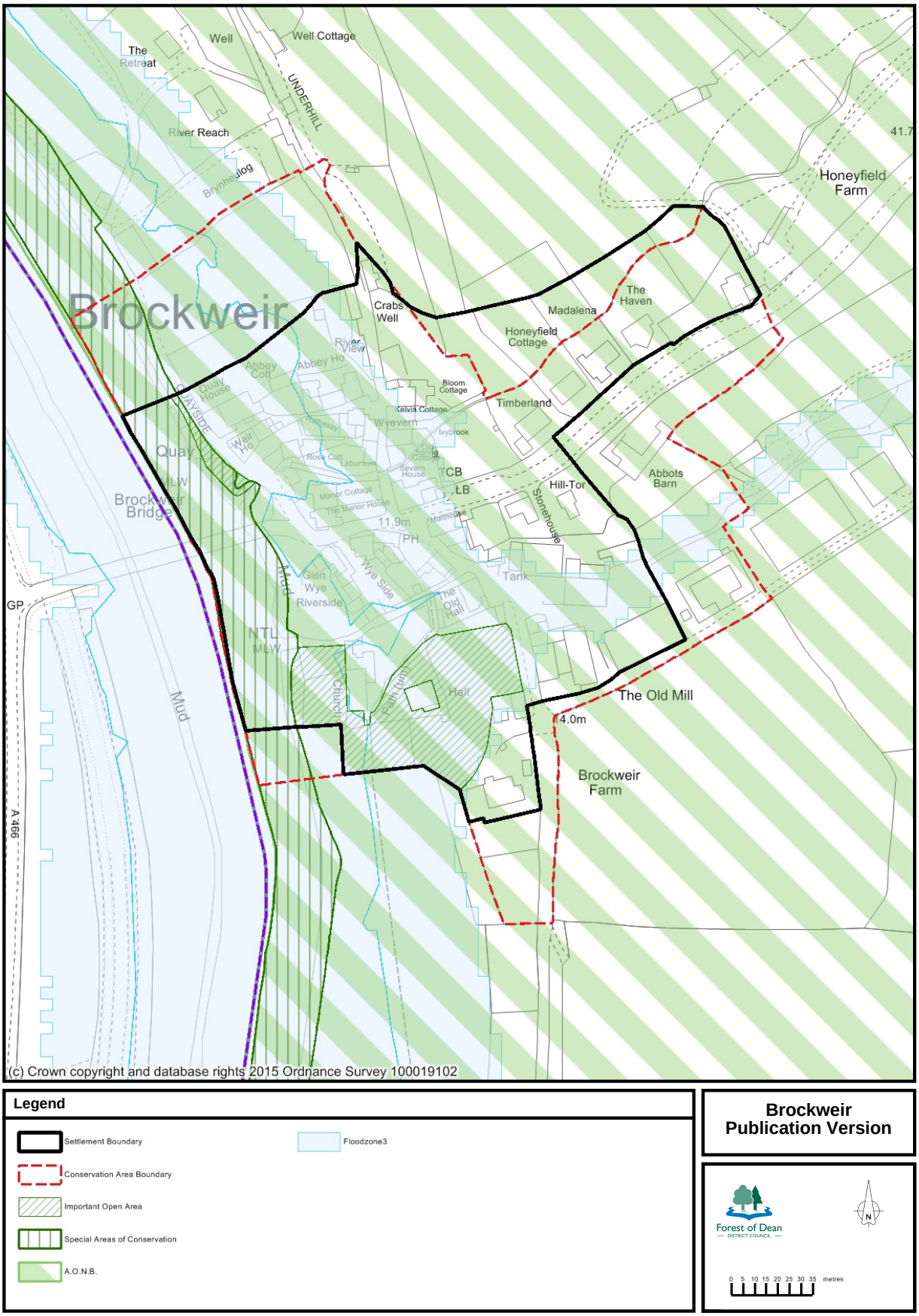
The forest backdrop provides an attractive setting and it is not considered appropriate to allow the developed area to expand into this.

Policies and Proposals

14.2 The settlement boundary has been tightly drawn around the built up area offering very few opportunities for further development. As a result the settlement will see only limited change during the plan period.

14.3 The recreation field and other informal open areas will be protected.

15. Brockweir



15. Brockweir

Brockweir Summary

Population	95 approx
Core Strategy Context	Small village; Policy CSP16, some local facilities but generally very limited opportunities for additional development.
Location	Situated on eastern bank of River Wye, 4 km to south west of St Briavels. Access to the A466 across River Wye
Setting	Located at a crossing point of the River Wye at the point where it is joined by a small tributary
Features	A haphazard layout of buildings with narrow lanes and a strong built form
Dominant Building Materials	Traditional stone, render and slate tiles
Landscape type	Wooded Valleys :1b Wye Valley common Grove to the Slaughter
Designations	Wye Valley AONB, important open areas; SACs (Special Area of Conservation) Conservation Area, Listed buildings.
Background	Oldest buildings 16th or 17th century, developed at a point of access to the River Wye.

Character of the Settlement

15.1 Brockweir is a small village tightly constrained on the bank of the River Wye and is characterised by its riverside setting, and a haphazard layout of buildings accessed off narrow lanes. The majority of the village lies within a Conservation Area and traditional materials dominate. There are relatively few recent buildings.

Key Issues

1. To maintain and enhance the attractive character of the built environment of the village, the landscape setting of the Wye Valley AONB whilst respecting the SAC and other protective designations.

2. The river bank area known as the Quay is of aesthetic and historic importance and is protected as an important open area. The area to the south of the built up area of the village around the church and hall provides an attractive setting.

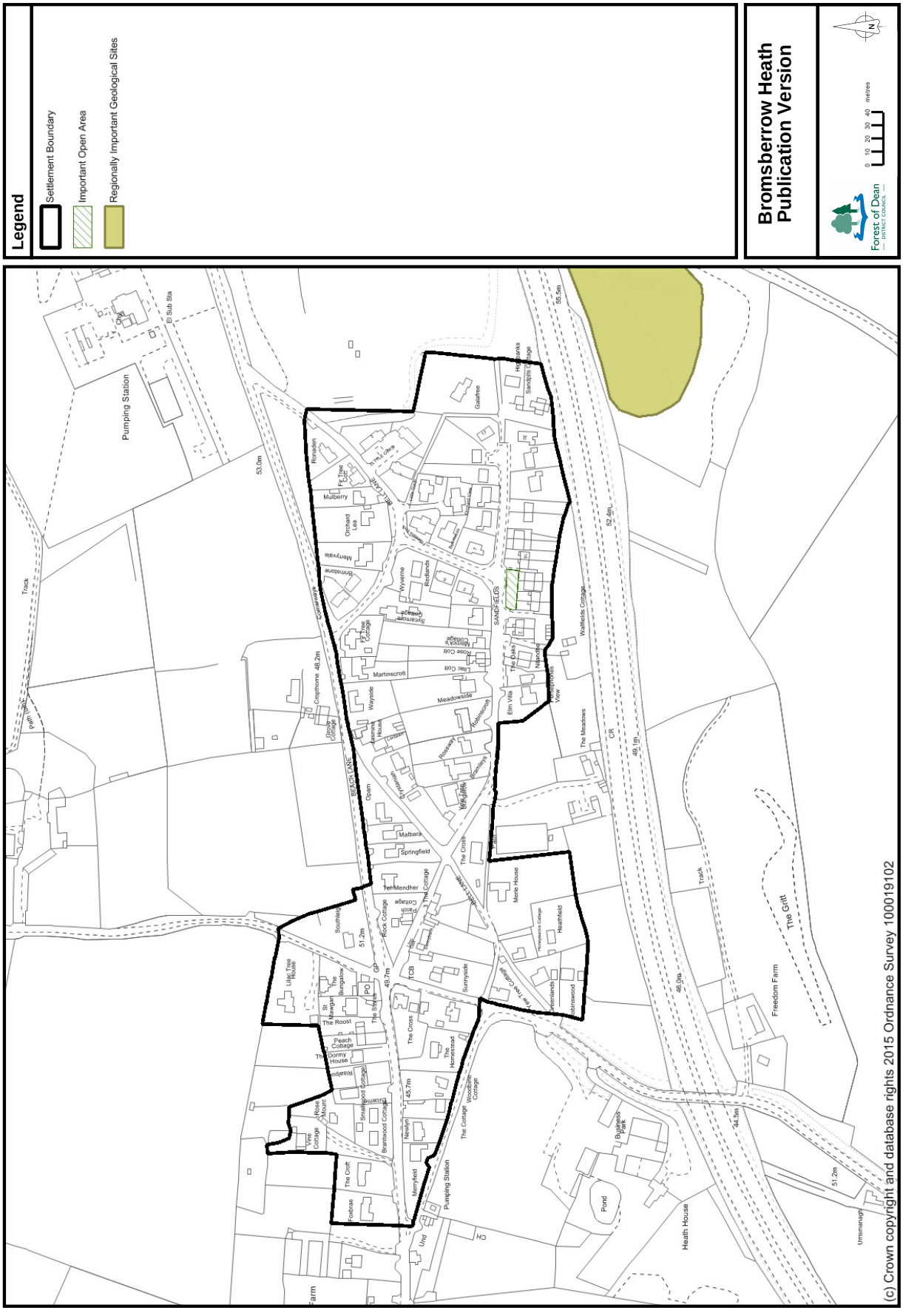
3. There may be opportunities for redevelopment of the former oil depot and further land close by. Any change must enhance the Conservation Area.

Policies and Proposals

15.2 The emphasis is on the conservation of the settlement within a tightly drawn boundary around the built up area and there are very few opportunities for further development.

15.3 The Quay and the open space around the church and hall are protected open spaces.

16. Bromsberrow Heath



16. Bromsberrow Heath

Bromsberrow Heath Summary

Population	210
Core Strategy Context	Policy CSP 16: a small village with some local facilities but generally very limited opportunities for additional development
Location	Near the foot of Malvern Hills close to the M50
Setting	Within low lying agricultural land.
Features	Narrow lanes and high hedges
Dominant Building Materials	Traditionally red brick and render
Landscape type	Low Hills and Orchards
Designations	Close to Malvern Hills AONB
Background	Settlement at crossing point of several roads, steadily consolidated over time, church and school remote from defined settlement. Some evidence of sand/ gravel quarrying over a long period and once featured orchards.

Character of the Settlement

16.1 Bromsberrow Heath lies near the northern boundary of the district close to the Malvern Hills AONB. It has no nucleus, and is characterised by a network of narrow lanes and tracks. It also adjoins the M50. An operational sand quarry is adjacent to the settlement. A small industrial estate adjacent to the settlement boundary provides limited employment and hosts the Post Office. The nearest primary school and village hall are approx 2km away at Bromsberrow.

Key Issues

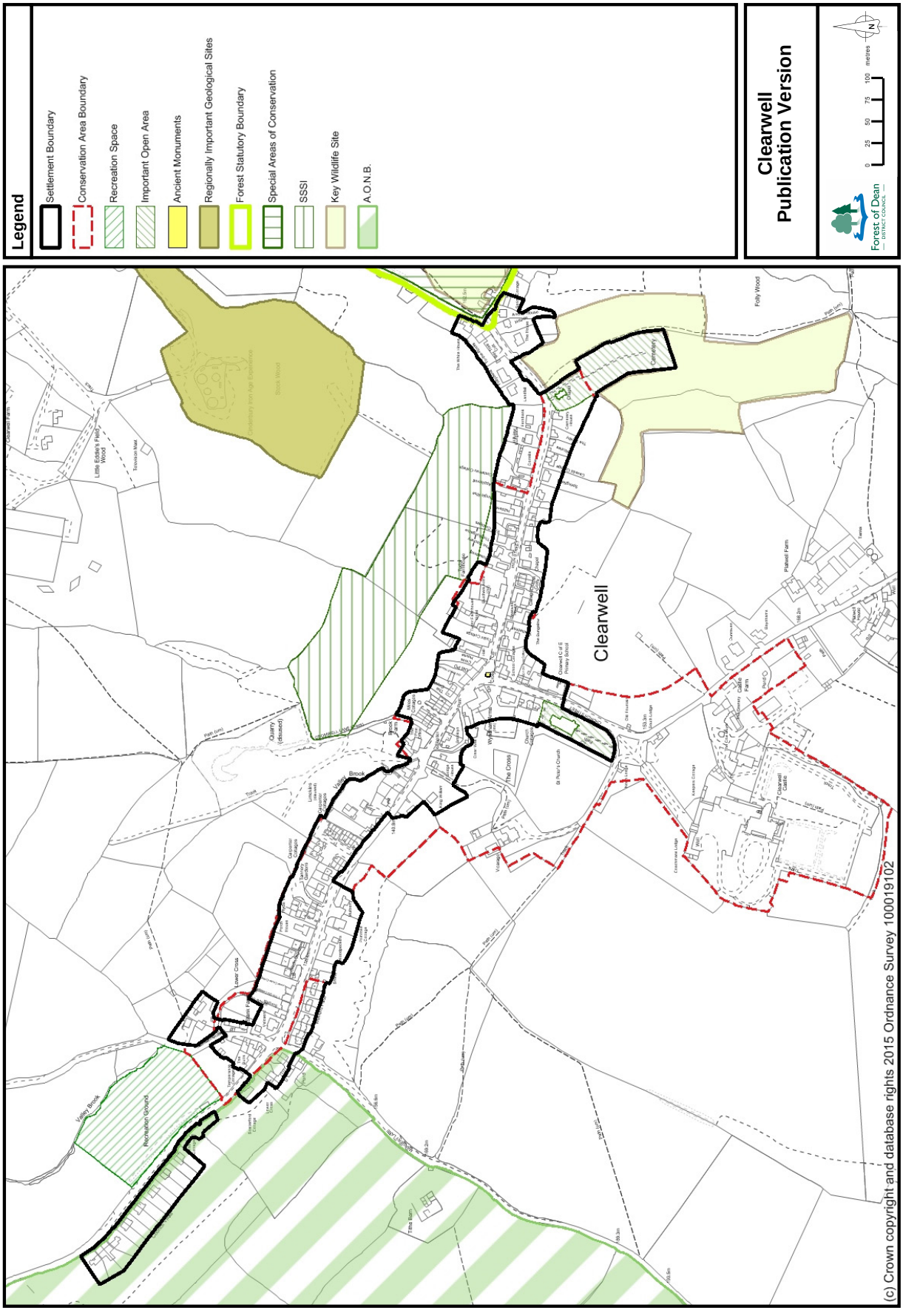
1. Proximity to the M50 which provides good access but also leads to some background noise.

2. Limited opportunity for further development (narrow lanes and surrounding agricultural land)

Policies and Proposals

16.2 The settlement will see only limited change during the plan period.

17. Clearwell



17. Clearwell

Clearwell Summary

Population	320 approx
Core Strategy Context	Service village, Policy CSP16: some local facilities; opportunities for additional development are likely to be small in scale.
Location	Clearwell is located 2.5km to the south of Coleford at the head of a minor valley draining to the Wye
Setting	Developed along a narrow valley floor adjacent to the Wye Valley AONB and adjacent to the Statutory Forest
Features	Some prominent buildings most notably the Castle which lies close to settlement boundary
Dominant Building Materials	Brick, stone, render and slate
Landscape type	Wooded Valleys: 1b The Wye Valley - Common Grove to the Slaughter
Designations	Tudor Farm Bank SSSI, Stockwood RIGA; part within Wye Valley AONB; Clearwell Valley and Meend Key Wildlife sites, SAC, Conservation Area, Listed Buildings, Important open areas; and protected outdoor recreation space
Background	Clearwell was substantially developed by 1900 but has seen significant additions in the form of groups and single dwellings within the village. The key buildings are mostly listed and some date from the 16th century.

Character of the Settlement

17.1 Clearwell is a linear settlement located to the south of Coleford which has developed along a narrow valley floor. The village stretches between the western edge of the Statutory Forest and the eastern edge of the Wye Valley AONB. It has developed along two roads which pass through and the junction of these roads at The Cross forms a focal point. The buildings provide almost continuous road frontages with no open space between properties giving a close knit feel to the settlement. To the south of the village are a number of properties on larger plots.

17.2 The majority of the village is a Conservation Area. There are many buildings of architectural and historic merit within Clearwell some within prominent positions such as Clearwell Castle and St Peters Church. These all add to the high quality of the built environment in Clearwell.

17. Clearwell

Key Issues

1. Much of Clearwell is a Conservation Area which reflects the high quality of the village environment. There are many interesting buildings (some Listed) within the village the setting of which must be protected. Any new development would need to complement the high quality of the built environment.

2. Clearwell lies in a high quality landscape, in a valley with steep sides on which any development would be prominent.

3. The land around the church and the burial ground are prominent and visually important open areas in a village that has very other open space other than these areas.

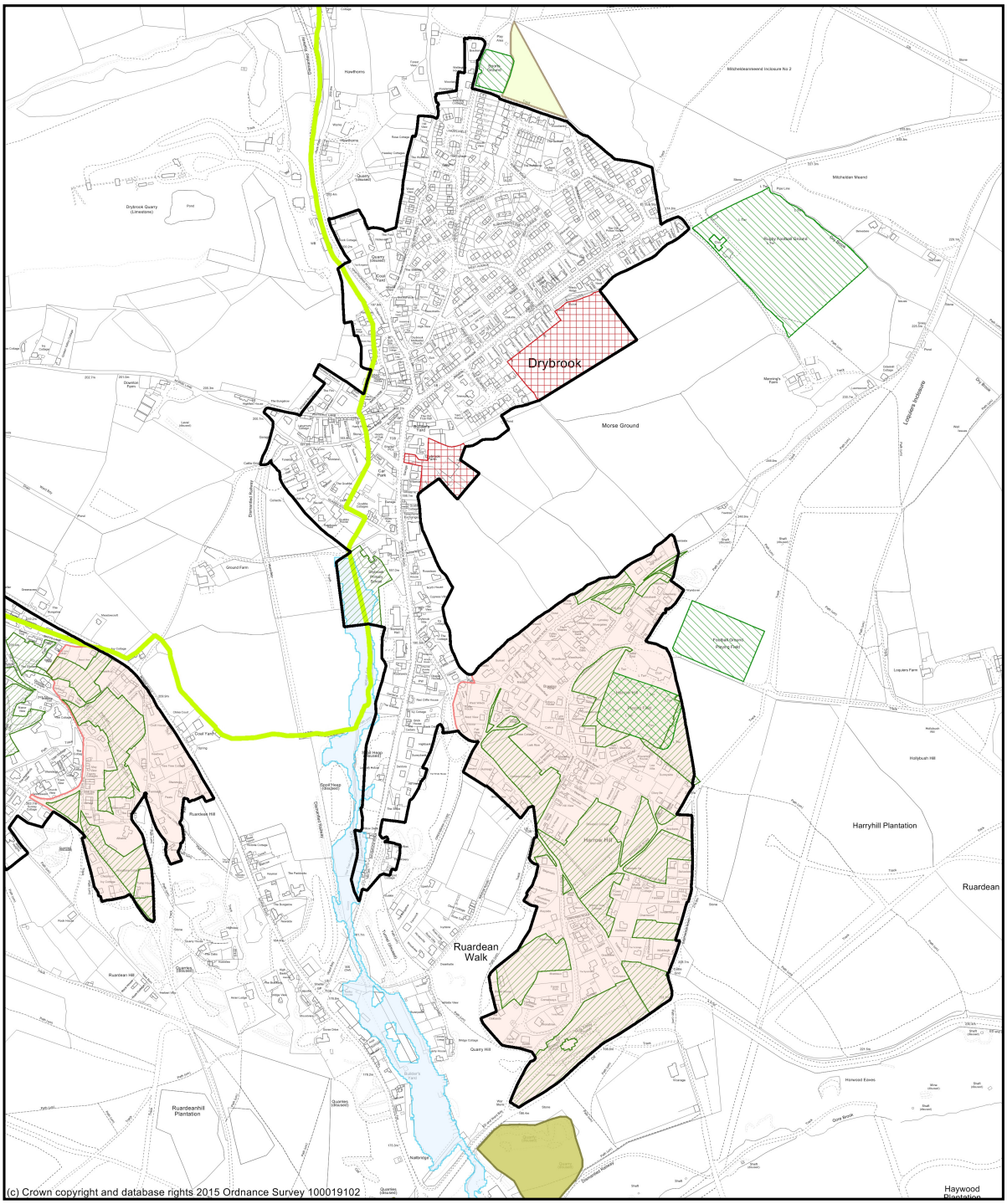
4. Maintaining the contribution of tourism which is an important employer in the area. There is a variety of tourist accommodation in the village and several attractions close by.

Policies and Proposals

17.3 The settlement will see only small scale changes during the plan period. The Plan's policies will protect the village from inappropriate development.

17. Clearwell

18. Drybrook and Harrow Hill



Legend

- Settlement Boundary
- Housing Allocations
- Locally Distinctive Area
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Forest Statutory Boundary
- Regionally Important Geological Sites
- Key Wildlife Site
- Floodzone3

Drybrook and Harrow Hill Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 25 50 75 100 125 metres

18. Drybrook and Harrow Hill

Drybrook and Harrow Hill Summary

Population	1500 approx
Core Strategy Context	As one of the five major villages in the district, Drybrook and Harrow Hill is a location where there is reasonable access to a range of services and where there is an expectation of some change over the Plan period. The Core Strategy suggests that it is suitable for an additional 100 dwellings and when existing commitments are taken into account, it is considered appropriate to make an allocation for about 50 dwellings, which together with the completion of current commitments and an allowance for small unidentified sites will provide in accord with the approved strategy (CSP16). An allocation is made in the Plan though there are quite severe constraints which apply to much of the area surrounding and inside the village.
Location	Edge of Forest/ almost wholly within statutory forest about 2km north of Cinderford
Setting	Complex large defined settlement which forms part of the forest ring- parts are quite elevated and prominent
Features	Dominated by surrounding forest and agricultural land. Contains informal open areas and other characteristic elements of forest fringe
Dominant Building Materials	Stone and render
Landscape type	Forest fringe
Designations	Within Forest, Close to bat SACs
Background	Originally developed at focal point of road junction, with attendant nearby forest fringe settlement. Some local extractive industries (coal, stone quarrying and iron mining)

Character of the Settlement

18.1 Drybrook together with Harrow Hill is one of the five major villages in the district. It has a generally good range of services and some employment. It is relatively easily accessible from Cinderford and lies close to Mitcheldean where a variety of employment and additional services and facilities are located.

18.2 Drybrook lies mainly within but on the edge of the Statutory Forest. It is and has always been relatively intensively developed. There are older buildings of local stone especially within the compact centre and along the main roads. Part of the village directly abuts planted forest. The remainder is mainly bounded by agricultural land. To the immediate west is Drybrook quarry (dormant in 2015), the most obvious link to the long history of mineral extraction. There is also evidence of past coal mines and other quarrying.

18. Drybrook and Harrow Hill

18.3 Harrow Hill is contiguous with Drybrook and is almost as extensive but much less intensively developed. It is served by narrow steep roads and has a much more open feel. It lies on the edge of the forest and contains a large number of protected open spaces. The open character will be protected in this DPD.

18.4 There are numerous features worthy of protection in both Drybrook and Harrow Hill. Many, including the important open areas are protected by plan designations. Some are buildings which collectively make an important contribution, although there is only one Listed Building (a chapel) in the village. Other features such as walls, roads without kerbs and small irregular verges will need to be considered under policies such as CSP1 when development is proposed that affects them.

Key Issues

18.5 The key issue for Drybrook and Harrow Hill is to allow some degree of change whilst protecting the character of the area and of the settlement itself. Some development or redevelopment may take place within the settlement boundary and there are sites within or close to the centre of the village that may be suitable for alternative uses. Drybrook Farm has permission for redevelopment for housing for example. At present the quarry is not active but there are reserves of stone present so it may re open. Although the village is protected from the activities at the quarry itself, the route to and from the quarry for all traffic is through the village. Employment is limited in the village itself, but it is well placed for access to Mitcheldean and Cinderford which offer a wide range and large number of jobs. In addition there are several other important employers outside the settlement but also within easy reach.

18.6 Drybrook and Harrow Hill is a major village which is expected to further evolve, providing modest additional housing to take advantage of the services and other facilities that are available. The setting and open areas will be protected.

18.7 New housing and other development must be planned in a manner that will keep the setting and the main characteristics of the village whilst providing additional development which will support local services.

Policies and Proposals

18.8 The requirement for Drybrook is that about 50 additional dwellings can be provided for over and above those with permission. These will be provided for in the form of a single allocation but there may also be a limited number of completions from small unidentified sites which do not at present have planning permission. The latter are expected to provide only a small number of additional dwellings.

18.9 There is one large commitment- Drybrook Farm which will provide an additional 17 dwellings when fully developed as it has not commenced it is allocated below.

18.10 The plan will allow a degree of change in Drybrook but retain a generally closely drawn settlement boundary. In Harrow Hill where the design of new development is a key issue requiring an additional policy there will also be a close control over development in part implemented by defining a Locally Distinctive Area.

18. Drybrook and Harrow Hill

Land off High Street, Drybrook, - Housing Allocation

AP 77

High Street, Drybrook

Land amounting to 1.8 hectares is allocated for residential development of approximately 50 dwellings off High Street.

Subject	Requirements
Access for vehicles	From High Street
Access connections	As above
Open space	Integral to site
Landscape	Consider impact on hillside and create new landscape boundary to agricultural land
Features on site	Watercourse at entrance,
Special requirements	Development will need to ensure that it does not increase downstream flood risk.
Housing	Mixed types and sizes
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies land for about 50 additional dwellings at Drybrook

18.11 The above policy together with sites that already have planning permission will provide for development of the scale required by the CS. The site is capable of yielding a variety of dwellings and is reasonably accessible. Although visible from a number of locations it relates well to the existing settlement although ecology and landscape will need to be carefully considered.

18. Drybrook and Harrow Hill

Drybrook Farm - Housing Allocation

AP 78

Drybrook Farm

About 0.59ha of land at Drybrook Farm is allocated for up to 18 dwellings.

Subject	Requirements
Access for vehicles	From Drybrook Road frontage
Access connections	As above
Open space	Integral to site
Landscape	As current permission
Housing	Mixed types and sizes
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates the land at Drybrook Farm for development in accord with its current planning permission.

18.12 The allocation above is for development of a similar nature to the current outline planning permission.

Locally Distinctive Areas - Harrow Hill

18.13 Open spaces (mainly small paddocks and verges of forest waste), are part of the important character of Harrow Hill which although typical of areas on the forest fringe is also individually distinct. Much of Harrow Hill is on land that is relatively gently sloping and the informal roads, walls and boundary treatments, and in some areas the traditional design and layout of dwellings and other buildings make up the distinctive qualities. These are all vulnerable to insensitive development which can impose a form or style on an area which does not complement its setting. Such development would not meet the expectations of the Core Strategy (CSP1) or of the NPPF (especially para 58). A large portion of Harrow Hill is therefore identified in the Plan as a locally distinctive area and Policy AP 6 'Locally Distinctive Areas' of the Plan applies:

18. Drybrook and Harrow Hill

Locally Distinctive Areas - Harrow Hill (Policy AP 6 'Locally Distinctive Areas' of the plan will apply)

Locally Distinctive Areas

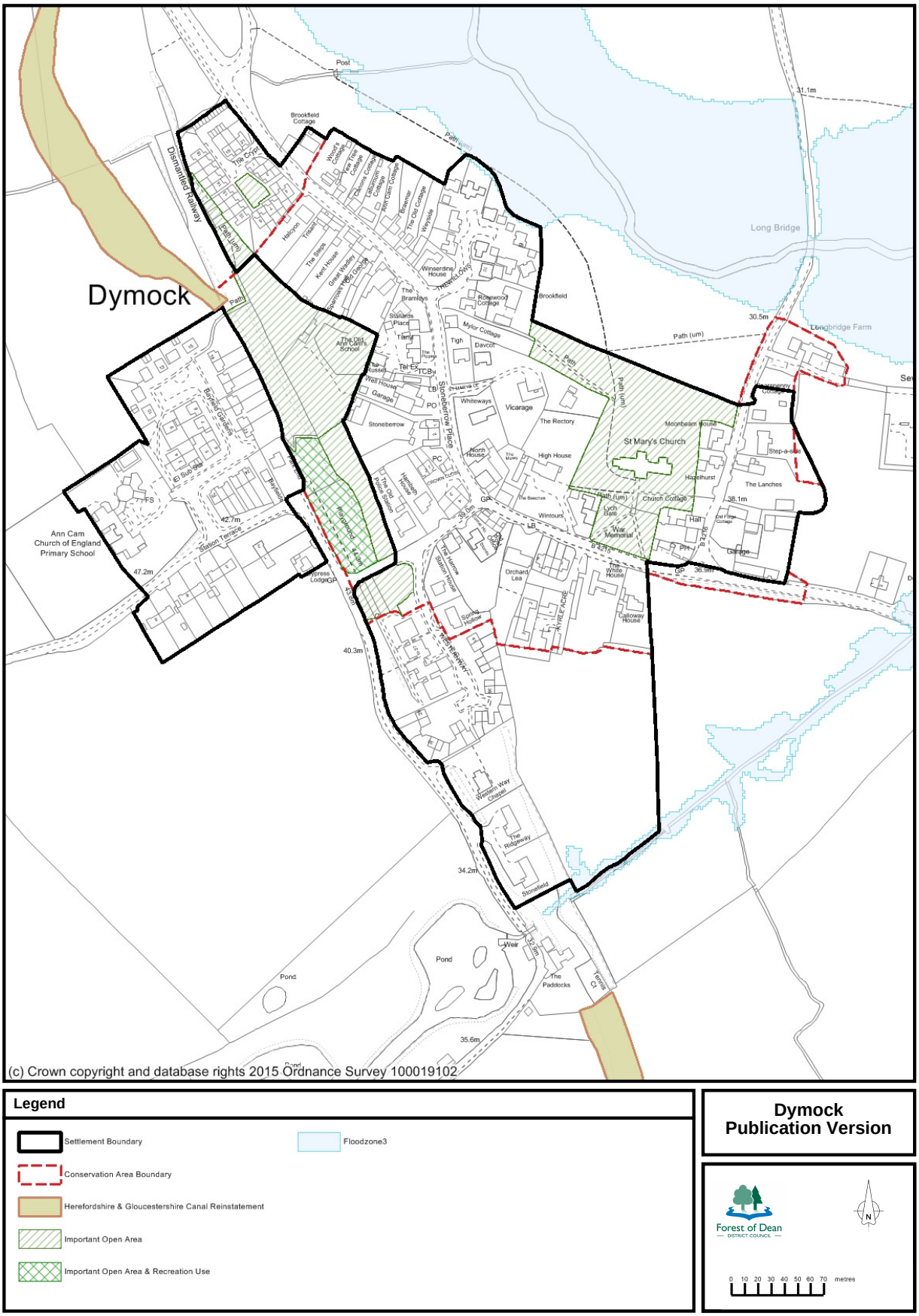
Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

18.14 The locally distinctive area at Harrow Hill is about 23ha in extent and over one third is identified as protected important open areas. These include land to which there is no public access, forest waste and larger areas used for recreation. It contains a number of narrow lanes, frequently without kerbs and possibly as a result of the relatively gentle relief partly takes the form of semi regular blocks of development. Whilst there has been substantial change in the form of newer building over the past 40 years there remains a strong and dominant character worthy of retention. New building will be expected to enhance this and proposals for new buildings and especially for new dwellings must show how they do so.

18.15 The area is very much a traditional forest fringe settlement, with dwellings informally set around the meandering local roads. There is a relatively little variation in finishing materials, with extensive use of traditional and local finishes. The area is permeable, with large curtilages to the dwellings and is interspersed with designated important open areas, paths and tracks.

18.16 Features that should be taken into account include: Open spaces, views, walls and boundary treatments, materials, kerbing and informal highway, lack of footway, footpaths not adjoining highway, buildings with walls directly onto highway frontages, relatively similar plot sizes and regular shaped plots.

19. Dymock


Dymock
Post
Brookfield Cottage
Dismantled Railway
Path (um)
Long Bridge
31.1m
30.5m
Longbridge Farm
Brookfield
Rosewood Cottage
Mylor Cottage
Tigh
Davcot
The Bramleys
Winserdine House
Hillfield Cott
Stanlands Place
Tarns
The Old Ann Cam's School
The Russets
Tel Ex
PCB
Well House
Garage
LB
PO
Stoneberrow
Stoneberrow Place
Whiteways
Vicarage
The Rectory
Moonbeam House
St Mary's Church
Step-a-side
Hazelhurst
The Lanches
North House
High House
PC
Crown Cottage
Holdham House
The Old Police Station
GP
Church Cottage
38.1m
Lych Gate
Wintours
War Memorial
Hall
Cot Forge Cottage
Garage
Ann Cam Church of England Primary School
Station Terrace
42.7m
47.2m
Wyrena Lodge
Playground
Orchard Lea
The White House
Galloway House
Myrtle Acre
Sycamore Cottage
Station House
Sterling Hollow
Old Railway
40.3m
Western Way Chalet
The Ridgeway
Stonefield
34.2m
Pond
Weir
30.1m
The Paddocks
Tennis Ct
35.6m
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Settlement Boundary
Floodzone3
Conservation Area Boundary
Herefordshire & Gloucestershire Canal Reinstatement
Important Open Area
Important Open Area & Recreation Use
Dymock
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 10 20 30 40 50 60 70 metres

19. Dymock

Dymock Summary

Population	500 approx
Core Strategy Context	Service village, a settlement with a range of local services where new development opportunities are are likely to be small in scale. Policy CSP16 defines Dymock as a service village within the FoDDC hierarchy.
Location	North west of the district about 6km north of Newent
Setting	Adjoins River Leadon and located on past and present transport routes
Features	Dymock itself has a long history and was once on canal then rail routes. There are important more recent cultural historical and physical associations with the "Dymock poets"
Dominant Building Materials	Red Brick
Landscape type	Unwooded Vale; 6c The Leadon Vale
Designations	Protected Open Areas, Conservation Area, Historic Canal. Listed Buildings
Background	Likely Romano British origins on a roman road, with continuous occupation since. Canal completed in 1798, railway superceded it 1885, now traces remain. The village grew substantially in 1960s and has seen some development since.

Character of the Settlement

19.1 Dymock contains a variety of building styles and the buildings themselves are in an irregular format along the various routes. Its long history is now represented by the church and a few buildings which date from the 11th and 15th centuries respectively. The character of the village stems from some notable individual buildings but is influenced by modern buildings and adversely by the main road. The disused canal and railway have left strong features running the entire length of the village. Set in open undulating agricultural land the area also contains meadows and scenic woodlands which contain wild daffodils. There are limited views of the settlement, mainly from the B4125 which runs through the village and from the elevated land to the north. The majority of dwellings front the highway with limited amounts of secondary development beyond and on the periphery of the settlement. Dymock has a limited range of facilities and employment but does have good access to the M50.

19.2 There are visible remains of the former canal and railway which passed through the village and there is a strong possibility of artifacts from the distant past being present as archaeology. There is a current planning permission at Western Way for the restoration of the canal,incorporating a village car park, children's play area along with 14 affordable and 6 open market homes.

19.3 Around Dymock there are two footpaths, each about 13 km long which were created to celebrate the area's significant historical literary connections. During the early twentieth century six well known poets settled or visited the area and took inspiration from the landscape and peaceful nature of the area.

19. Dymock

Key Issues

1. Protect Conservation Area from inappropriate development

2. Protect local environment including Daffodil meadows and the related countryside

Policies and Proposals

19.4 Retain a close control over development

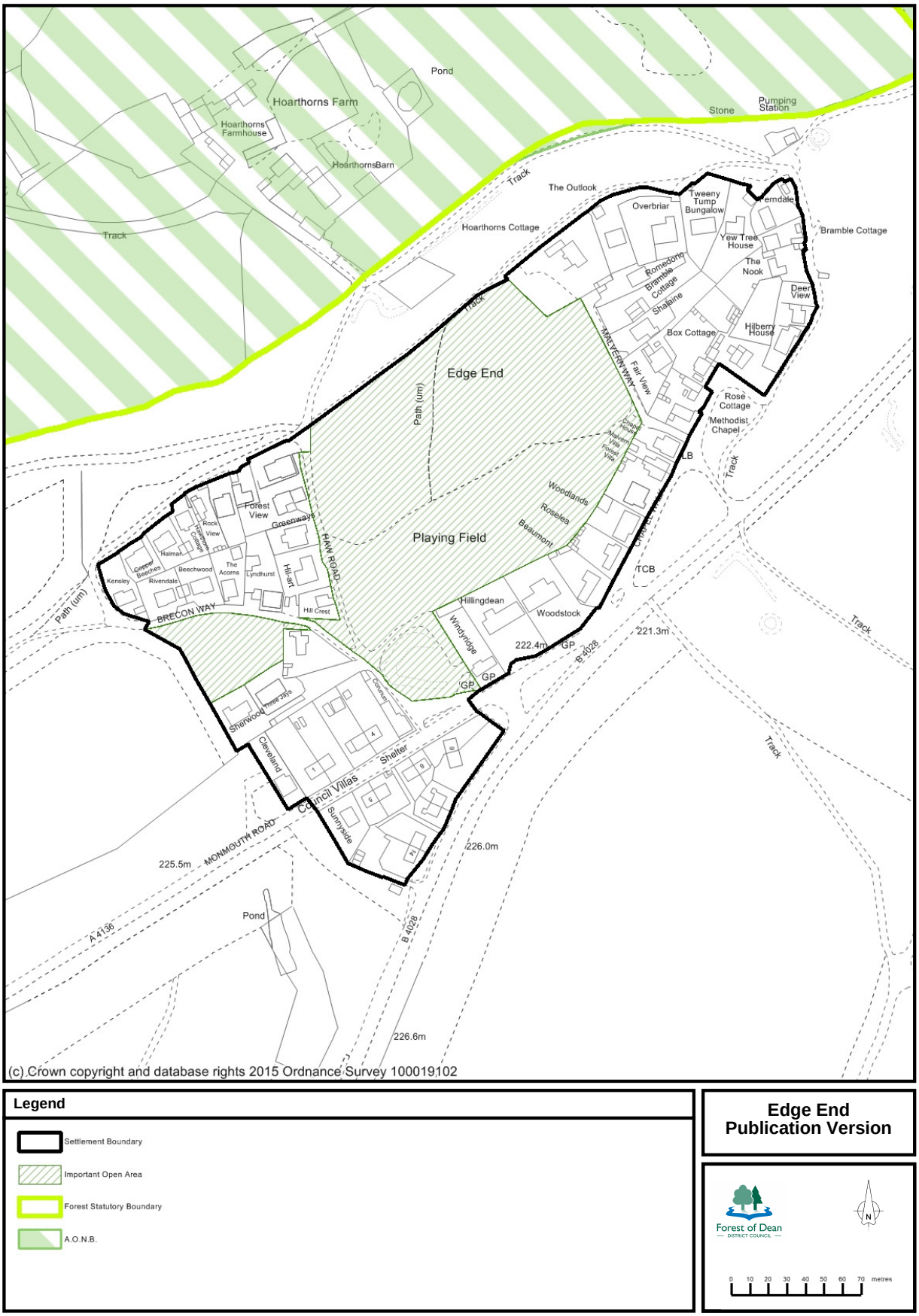
19.5 Allocation for mixed housing and canal reinstatement.

Canal Restoration and Housing Allocation - Western Way Dymock

19.6 A scheme for the restoration of the canal and development of associated housing is currently being implemented off Western Way. This will provide affordable and market housing together with other benefits for the village and wider area. The scheme is expected to be implemented as permitted and any variation would need careful justification.

19. Dymock

20. Edge End



Legend

- Settlement Boundary
- Important Open Area
- Forest Statutory Boundary
- A.O.N.B.

Edge End
Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 60 70 metres

20. Edge End

Edge End Summary

Population	160 approx
Core Strategy Context	Small village (Policy CSP16) having few local facilities and generally very limited opportunities for additional development.
Location	Edge of forest; 3km northeast of Coleford centre (at junction of A4136 and Coleford Road)
Setting	Small defined settlement which is part of the Forest Ring; at the break in slope between the forest and land falling steeply to the Wye Valley
Features	Dominated by forest edge and agricultural land
Dominant Building Materials	Stone and render
Landscape type	Forest fringe
Designations	Within Statutory Forest, (adjacent AONB)
Background	Defined settlement includes large area of Forest waste and lies within the forest fringe, origins in coal mining and quarrying

Character of the Settlement

20.1 Edge End is a small settlement situated to the north east of Coleford within the Statutory Forest boundary. The village is wholly within the forest though on its edge and most of the present village was enclosed in plots by 1920. The boundary to the Wye Valley AONB is located immediately to the north of the settlement where the open agricultural land slopes away sharply providing extensive views into the Wye Valley. The village though distinctive is quite intensively developed within its boundary.

20.2 The majority of the settlement consists of older forest style properties centred around the recreation ground although there is some more recent infilling. Areas of forest waste or other open land especially the recreation ground are visually important to the setting of Edge End and are essential to its character.

Key Issues

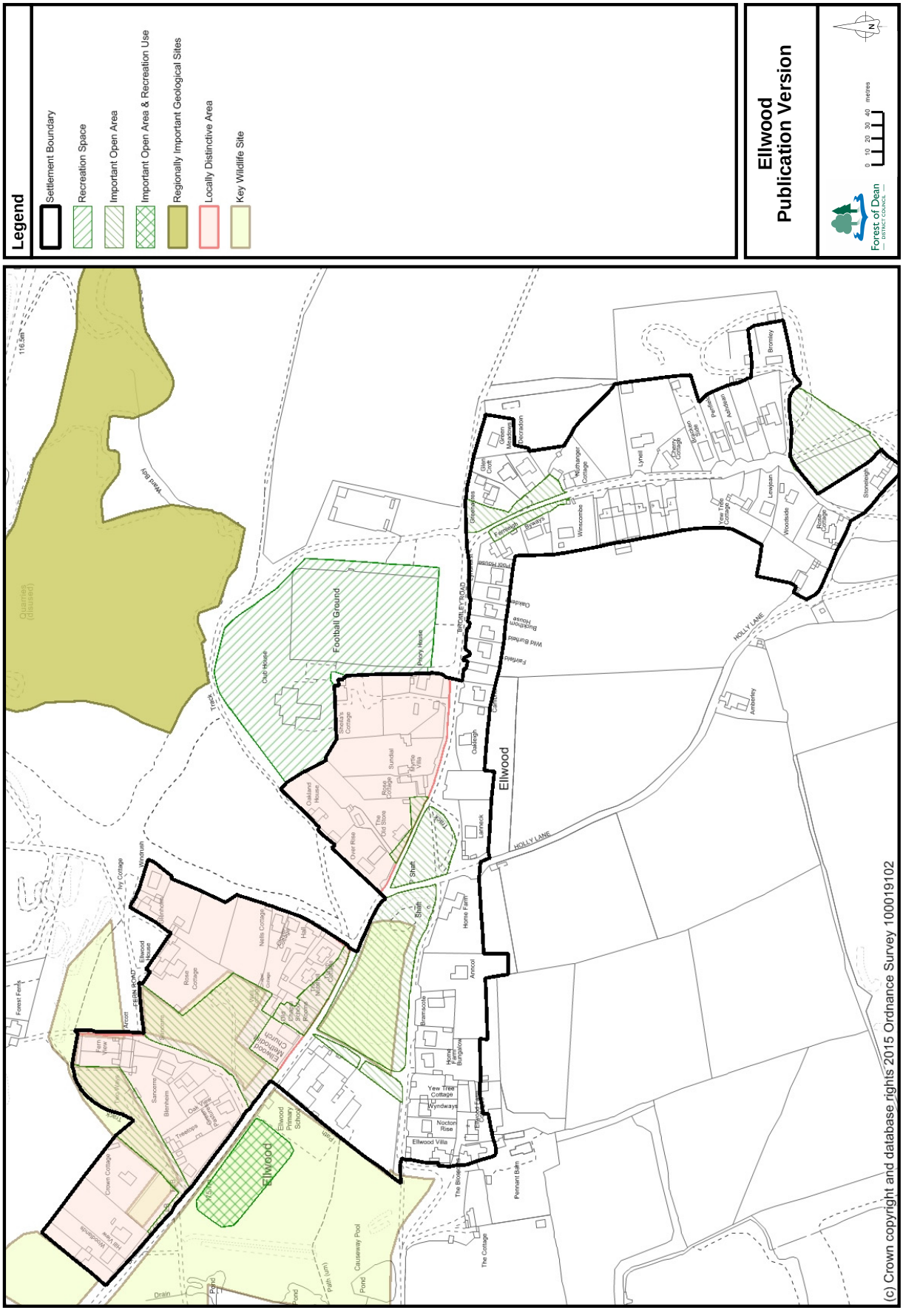
1. Edge End lies an attractive setting within the Statutory Forest with concentrated forested area to the south, and adjacent to the Wye Valley AONB to the north. The countryside surrounding Edge End provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

2. The recreation ground and another area at the centre of the village are protected important open areas.

Policies and Proposals

20.3 The settlement will see only limited change during the plan period.

21. Ellwood


Legend
Settlement Boundary
Recreation Space
Important Open Area
Important Open Area & Recreation Use
Regionally Important Geological Sites
Locally Distinctive Area
Key Wildlife Site
Ellwood
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 metres
Ellwood
Football Ground
HOLLY LANE
FERN ROAD
Quarries (disused)
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

21. Ellwood

Ellwood Summary

Population	200
Core Strategy Context	Small village; Policy CSP16: some local facilities but generally very limited opportunities for additional development.
Location	Less than 1km south of Coleford built up area, off main routes
Setting	Small defined settlement within Forest but close to an enclosed agricultural area
Features	Dominated by forest and agricultural land
Dominant Building Materials	Stone and render
Landscape type	Wooded syncline and settled forest margin; 5f Ellwood
Designations	Within Statutory Forest, nearby Key Wildlife Sites
Background	Industrial origins related with major industry, coal mining and other extractive industries nearby or present in the village

Character of the Settlement

21.1 Ellwood is a small village located within the Statutory Forest boundary. It is a typical forest settlement, with origins in the industrial past, and has consolidated along the minor road that runs through the village. This route is not a through road but circles back to rejoin itself. Most properties have a frontage to this road.

21.2 Ellwood is characterised by dwellings interspersed with forest waste and other open spaces, and some of the larger open areas are visually prominent and contribute significantly to the special character of the village. The high proportion of forest waste along the road gives the village an open character. There are a number of Key Wildlife Sites to the western edge of the settlement. Some infill development has taken place recently and the village is vulnerable to infilling which could further erode the settlement's character.

Key Issue

Retention of the character of the village and protection of visually important open areas.

Policies and Proposals

21.3 There are very few opportunities for further development. A close control over new development and the protection of open spaces is proposed.

21. Ellwood

Locally Distinctive Area - Ellwood (Policy AP 6 'Locally Distinctive Areas' of the plan will apply)

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

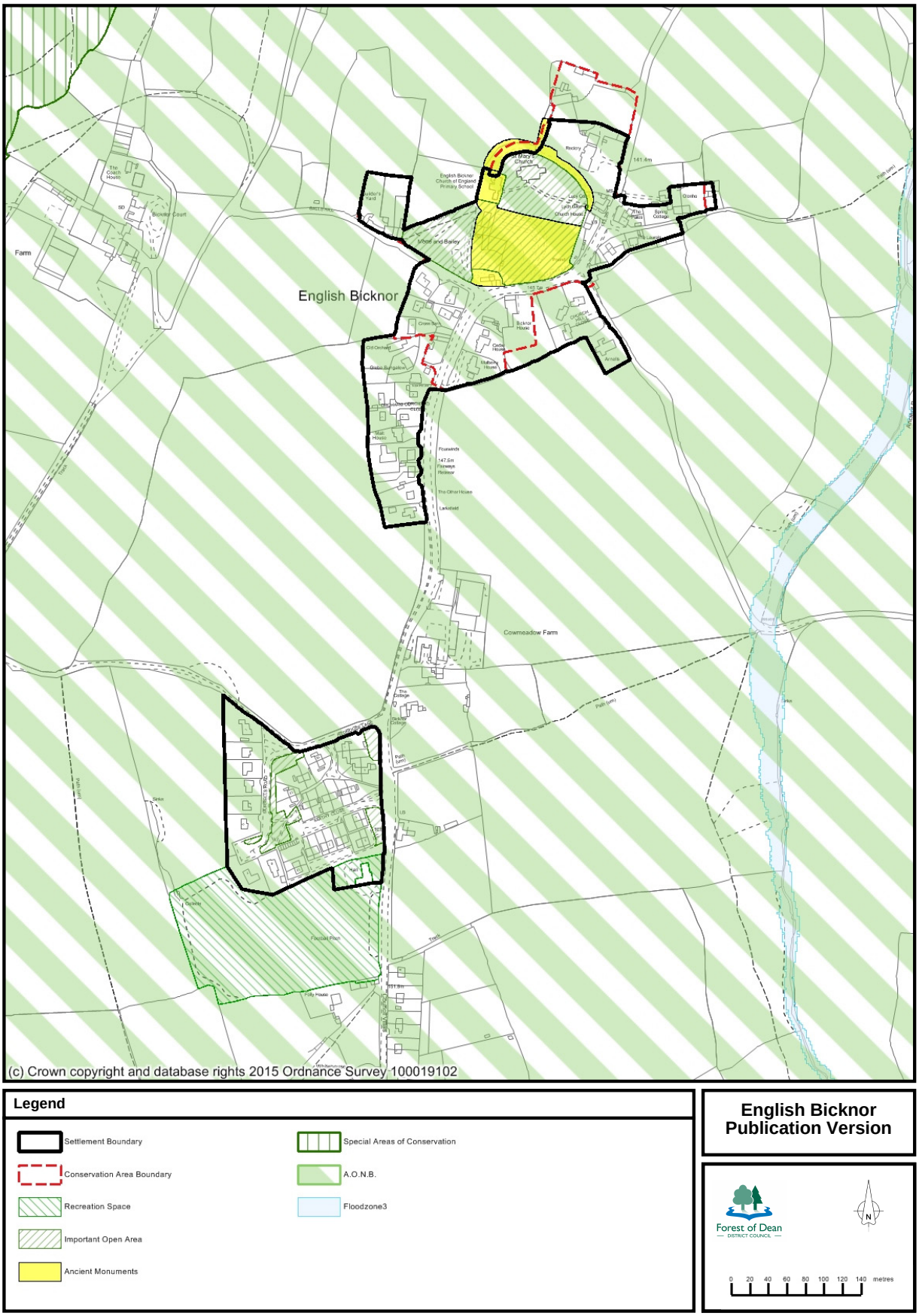
21.4 Although for its size there has been considerable new development not all of which is in sympathy with the traditional form and layout of the village, there remains a large percentage of Ellwood which can be defined as locally distinctive and to which the above policy applies. There may be other features and characteristics that are important and are worthy of retention elsewhere but the plan defines two areas of particular importance which merit the policy designation:

Ellwood Fringe: Dwellings are located sporadically throughout the area, not especially related strongly to the main road. The dwellings are located within the forest waste areas and extend backwards from the road network. Dwellings are mainly traditional in character and blend into the open areas, with softer style boundary treatments and a blurring of the definition between public and private space.

Ellwood central (adjoins the football ground): A small area containing a small number of traditional style forest dwellings built using local materials. Curtilages are ample and private land is clearly defined from public areas. There are significant important open areas, which coupled with the low density, provides an open and natural character to the area.

21. Ellwood

22. English Bicknor



22. English Bicknor

English Bicknor Summary

Population	200 approx
Core Strategy Context	Small village Policy CSP16; some local facilities but generally very limited opportunities for additional development.
Location	English Bicknor is approximately 5km north of Coleford
Setting	Located in a prominent position above the Wye Valley. Surrounded by open agricultural land sloping away to north east and west with higher ground to south east
Features	There are two main developed areas. One is concentrated around a Motte and Bailey earthwork, church and school, the other, to the south centres around more recent development and adjoins the recreation ground and hall.
Dominant Building Materials	Brick ,stone, slate and clay tile
Landscape type	Limestone Hills; 2a The Bicknor Hills
Designations	AONB, Ancient Monument, Conservation Area, protected open areas
Background	Present settlement has origins related to Motte and Bailey and adjoining 12th century church, the village has developed in two areas showing a period of expansion from the mid- late 12th Century.

Character of the Settlement

22.1 The village has developed along the Coleford to Lydbrook road in two distinct areas. The older part to the north focuses on the church and school both set within the Motte and Bailey (a scheduled Ancient Monument). It is typified by loosely grouped attractive properties and most are included within the Conservation Area. More recently, development has concentrated around Murrells Road and Smithy Close. This area is characterised by higher density estate development adjacent to a large recreation area and the village hall. Open space within this area is protected.

Key Issues

1. Setting: English Bicknor lies within the Wye Valley AONB, a high quality landscape, above the Wye Valley in a location where any development could be prominent.

2. Any new development would need to complement the high quality of the built environment and the Conservation Area. The land around the church and the burial ground are prominent and visually important open areas in the village.

3. Important Open Areas within parts of English Bicknor will be protected from incremental encroachment (part of the village is covered by an Article 4 direction preventing enclosure of open areas).

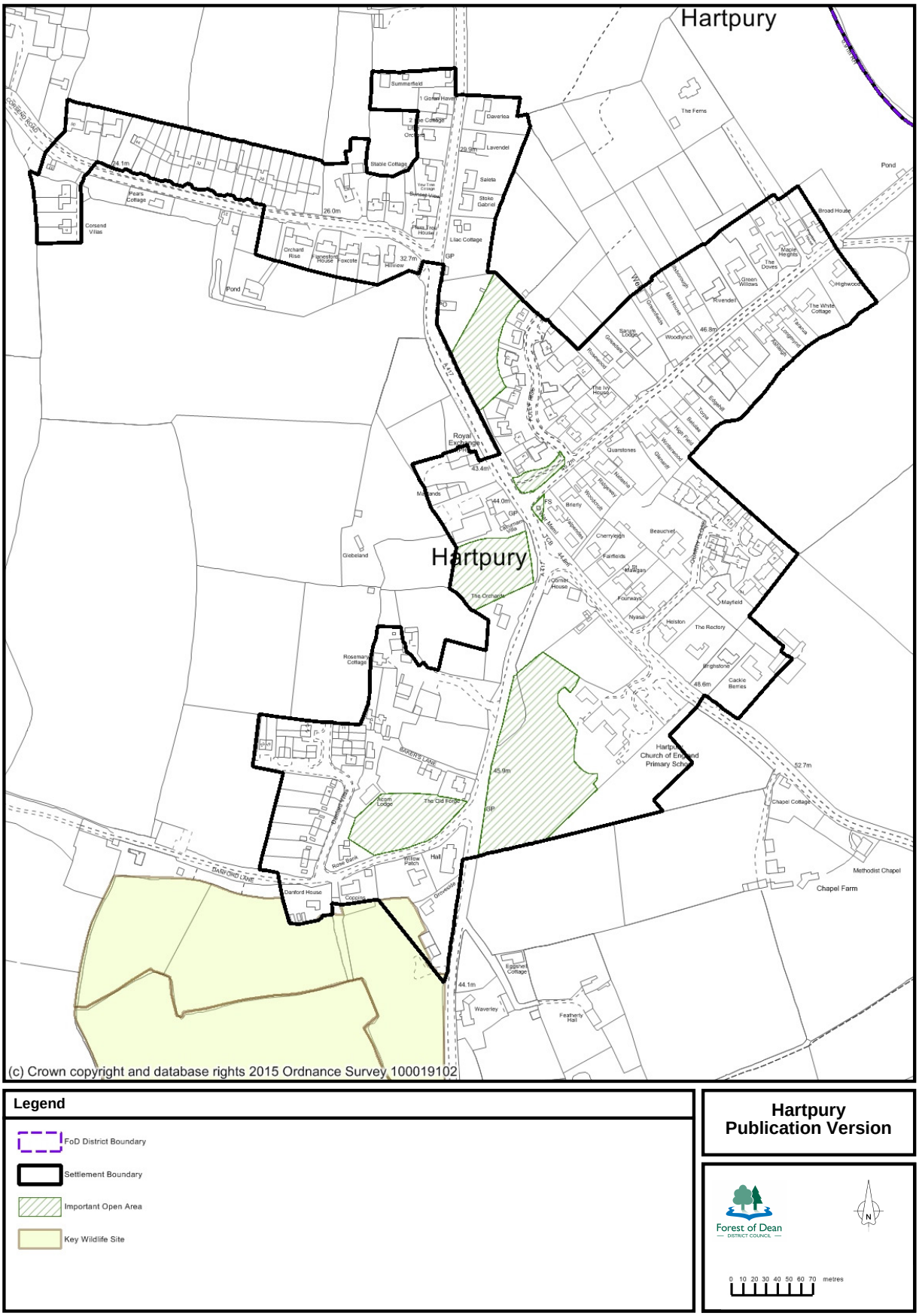
22. English Bicknor

Policies and Proposals

22.2 The settlement will see only small scale change during the plan period.

22. English Bicknor

23. Hartpury


Hartpury
Hartpury
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
FoD District Boundary
Settlement Boundary
Important Open Area
Key Wildlife Site
Hartpury
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 50 60 70 metres

23. Hartpury

Hartpury Summary

Population	545 approx
Core Strategy Context	Small village; Policy CSP16 defines Hartpury as a settlement with some local facilities but generally very limited opportunities for additional development.
Location	7km north of Gloucester on the A 417
Setting	Lowland agricultural landscape
Features	Fields, Orchards and open areas adjoining
Dominant Building Materials	Brick ,Stone; Clay and slate tiles
Landscape type	East of the A417 Vale and Hillocks 13b Woolridge. West of the A417 Unwooded Vale 6b The Severn Vale
Designations	Important Open Areas, adjoining Key Wildlife Sites
Background	Small dispersed area of settlement with orchards set in agricultural landscape which has consolidated in current location during the 20th and 21st centuries. The medieval church and tythe barn are distant.

Character of the Settlement

23.1 Although small by absolute standards, Hartpury is one of the more extensive settlements in the north of the district. It is fragmented by fields, orchards and open areas and there is no continuous pattern of development. Much development fronts the A417. Hartpury has experienced steady growth, dating from the 1950s and 60's through to the more recent development of a new Primary School, Village Hall and housing at Over Old Road. The settlement has a range of services including a public house, church/ chapel and a village shop and post office.

Key Issues

1. Impact of traffic using the A417

2. The settlement is within easy reach of Gloucester resulting in pressure for further development

Policies and Proposals

23.2 The settlement boundary is capable of accommodating a modest degree of change but the plan seeks a close control beyond this in order to protect the open countryside. Open areas are either protected by being outside the settlement boundary or are otherwise protected.

23.3 A policy reproduced here (AP 13 'Hartpury College'), relates to the general area within which the college and its related activities take place. The Plan supports the development of the site for educational uses and ancillary purposes in a manner which takes account of an agreed landscape strategy. The activities of the college do have an impact on the village and its surroundings. The policy whilst clearly supporting the college seeks to ensure that the amenity of surrounding areas is protected. Any additional load on infrastructure (eg drainage and highways for example) would also need to be appropriately mitigated.

23. Hartpury

Hartpury College

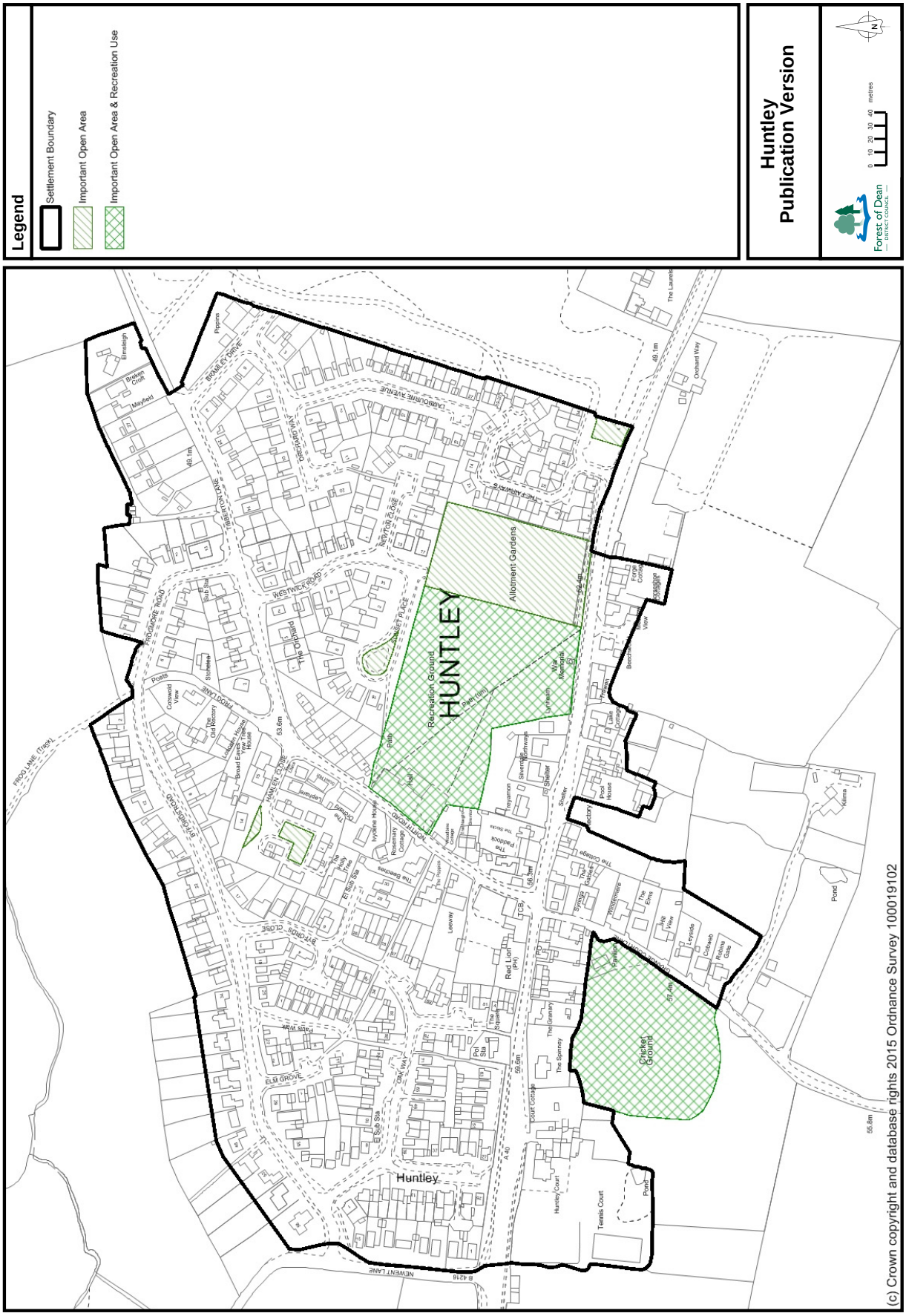
Hartpury College

Within the area identified, proposals for the further development of the college for educational purposes and uses ancillary to those will be supported where they are in accord with an agreed landscape strategy. This must identify general areas that are not considered suitable for buildings and areas where the local landscape qualities are to be enhanced as development proceeds.

Subject	Requirements
Access for vehicles	From A 417 and then existing minor road using existing roads or revised circulation as agreed- to be improved as necessary.
Access connections	Via current network within site to main access.
Open space	Incidental to design according to development proposed.
Landscaping	To be compatible with landscape strategy, dependant on development proposed.
Features on site	Hartpury House (Listed II*), Garden and former landscaped parkland setting to be enhanced, to be taken into account in landscape strategy.
Special requirements	Development should accord with an agreed masterplan/ landscape strategy. A strategic approach is required for protected species.

23. Hartpury

24. Huntley


Legend
Settlement Boundary
Important Open Area
Important Open Area & Recreation Use
Huntley
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 metres
HUNTLEY
Recreation Ground
Allotment Gardens
Cricket Ground
Huntley
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

24. Huntley

Huntley Summary

Population	936 approx
Core Strategy Context	Service village; Policy CSP16 defines Huntley as a settlement with some local facilities but generally relatively little opportunity for additional development.
Location	On A 40, 11km west of Gloucester
Setting	Set within relatively flat agricultural land including some former orchards
Features	Church and school separated from main settlement, the bulk of which is north of the main road. Divided by the A40. Some notable buildings.
Dominant Building Materials	Brick and Stone with Clay or Slate tiles
Landscape type	Unwooded Vale: 6b The Severn Vale
Designations	Important Open Areas and recreational spaces.
Background	Has experienced a rapid period of growth from about 1970, previously a small sporadic settlement along the main road.

Character of the Settlement

24.1 Huntley straddles the A40. There are an interesting mix of buildings and spaces which provide an attractive though not continuous street scene along the A40. To the north of the A40 is an area of modern housing dating from the 1970's which comprises most of the present village. Huntley has a large recreation ground, a village hall, shops and some limited local employment.

Key Issues

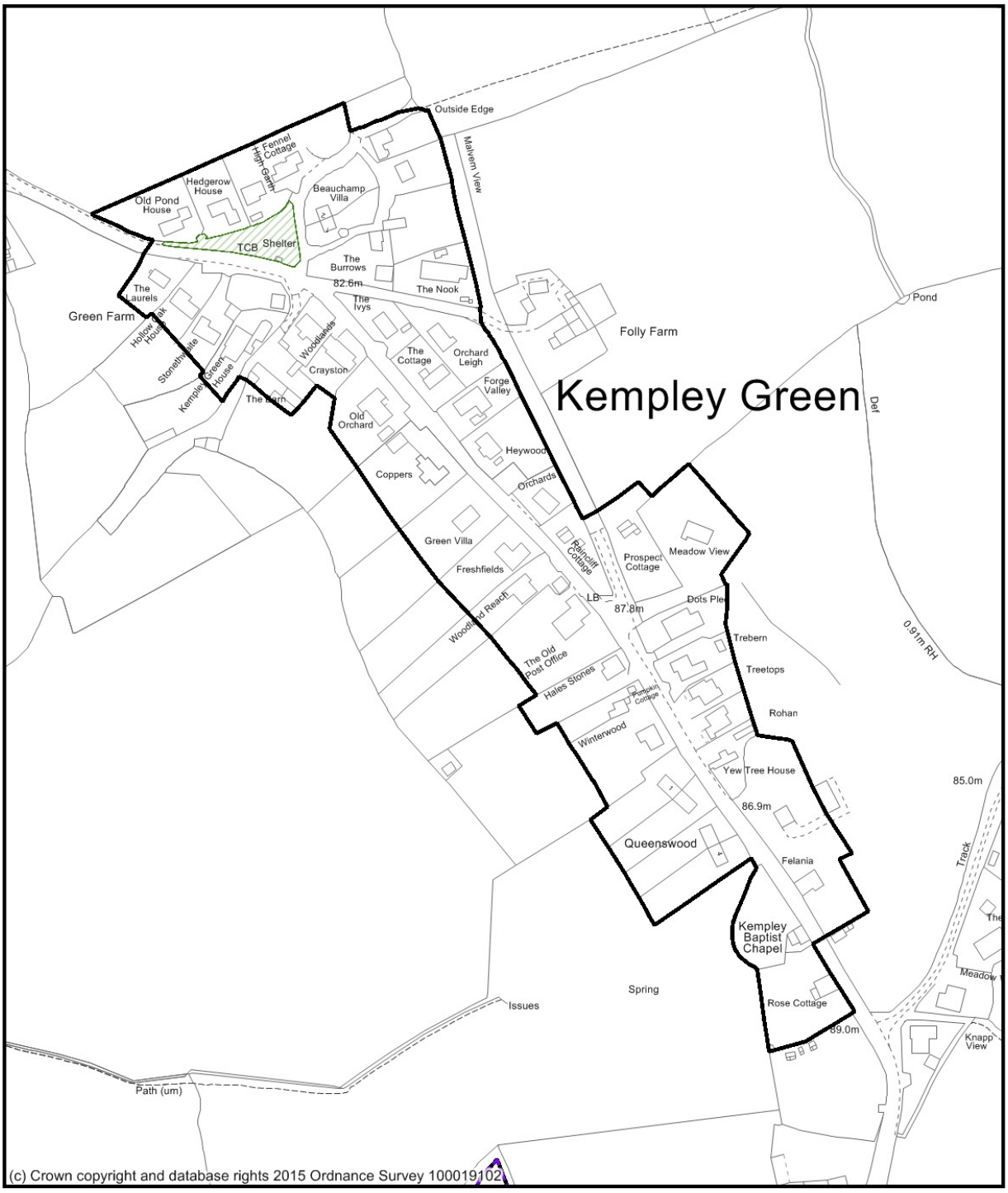
1. The impact of traffic using the A40

2. Keeping the scale of change to a small scale.

Policies and Proposals

24.2 The Plan enables only small scale development and retains a tightly drawn settlement boundary.

25. Kempley Green



Legend

Settlement Boundary

Important Open Area

Kempley Green Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 60 70 metres

25. Kempley Green

Kempley Green Summary

Population	108 approx
Core Strategy Context	Small village; Policy CSP16 - generally very limited opportunities for additional development.
Location	5km NW of Newent
Setting	Set within agricultural land, much of which was once orchard
Features	Defined settlement is the more densely developed part of a larger dispersed rural settlement of Kempley/ Kempley Green
Dominant Building Materials	Brick and tile
Landscape type	Undulating Hill Farmland 15a Kilcot and Gorsley Farmed Slopes
Background	Small part of dispersed settlement in agricultural/ orchard landscape. Since consolidated into small centre

Character of the settlement

25.1 The defined settlement is really the consolidated part of a dispersed rural village. It contains a mixture of newer larger properties and older (often extended) more traditional properties. The settlement contains a number of green tracks and pathways and a vestigial village green. Kempley Green lies on the route of the Daffodil Way recreational footpath which attracts numerous visitors in the spring.

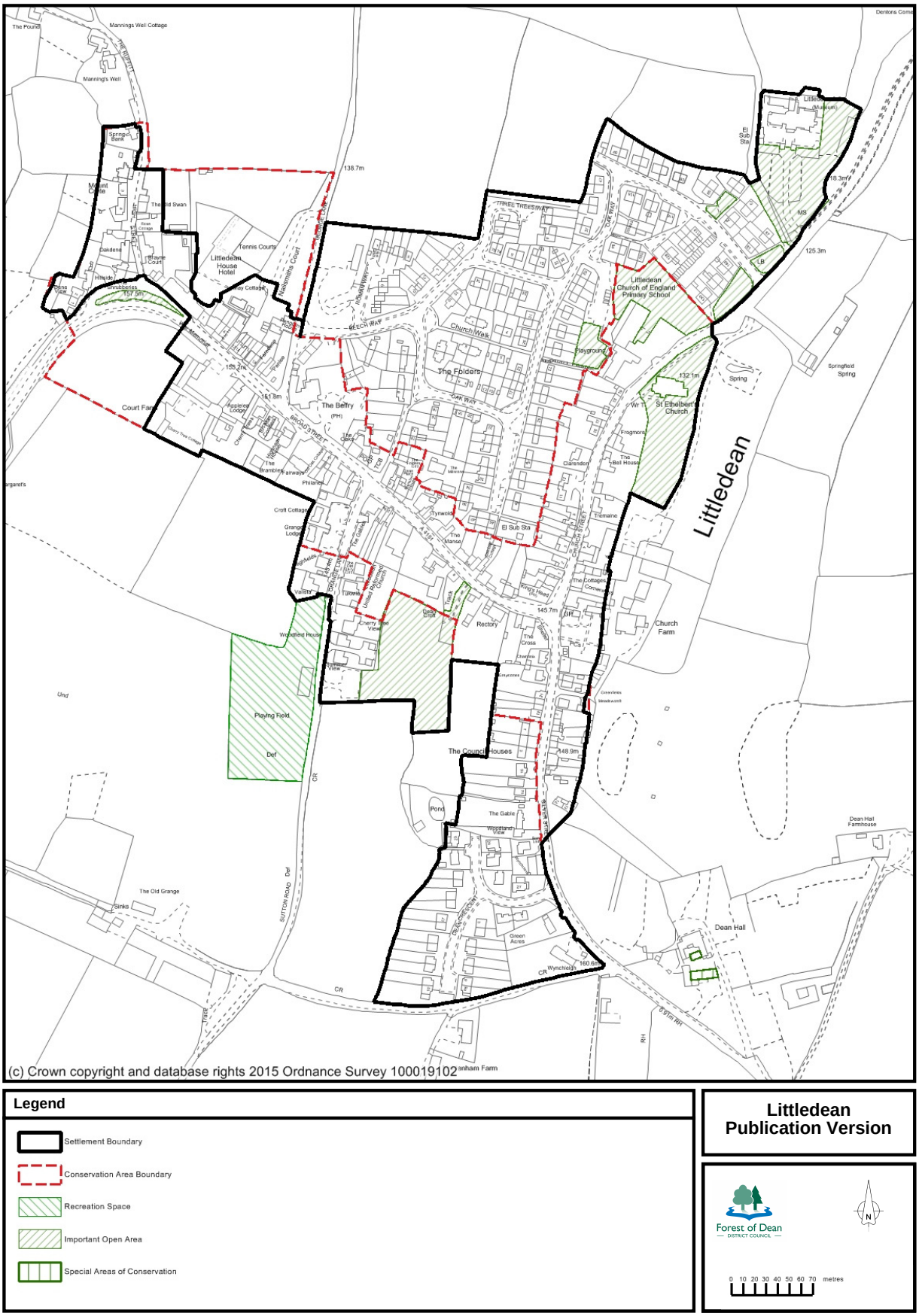
Key Issue

Protect the surrounding countryside from inappropriate development

Policies and proposals

25.2 The plan will continue a tight control on further development.

26. Littledean



Legend

- Settlement Boundary
- Conservation Area Boundary
- Recreation Space
- Important Open Area
- Special Areas of Conservation

Littledean Publication Version

Forest of Dean DISTRICT COUNCIL

0 10 20 30 40 50 60 70 metres

26. Littledean

Littledean Summary

Population	778 approx.
Core Strategy Context	Service village; Policy CSP16 defines Littledean as a settlement with a range of local services where new development opportunities are are likely to be small in scale.
Location	2km east of Cinderford
Setting	On elevated plateau between the Severn Vale and higher Eastern edge of Cinderford,
Features	Originally linear pattern following route of A 4151, now consolidated
Dominant Building Materials	Forest Stone and Painted Render
Landscape type	Ridges and Valleys. 10b Littledean Ridge
Designations	Conservation Area, Listed Buildings, Important Open Areas, Tree Preservation Orders, nearby SAC.
Background	Littledean has developed from a linear settlement along the main road, and some buildings that remain date from medieval times, others from the early 19th century, (before the growth of Cinderford). Considerable expansion occurred in the 20th century.

Character of the Settlement

26.1 Littledean is set within an attractive agricultural landscape at the head of a small valley. The settlement being partly on a hillside is prominent in the landscape. The historic core of Littledean centres on the A4151. Buildings fronting the A4151 are generally of forest stone and although not actually joined together they are linked by either hedges or stone walls. High stone walls are a particular feature of the frontage to the A4151. Recent housing developments in a variety of styles and locations are evident. The older part of Littledean is a Conservation Area and contains a number of Listed Buildings. To the east lies the jail which dates from 1788 and is now a museum. The village has a range of facilities, which together offer modest employment.

Key Issues

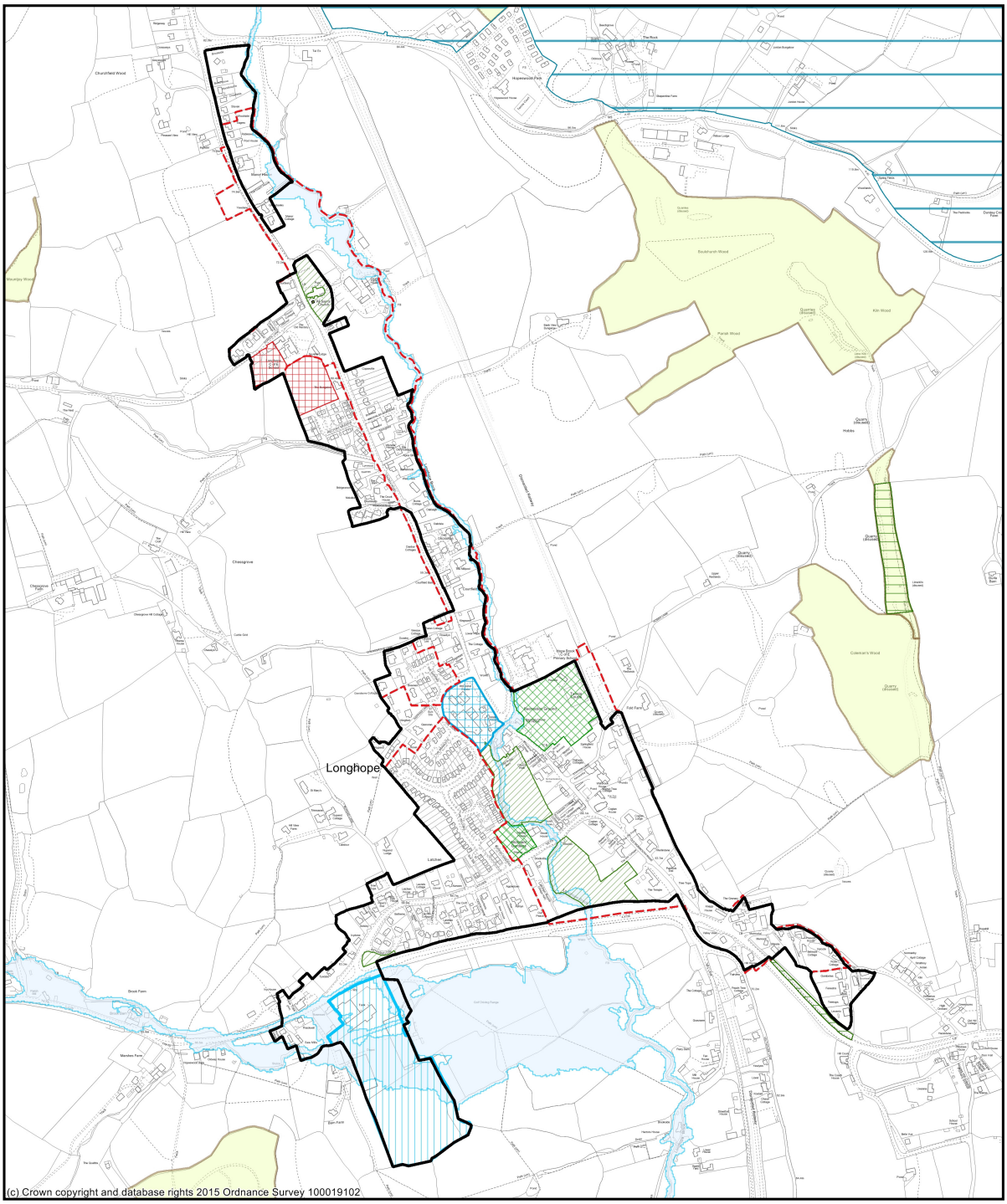
1. Maintaining the character and form of the village, and ensuring a secure future for key buildings and the Conservation Area.

2. Traffic congestion and environmental impact.

Policies and Proposals

26.2 The settlement boundary has been drawn to provide only limited scope for further change in order to protect the vulnerable and often very visible surrounding countryside.

27. Longhope



Legend

- Settlement Boundary
- Conservation Area Boundary
- Mixed Development Sites (Housing & Employment)
- Intensification Of Employment Generating Use
- Housing Allocations
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Ancient Monuments
- Locally Valued Landscape
- SSSI
- Key Wildlife Site
- Floodzone3

Longhope
Publication Version

Forest of Dean DISTRICT COUNCIL

0 25 50 75 100 125 metres

27. Longhope

Longhope Summary

Population	872 approx
Core Strategy Context	Service Village: Policy CSP16 defines Longhope as a settlement with a range of local services where new development opportunities are likely to be small in scale.
Location	Off A 4136, 8km north east of Cinderford, 15km west of Gloucester
Setting	Lies along a valley floor in attractive agricultural landscape
Features	Stone Boundary Walls, orchards.
Dominant Building Materials	Brick with slate or clay tiles, stone on older properties, some notable half timbered properties
Landscape type	Wooded Hills: May Hill and Outliers
Designations	Conservation Area, Mixed Development Allocations, Important Open Area , Recreation space, Listed Buildings
Background	For many years Longhope was a very dispersed settlement with open areas often occupied by orchards. New development especially since 1970 has consolidated the village to its present form.

Character of the Settlement

27.1 Longhope is a linear settlement, stretching along a valley between the A4136 to the south and the A40 to the north. The settlement is set within attractive countryside characterised by wooded ridges and agricultural valleys. A large part of the settlement is designated a Conservation Area reflecting the quality of the built environment. During the 1970s there was a period of rapid expansion extending the settlement to the west but with this exception the village retains a long and narrow form. There are a range of local services and a number of employment sites.

Key Issues

1. To protect the varied character of the Conservation Area.

2. To support the intensification/redevelopment of the existing employment sites.

27. Longhope

Policies and Proposals

Land off Church Road, Longhope

AP 79

Land off Church Road, Longhope

About 1ha of land off Church Rd is allocated for about 15 dwellings

Subject	Requirements
Access for vehicles	From School Lane or Rectory Meadow, or both.
Access connections	On foot from School Lane and Rectory Meadow and preferably Church Rd too, it should connect to the footpath network
Open space	Integral to the site
Landscaping	Within site with appropriate structural planting appropriate to rural location.
Features on site	None
Special requirements	Site is required to be developed for open space and for about 15 dwellings in a similar manner to the 2011 planning permissions. Mitigation will be required in respect of any effects on the nearby bat roost.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies land for housing to be developed in a broadly similar manner to the current planning consent

27.2 The land subject of this policy has permission for housing and the policy allocates the land for a generally similar development should the permission not be implemented. At the time of writing a revised (larger) area was being considered as a new planning application. Should it be permitted the AP will support that scheme but there are as yet a number of unresolved issues.

27. Longhope

Transport Depot, A4136

AP 80

Transport Depot A4136

An area of approximately 4.3ha is allocated for employment generating uses. This includes an existing site of 2.2ha which may be redeveloped for this purpose and an additional 2.1ha presently undeveloped. All development will need to be considered in terms of its potential impact on the landscape and the proposed extension of the site will need to be the subject of careful design and additional landscaping.

Subject	Requirements
Access for vehicles	From A4136
Access connections	As above
Open space	Not required
Landscaping	To include appropriate structural planting appropriate to rural location, especially in respect of southern extension
Features on site	None
Special requirements	The site is suitable for a variety of employment generating uses all of which must be compatible one with another. It is best suited to B1, B2 or B8 or continuation of present use. Any redevelopment should take account of the landscape setting and the design, including the form and materials used for new buildings should reflect this. As the site develops it should address and where required provide any necessary mitigation for the identified flood risk that affects the existing site and part of the proposed development area.

This policy safeguards the present employment site for employment generating uses. In order to provide increased employment, the policy supports major expansion of the present site and also the redevelopment or partial redevelopment of the existing.

27.3 This policy is intended to safeguard and allow the expansion of an important employment site. It will allow considerable expansion of the site and its redevelopment for employment purposes subject to the careful consideration of the design and setting of the whole. The site is prominent in the landscape, but is also well located for the transport based uses that it has. The site is surrounded by open countryside and is plainly visible from one of the main routes into the district. A comprehensive landscape plan will be needed in respect of the southern expansion which is allocated. Although this will not screen the whole it will need to demonstrate how it mitigates the impact of what would be a large new use. It is important that the design and materials used in the expansion of the site or its redevelopment are appropriate.

27. Longhope

Longhope Industrial Estate

AP 81

Longhope Industrial Estate

The area presently comprising Longhope Industrial Estate as shown on the proposals map is allocated to enable it to be redeveloped for a mixture of employment generating uses and housing. No more than 30% of the 0.8ha site should be occupied by housing and should be concentrated in the northern part of the site.

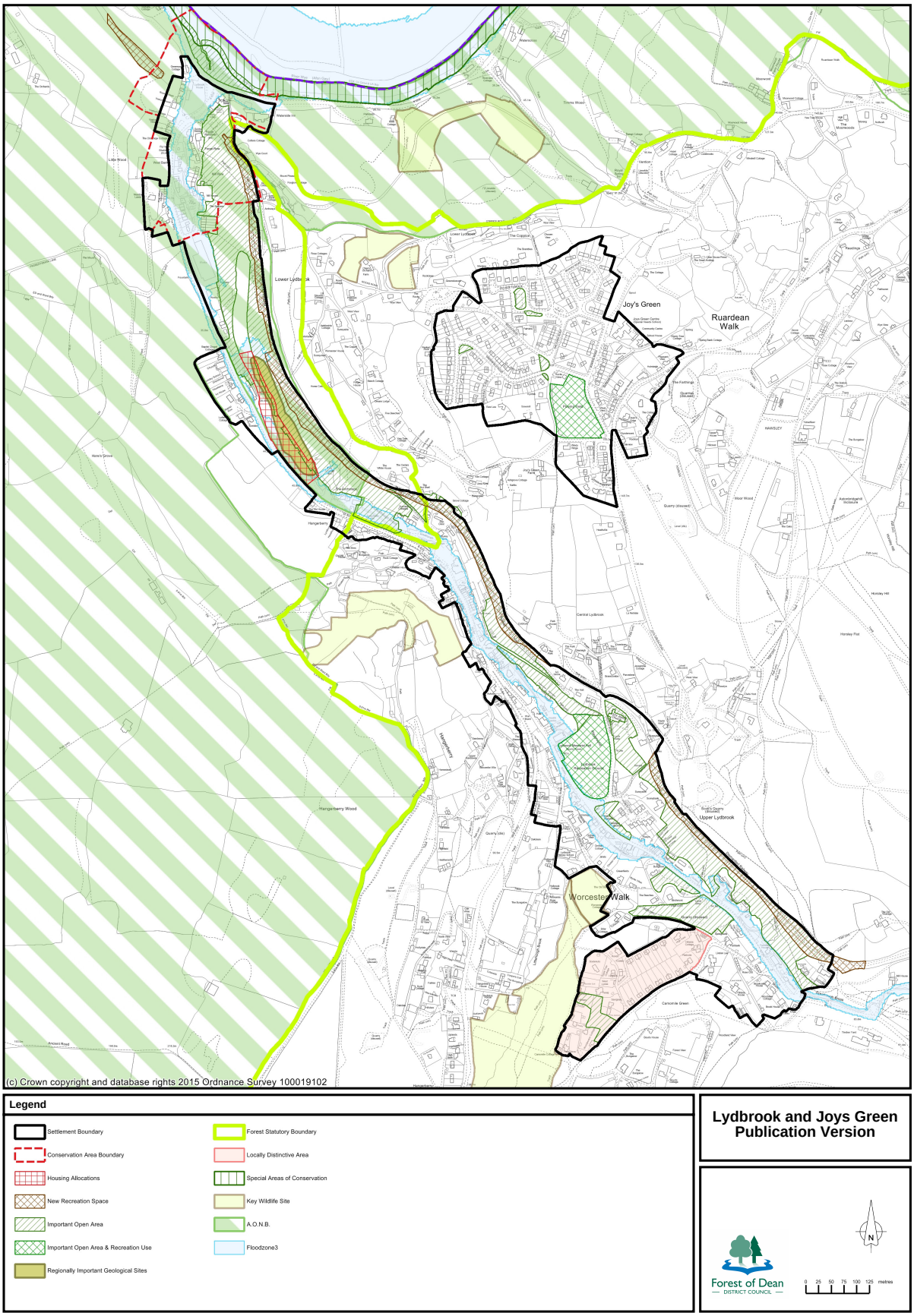
Subject	Requirements
Access for vehicles	From Church Road
Access connections	As above and via The Wend
Open space	As required to achieve development.
Landscaping	Integral to design including some incidental open space
Features on site	The site must provide for at least 0.5ha devoted to employment and should include no more than 10 dwellings in the form of small terraces
Special requirements	Development should take full account of the Conservation Area and provide an improved frontage to Church Road. New development will need to be subject to a flood risk assessment.
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies the above site to enable its redevelopment for a mixed use in order to provide for the long term future of the site as one which provides employment and will enhance the Conservation Area.

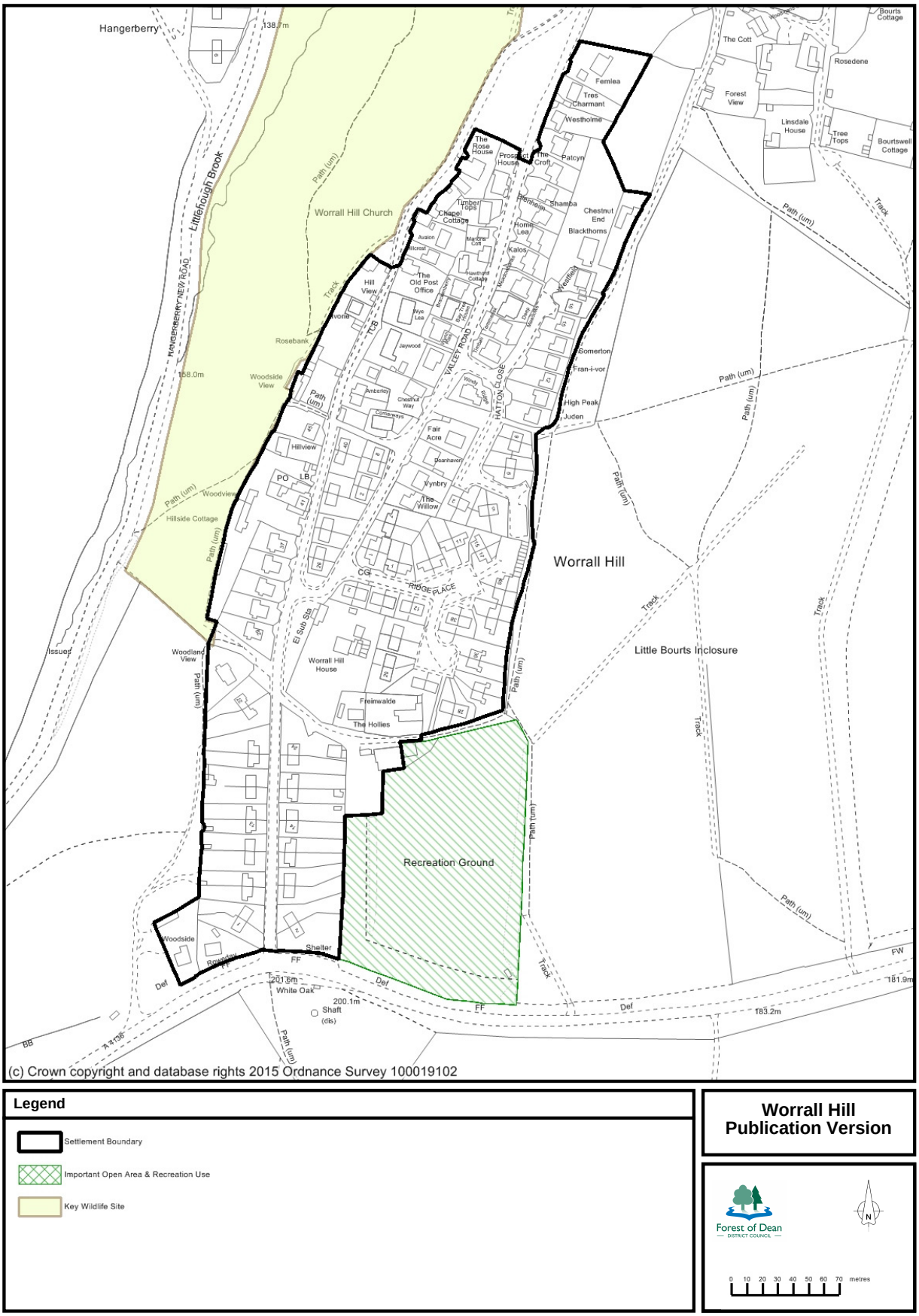
27.4 An element of housing development is considered appropriate on the above site but must be achieved in a manner that enhances the Conservation Area and enables the remainder of the site to be redeveloped (possibly in phases) for continued employment use. It is likely that the policy will only be fully implemented over a number of years and that the eventual provision on the site will include B1 and commercial and possibly B2.

27. Longhope

28. Lydbrook, Joys Green and Worral Hill



28. Lydbrook, Joys Green and Worrall Hill



Legend

- Settlement Boundary
- Important Open Area & Recreation Use
- Key Wildlife Site

Worrall Hill
Publication Version

Forest of Dean DISTRICT COUNCIL

0 10 20 30 40 50 60 70 metres

28. Lydbrook, Joys Green and Worral Hill

Lydbrook, Joys Green and Worrall Hill Summary

Population	1470 Approx
Core Strategy Context	Group village; Policy CSP 16 identifies Lydbrook, Joys Green and Worrall Hill as a group village suitable for additional development and it suggests an allocation for housing is appropriate. An allocation is made within the village and a housing is also expected to be a part of the mixed allocation at nearby Stowfield.
Location	On the edge of forest, valley and plateau adjoining Wye Valley
Setting	Various- from narrow incised valley, plateaus and forest hillsides
Features	Settlement forms led by landform: main settlement enclosed, others on more open hillsides
Dominant Building Materials	Mixed including stone and render
Landscape type	Part of Forest Ring, (Lydbrook and Ruardean Woodside)
Designations	Mainly within Forest, Close to Wye Valley SACs, Conservation Area (Lower Lydbrook), partly within the Wye Valley AONB.
Background	Current built form shows considerable variety due to development over a long period. There is a long history of settlement with major expansion during the industrial revolution. Metal working (tinplate), mining and quarrying featured, and have left some relics as has the railway which once featured a viaduct adjoining the Wye. Worrall Hill developed within mainly enclosed fields within the Forest as did Joys Green. Both saw major expansion after 1945.

Character of the Settlement

28.1 The dominant characteristic of Lydbrook is that of a settlement in a tight valley draining into the River Wye. It is a settlement of mixed styles that spills onto the less steep hillsides and plateaus which surround it. Most of the undeveloped land surrounding the village and much of Lydbrook itself lies within the forest fringe. Lydbrook spans about 2.5km running along the valley from the forest to the River Wye, and Joys Green and Worral Hill together with the connecting areas such as Camomile Green have their own distinct characters. Beyond the defined settlements are areas of land occupied by less dense housing in irregular formations which are outside the defined areas. These are part of the local landscape contributing to the overall character. As well as the Lydbrook valley, and the influence of the Forest itself, the River Wye has a strong influence on the form and character of Lydbrook, and some of the outlying settlements too. Most notable is the linear development running towards Stowfield and Stowfield itself. The Wye Valley is part of an AONB which extends to include part of the settlement of Lydbrook.

28.2 There are clear signs of past extractive industries (eg coal and quarrying of stone) and of the former railways around Lydbrook . These include the remains of the viaduct and the trackbed running back into the forest. Close by is the former cable works at Stowfield which having been developed in the early 20th

28. Lydbrook, Joys Green and Worral Hill

century occupies the largest single underused industrial site in the district. Although it is a very sensitive location, it has considerable potential and is allocated (in Chapter 4 4 'Policy Overview and area policies not related to settlements') for mixed uses. Tinplate and other metal based industries were also strongly represented and some features remain together with remains of some mills that were established along the valley.

Key Issues

1. To ensure that the planned development at Stowfield takes place in a manner beneficial to Lydbrook.

2. To maintain the overall form and character of the settlements.

3. Due to its situation, Lydbrook is prone to flooding both from the Wye and as a result of constricted drainage through the settlement itself. While the former is likely to be a continuing occurrence, the more local problems are being addressed.

4. The conservation of the landscape and ecology of the Wye Valley including the AONB.

5. Protection of Locally Distinctive Areas.

6. Safeguarding of Former Severn and Wye Railway as a green corridor.

Policies and Proposals

28.3 The plan will ensure that the appropriate level of protection is provided for Lydbrook while encouraging some change and especially the redevelopment of the related site at Stowfield.

28.4 The general policy AP 6 'Locally Distinctive Areas' reproduced here identifies Locally Distinctive Areas which includes one at Camomile Green.

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

The intention of this policy is to require an assessment of the impact of development proposals in order to take particular account of the characteristics that are identified in one Locally Distinctive Area.

28.5 The form of Lydbrook is heavily influenced by relief and the steep valley in which it is situated. The defined boundary is drawn quite tightly in recognition of the constraints that apply. The village of Lydbrook flows onto higher ground towards Worrall Hill and there is an area which is less constrained by the valley but is physically distinctive.

28. Lydbrook, Joys Green and Worral Hill

28.6 The area consists of two distinct elements- one area features traditional forest fringe dwellings with large random curtilages, featuring traditional materials. The other element consists of post World War 1 housing built originally by the Local Authority, semi detached in nature with uniformity of design and also curtilage size. The traditional areas feature an Important Open Area and exhibit a relatively low density, whereas by contrast, the 'planned' area features a higher density and less permeability. Both are distinctive and worthy of conservation.

Former tinplate works - Housing Allocation

AP 82

Former Tinplate Works, Lydbrook

About 0.9ha is allocated for housing at Lydbrook to accommodate about 26 dwellings.

Subject	Requirements
Access for vehicles	Primary from existing road
Access connections	Footpaths access from former railway if possible in addition to any access from the main road
Open space	As required for development
Landscaping	As necessary within site
Features on site	Access to former rail siding and thence to disused railway if possible
Special requirements	Development along but set back from frontage, will need to consider and mitigate any flood risk
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

The above policy allocates land for housing to enable development similar to that proposed in 2013.

28.7 The above site has long had a permission for development, however it has proven difficult to implement and the current allocation is made now that the difficulties have been overcome. The allocation relates solely to land most recently the subject of an application but the site may be able to be extended to the north subject to its impact on the adjoining properties and the ability to co exist with nearby employment uses. If the present scheme does not proceed then the allocation provides for one of a similar nature to be proposed.

28. Lydbrook, Joys Green and Worral Hill

Former Severn and Wye Railway

AP 83

Former Severn and Wye Railway

An area based on the former Severn and Wye railway is allocated for continued use as a footpath and as an element of green infrastructure.

The policy safeguards an important feature and secures its dual function as part of a green corridor and a recreational route

28.8 The former Severn and Wye railway runs through Lydbrook. Part is well established as one of the cycle routes in the statutory forest and part (northwest of the church) is largely accessible and is used as a footpath. It is an important feature in its own right and provides the bulk of the attractive high level route between Church Road and the Wye Valley. The policy safeguards this route and recognises the potential for enhancement of it as a link between the forest and the River Wye in a manner that retains the feature itself and increases its contribution as green infrastructure.

28.9 Policy AP 17 'Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.'of the plan reproduced here identifies land at Stowfield as suitable for mixed uses:

Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.

Redevelopment of the land at Stowfield will be supported by the Allocations Plan but only where:

- the environmental impacts can be shown to be acceptable and
- the development proposed will not be subject to unacceptable flood risk,
- There will be no adverse effects on European nature conservation designations,
- Development will not be adversely affected by any legacy including contamination from the past uses and
- clear benefits to the AONB can be demonstrated,.

Development may include the following:

North of the Main road within an area of about 8ha:

- About 45 dwellings,
- At least 4ha employment land, 3ha of which is industrial commercial and/ or retail. Employment generating uses may include business units, B1, B2 and B8 uses and other employment generating development, also an hotel and pub and retail units which do not compete with town centres (eg garden centre)
- Recreation facilities and tourist accommodation.
- A care home

28. Lydbrook, Joys Green and Worral Hill

Tourism related uses may comprise serviced or non serviced accommodation. Recreation uses include leisure and recreation facilities and ancillary retail, offices and other accommodation in connection with the main uses will also be permitted.

The disposition of uses should be agreed on an indicative masterplan to be prepared as part of the planning process. This should include HRA and a plan for the phasing of development.

Subject	**Requirements**
Access for vehicles	Primary from existing road using present access road, pedestrian/ cycle access where necessary
Access connections	Footpaths along Wye Valley which adjoin the site including the existing footbridge
Open space	According to agreed masterplan
Landscaping	Extensive according to masterplan
Features on site	Retain boardroom and associated structure, retain chimney if possible, provide interpretation regarding history, which may retain other features and or use artifacts relating to the site.
Special requirements	Proposals should be of a high standard providing a unique sense of place. Masterplan and development to be fully compatible with Wye Valley Woodland SAC, River Wye SAC Wye Valley and Forest of Dean bat SACs. Must take full account of and be compatible with AONB designation. Proposals will need to be prepared and considered in relation to the Habitats Regulations
Affordable housing	40% sought in accord with CSP5

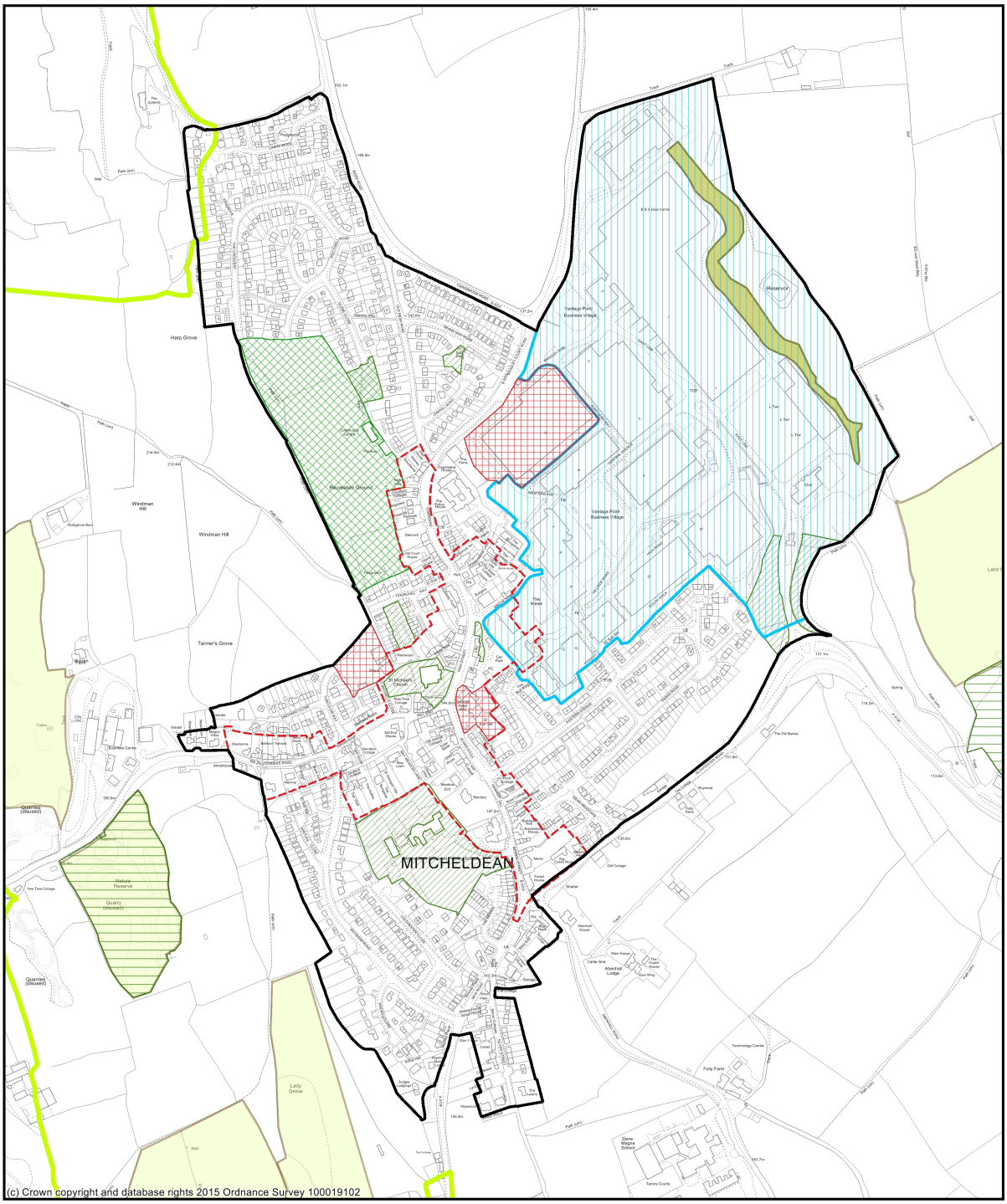
South of the main Road an area of about 1ha is allocated for employment generating uses

Subject	**Requirements**
Access for vehicles	From existing road using present access road, pedestrian/ cycle access where necessary
Access connections	Footpaths if desired

28.10 Although some 800m from the settlement boundary, the identification of land at Stowfield for a variety of mixed uses will have an impact on Lydbrook itself. This policy is intended to enable a range of new uses and will provide some facilities and employment locally. It will contain an element of housing and is intended to provide for visitors as well as residents. Although there will be increased traffic resulting from the development it is also expected that there will be increased patronage of the services in the village and facilities at the new development will themselves be accessible from the village.

28. Lydbrook, Joys Green and Worral Hill

29. Mitcheldean



Legend

- Settlement Boundary
- Conservation Area Boundary
- Housing Allocations
- Intensification Of Employment Generating Use
- Important Open Area
- Important Open Area & Recreation Use
- Regionally Important Geological Sites
- Forest Statutory Boundary
- SSSI
- Key Wildlife Site

Mitcheldean Publication Version

Forest of Dean DISTRICT COUNCIL

0 20 40 60 80 100 metres

29. Mitcheldean

Mitcheldean Summary

Population	2200 Approx
Core Strategy Context	Policy CSP 16 defines Mitcheldean as a major village with employment and services important to a wider area with some scope for additional development. The availability of extensive employment space is recognised and the identification of land for additional housing is proposed.
Location	On main A4136 at head of a small valley 15km west of Gloucester
Setting	Almost surrounded by higher land, which is mainly used for agriculture. Close to but outside Statutory Forest.
Features	Large village with distinct centre, major employment area adjoining some important notable buildings
Dominant Building Materials	Mixture of styles: sandstone, render etc
Landscape type	Breakheart Hill- distinctive rounded hills and valleys
Designations	Conservation Area.
Background	Long history involving the oldest buildings still present (14th Century), and development along routes which still run through the village. Once home to a brewery, now occupied by other employment, and has extensive employment space once occupied by Rank Xerox.

Character of Settlement

29.1 Mitcheldean is located between the forest and the rolling hills and agricultural lands to the north and east. It contains some late medieval buildings including the church and a few houses. It has developed over a long period into one of the main settlements in the district. Today there is an extensive area devoted to employment. The village has a variety of housing including relatively large areas developed when employment was at its peak in the 1970s. Mitcheldean is defined by the rising ground around which surrounds and limits the scope for expansion. The settlement has a good level of services and these include a doctors surgery and a library.

Key Issues

1. The main issue is that of supporting the continued evolution of the village and providing scope for change in keeping with the CS while conserving the setting and overall character.

2. The surrounding landforms are quite limiting and the steeper hillsides are unsuitable for development.

3. The Conservation Area which centres on the two main routes through the centre of the village is quite diverse and there is scope for physical improvement to certain buildings as well as more general enhancement

29. Mitcheldean

Policies and Proposals

29.2 In addition to the allocations below which identify land for continued employment and provide for some additional housing, the Plan seeks to conserve the village and prevent its expansion into the more sensitive surrounding areas. In keeping with the CS and the size and capabilities of the village some change is expected and planned for. The scale of employment on offer is comparable to that on offer in at least two of the forest towns (Coleford and Newent) and Mitcheldean is a sustainable location for some additional development.

Land off Bradley Court Road (Vantage Point)

AP 84

Land off Bradley Court Road (Vantage Point) Mitcheldean

About 1.7ha of land is allocated for about 40 dwellings and appropriate landscaping at Vantage Point

Subject	Requirements
Access for vehicles	From Bradley Court Road (requires some improvements)
Access connections	as above and pedestrian access via Court Farm Lane
Open space	within site
Landscape	as part of design of site to protect housing from neighbouring uses, especially northeast and southeast of allocation.
Features on site	design to ensure that the site benefits from its location and is not adversely affected by neighbouring employment uses
Affordable housing	40% sought in accordance with CS Policy CSP5

This policy allocates land for housing in a manner that can provide a site within the existing settlement of Mitcheldean and is intended to be developed in a manner that can enable further refurbishment of the adjoining Vantage Point site.

29.3 The CS requires new housing at Mitcheldean in keeping with its size and nature. It also supports the continued evolution of the major employment site, Vantage Point. This site is very large and can offer a variety of space for a wide range of employment. Its size means that there are opportunities to both provide a continuing wide range of employment and to enable a relatively small part of the site to be developed for alternative use. A site of about 1.7ha is identified for housing and landscaping to protect the site from the impact of adjoining (existing) industrial units. Both the housing allocated and the employment adjoining will need to ensure a satisfactory environment with particular measures to establish and support the necessary residential amenity.

29. Mitcheldean

Housing Allocation Old Coach Depot

AP 85

Old Coach Depot, Mitcheldean - Housing Allocation

The former coach depot at St Michaels Close (0.4ha) is allocated for about 12 dwellings

Subject	Requirements
Access for vehicles	From existing
Access connections	As above
Open space	Integral to site
Features of site	None- adjoins Conservation Area and is part of setting of church
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies the site of a former coach depot for redevelopment for housing

29.4 This site has been vacant for a number of years. Although employment sites such as this are generally expected to remain in employment use (CSP7), there is a great deal of easily accessible employment space available in Mitcheldean and it is considered that the location of this former depot makes it best suited to an alternative use for housing. Although not a requirement of the policy it is considered that the site is best suited to a group of smaller dwellings.

29. Mitcheldean

Housing Allocation Former George Hotel

AP 86

Former George Hotel Mitcheldean - Housing Allocation

The Former George Public House (0.3ha) is allocated for about 18 dwellings to comprise a mixture of flats and houses. The development must be designed in such a way as to protect and enhance the Conservation Area and also the listed buildings that are nearby.

Subject	Requirements
Access for vehicles	From road frontage.
Access connections	From road frontage and via retained public footpath from The Bull Ring.
Open space	Integral to design and landscaping.
Landscape	Within site to protect residents amenity.
Features on site	Retention of barn to north is required, retention of former pub is desirable and its redevelopment will need to be fully justified in terms of its potential for refurbishment and taking account of its historic significance in its own right and as part of the Conservation Area. The development overall must result in enhancement of the Conservation Area and preserve the setting of the nearby Listed Buildings. Any development must take appropriate account of archaeological interests on the site.
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies the former George Public House for development for housing. The barns are required to be converted and the main building too, unless it can be demonstrated that there is no alternative but demolition.

29.5 The above site is an historic one close to the centre of Mitcheldean. It lies within the Conservation Area and is close to several Listed Buildings. Although the main building on the site is heavily altered it occupies an important position and is of considerable interest. The conversion of this building in such a way as to make a positive contribution to the Conservation Area is preferred and if this is not possible it must be demonstrated that any alternative does the same. The retention of the two barns in an L- shape on the north of the site is required.

29. Mitcheldean

Employment Intensification/ Retention, Vantage Point

AP 87

Employment Intensification/ Retention Vantage Point Mitcheldean

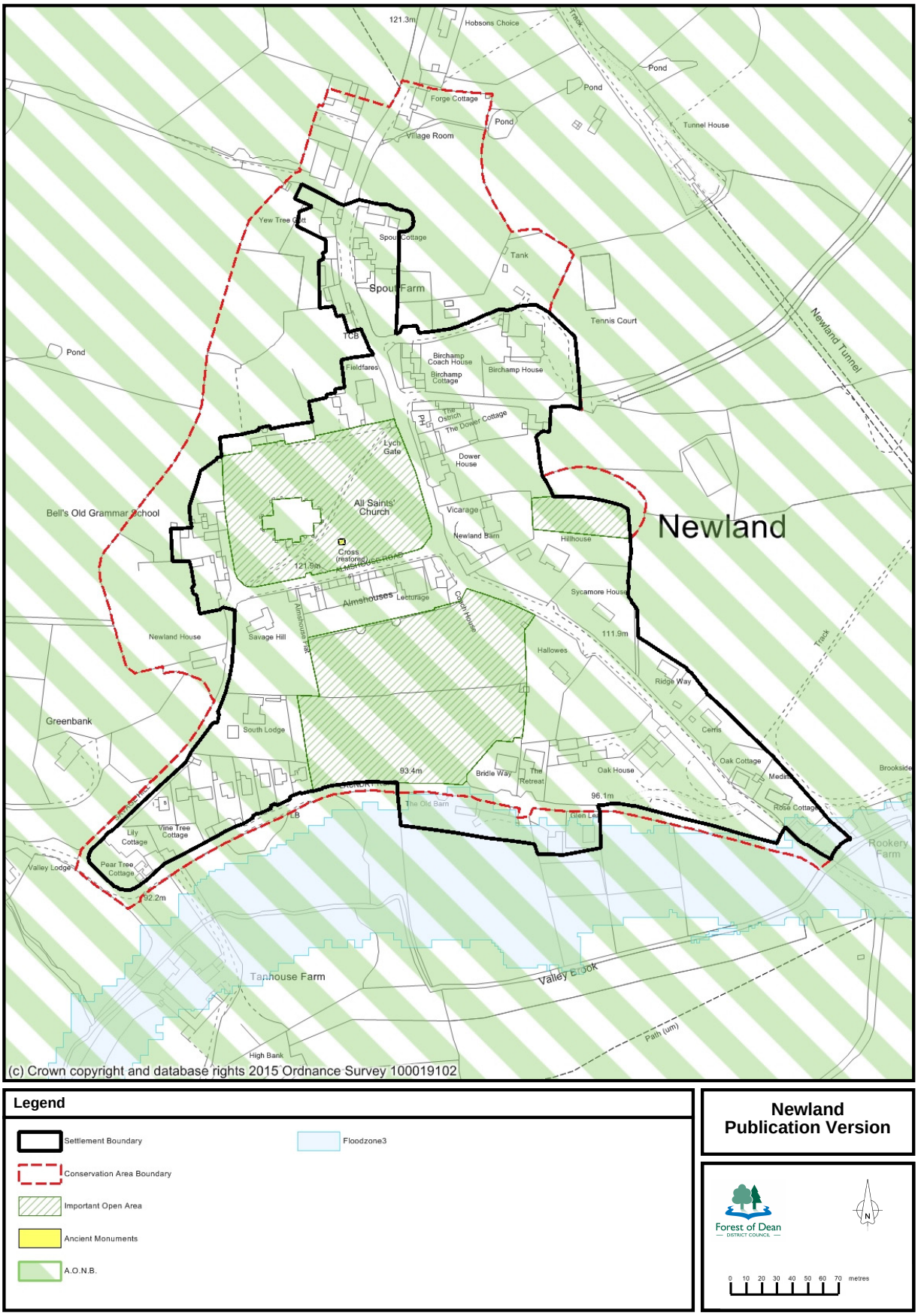
Vantage Point employment area (28.4ha) will be safeguarded for continuing use for employment generating uses. New development and redevelopment for employment generating uses within the site will be permitted subject to other policies in the plan

Subject	Requirements
Access for vehicles	As existing.
Access connections	As existing.
Open space	Only required if needed as part of landscaping.
Landscape	Major development will be required to provide a full landscape assessment.
Features on site	Retention of the former brewery buildings is required.
Special requirements	Car parking to be assessed and additional provision made if needed

This policy safeguards the site for employment generating uses. A wide range of uses are likely to be acceptable subject to their suitability for the site. Offices, industrial and commercial uses are likely to dominate although an element of retailing where the activity does not compete unduly with another centre may be acceptable.

29.6 This large site is capable of a wide range of uses, although they should be compatible with one another. The allocation is intended as a means of making clear the potential of the site which in this case may be for new development or redevelopment. It is also allocated in order to emphasise the plan's support for this major venue for a variety of employment. Opportunities may be relatively limited for new development but redevelopment will also be supported. Generally the site is well buffered from its surroundings but some areas adjoin or are close to housing in the village and some are quite prominent. Design will therefore be required to take account of these factors. The older Mews buildings which lie within the Conservation Area are very important and must be retained and respected in any redevelopment.

30. Newland


Newland
Spout Farm
All Saints' Church
Bell's Old Grammar School
Tannhouse Farm
Rookery Farm
Newland Tunnel
Tunnel House
Tennis Court
Village Room
Forge Cottage
Hobsons Choice
Pond
Tank
Vicarage
Dower House
Lych Gate
Hillhouse
Sycamore House
Hallowes
Ridge Way
Oak Cottage
Oak House
Rose Cottage
Bridle Way
The Retreat
The Old Barn
Almshouses
Lecturage
Savage Hill
Newland House
Greenbank
South Lodge
Lily Cottage
Vine Tree Cottage
Pear Tree Cottage
Valley Lodge
Birchamp Coach House
Birchamp House
Birchamp Cottage
Fieldfares
The Ostrich
The Dowler Cottage
Newland Barn
Cross (restored)
Yew Tree Cott
Spout Cottage
Ridge Way
Track
Valley Brook
Path (um)
High Bank
121.3m
121.9m
111.9m
93.4m
96.1m
92.2m
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102
Legend
Settlement Boundary
Conservation Area Boundary
Important Open Area
Ancient Monuments
A.O.N.B.
Floodzone3
Newland
Publication Version
Forest of Dean
DISTRICT COUNCIL
N
0 10 20 30 40 50 60 70 metres

30. Newland

Newland Summary

Population	130 approx
Core Strategy Context	Small village; Policy CSP16- a settlement with some local facilities but generally very limited opportunities for additional development.
Location	1.5km from Wye Valley, approximately 2km west of Coleford
Setting	Small settlement within AONB; on side of a small valley adjoining the Wye
Features	Village centred around churchyard, almshouses and associated open space
Dominant Building Materials	Stone and render
Landscape type	Wooded Valleys, 1bThe Wye Valley Redbrook to Brockweir Limestone Hills, 2d Newland Hills
Designations	AONB, Conservation Area, Important Open Areas, Listed Buildings.
Background	Oldest building dates from 13th century (church). Clear form which remains includes 17th, 18th and 19th century buildings with some more modern dwellings.

Character of the Settlement

30.1 Newland is a small, compact village in an elevated position within the Wye Valley AONB. The majority of the village lies within a Conservation Area. Its focus is around the church and the traditional buildings that surround the churchyard. Many of the main buildings are listed. Newland is characterised by properties of traditional style and materials although there are more recent buildings around the periphery.

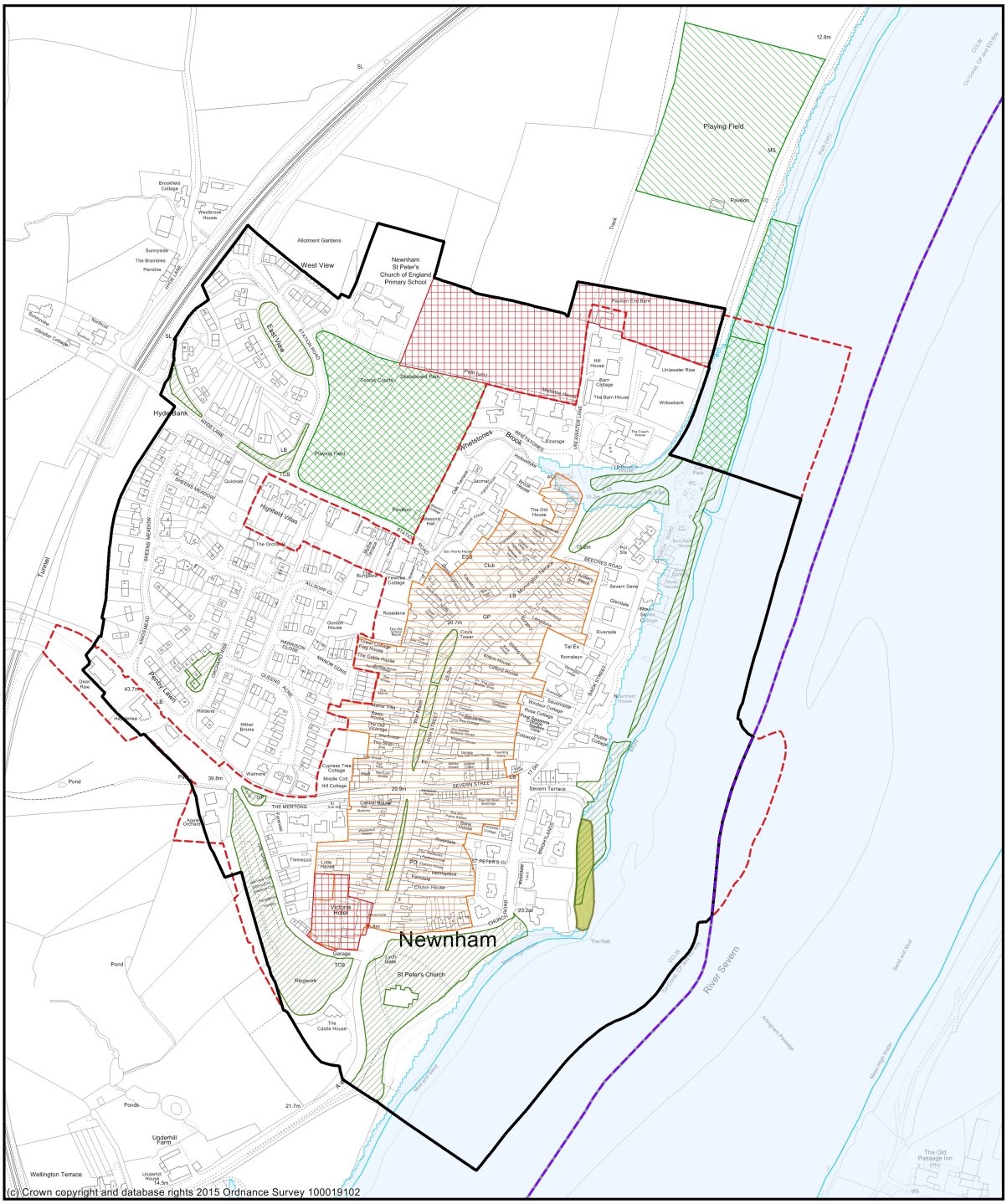
Key Issue

To maintain and enhance the character of the built environment of the village and the landscape setting of the Wye Valley AONB.

Policies and Proposals

30.2 The tightly defined settlement boundary, the Conservation Area and AONB designation mean that the implementation of the CS and other policies will bring close control over development.

31. Newnham on Severn



Legend

- FoD District Boundary
- Settlement Boundary
- Conservation Area Boundary
- Housing Allocations
- Local Policy Area
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Regionally Important Geological Sites
- Floodzone3

Newnham on Severn Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 metres

31. Newnham on Severn

Newnham on Severn Summary

Population	1190 Approx
Core Strategy Context	Major village: Policy CSP 16 defines Newnham on Severn as a major settlement with employment and services important to a wider area with some scope for additional development. The CS recognises the need to protect the historic fabric while enabling some change. This is enabled through policies identifying locations for additional development and also a policy intended to provide additional safeguards for the majority of the Conservation Area.
Location	On Severn Estuary and A48
Setting	Constrained on three sides on land adjoining the Severn Estuary
Features	Very distinctive older built form and plot layout along High Street, buildings and structures related to River Severn.
Building Methods and Materials	Wide range including brick, render, stone, timber frame
Landscape type	Severn Vale
Designations	Conservation Area and adjoins Severn Estuary (SAC), Listed Buildings, Article 4 Direction applies to some High Street properties
Background	Long and complex, trading settlement and former market town, now large and distinctive village

Character of the Settlement

31.1 Newnham on Severn was once one of the most important settlements in what is now the Forest of Dean District. Its relative decline began in the late 19th century. It is one of the most distinctive settlements in the district and contains a great concentration of protected historic buildings. The settlement features one major street which contains the most important buildings and the bulk of the historic core. This occupies the land between properties fronting the main street and the River Severn and smaller but distinctive areas such as that fronting The Green. In addition to the older parts of the village there are relatively large areas of newer housing all of which have been completed since the decline in relative importance of the village. Despite the considerable expansion, the village occupies a discrete and relatively compact area defined by a steep slope to the south, the railway to the west, and the Severn itself to the east. To the north there is a boundary marked by differing land uses rather than land forms. Whilst the built form is the most apparent characteristic the influence of the river is also very strong.

Key Issues

1. The main issue is how to protect the historic interests of the settlement while allowing an appropriate degree of change.

2. Mitigate the impact of the A48 on the village

31. Newnham on Severn

Policies and Proposals

31.2 The allocation policies below and those general policies which apply will allow some change whilst protecting the built form of the village. New development is planned in accordance with the CS and its settlement hierarchy.

High Street Additional Conservation Policy

AP 88

High Street, Newnham on Severn - additional conservation policy

Areas identified on the Proposals Map along the High Street frontage and within the Conservation Area should pay particular attention to the conservation of the following features:

- The close built up form
- The clearly defined relatively large burgage plots
- Key characteristics of the buildings- especially window styles, materials and proportions

This policy is intended to protect the physical features that are key to the strong character exhibited in the High Street and to supplement the protection offered by other designations such as Listing. Special attention will be paid to the impact of development proposals on the features listed above. Where they do not preserve or enhance the area in respect of these characteristics,proposals for development are not likely to be acceptable under the terms of this policy.

31.3 Newnham Conservation Area is centred around the High Street. This has a very strong and distinctive character largely attributable to its closely built form mainly comprising joined or nearly joined buildings of different styles. The layout and spacing of the properties, and of their plots is especially important too having evolved with very few recent changes which detract from the overall appearance. The policy is written in order to ensure that this characteristic is fully considered in assessing any development proposals. The overall conservation of the area is aided by the fact that the great majority of the buildings in the sub area are listed and that others are subject to additional controls (Article 4 Direction) limiting alterations to their front elevations. The assessment will need to consider what positive contribution will be made by development that is proposed.

31. Newnham on Severn

The Victoria Hotel and land adjoining

AP 89

The Victoria Hotel, Newnham on Severn and land adjoining

A site of about 0.35ha including the former Victoria Hotel and the former coach house (which are to be retained) is identified to provide about 20 dwellings

Subject	Requirements
Access for vehicles	To rear of present hotel/ garage.
Access connections	As above and directly on foot from frontage.
Open space	Within site if considered appropriate.
Landscaping	Within site, to protect hotel building.
Special requirements	Retain former hotel, and complement it with new build. Retain protected tree to rear.
Affordable Housing	40% sought in accord with CSP5

This policy has two primary aims. The first is to provide an economic future use for the former hotel to enable the building to be retained in order to ensure that it and the immediate locality are able to make a positive contribution to the area. The second aim is to enable a variety of additional housing to be provided.

31.4 Identified in the Conservation Area appraisal as a principal building, the Victoria Hotel has been vacant for several years and its fabric has deteriorated during that time. The policy recognises the need to identify an alternative use and to highlight additional land that with the conversion of the hotel can provide additional housing in the village. The buildings within the allocation that are not required to be retained do not make a positive contribution to the Conservation Area at present and can therefore be replaced. The site is at an important location in the High Street and the design of any scheme must demonstrate that it is able to make a positive contribution to the village. Although the policy supports the complete change to residential use, a mix which retained the hotel or pub use may also be acceptable, subject to traffic and amenity considerations.

31. Newnham on Severn

Allocation of land for housing north of the village

AP 90

Land North of Newnham on Severn and adjoining Unlawater Lane

About 2.2ha of land is allocated to provide about 40 dwellings and associated access and open space on land north of Newnham and adjoining Unlawater Lane.

Subject	Requirements
Access for vehicles	New access from A 48.
Access connections	As above and from Unlawater Lane and footpath network. New connections required to the school and remainder of the village, and to retain or improve access to Cricket ground. Foot/ cycle access via Unlawater Lane should be provided but any vehicle access from this location must be only for a small number of new properties (in addition to those already served).
Open space	Within site to include frontage to A 48 and suitable design to new road.
Landscaping	To provide new northern edge to village and river frontage- will require an open area on A48 frontage and substantial planting to the northern edge of the site
Special requirements	Retain barn (within Conservation Area) if possible, provide routes for footpaths. Particular attention should be given to the design of the new A48 access and its landscaping.
Affordable housing	40% sought in accord with CSP5.

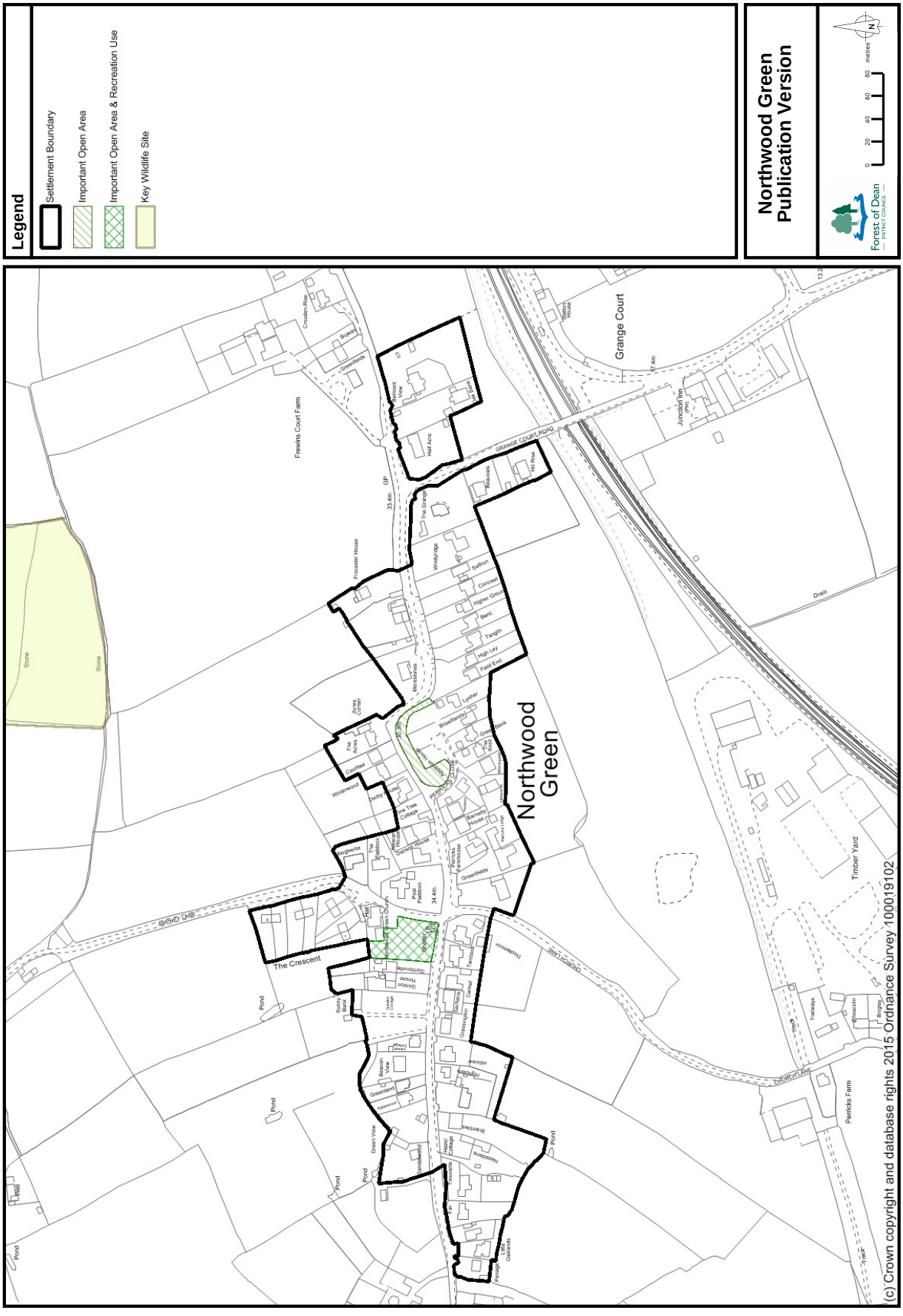
Development must demonstrate that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC and Severn Estuary SAC, SPA and Ramsar. All proposals must be compatible with the Habitats Regulations.

This policy allocates land for housing and requires a new access from the A48. It also requires the new access to be landscaped and to incorporate open space at the entrance to the development.

31.5 The only area around Newnham which is not heavily constrained and is therefore suitable to be considered for development is to the north of the village. In keeping with the CS an allocation is proposed for about 40 dwellings and associated open space. The site area is sufficient to accommodate a relatively low density development and a variety of dwellings is expected.

31. Newnham on Severn

32. Northwood Green



32. Northwood Green

Northwood Green Summary

Population	155 approx
Core Strategy Context	Small village: Policy CSP16- some local facilities but generally very limited opportunities for additional development.
Location	3km north of Westbury
Setting	Lowland agricultural landscape
Features	Linear village with infilling.
Dominant Building Materials	none
Landscape type	The Severn Vale - Unwooded Vale
Background	Small rural settlement in agricultural land and orchards, some recent consolidation.

Character of the Settlement

32.1 Northwood Green is a small settlement with a strong linear pattern and is surrounded by large areas of open undulating agricultural land on all sides. The majority of dwellings front the highway and are set in relatively large plots. There has some infilling in recent years. Facilities include a church and village hall, and a timber products factory is located to the south of the village providing limited employment on the site of a former wagon works at what was a railway junction. Orchards used to be common but now only residual areas remain.

Key Issues

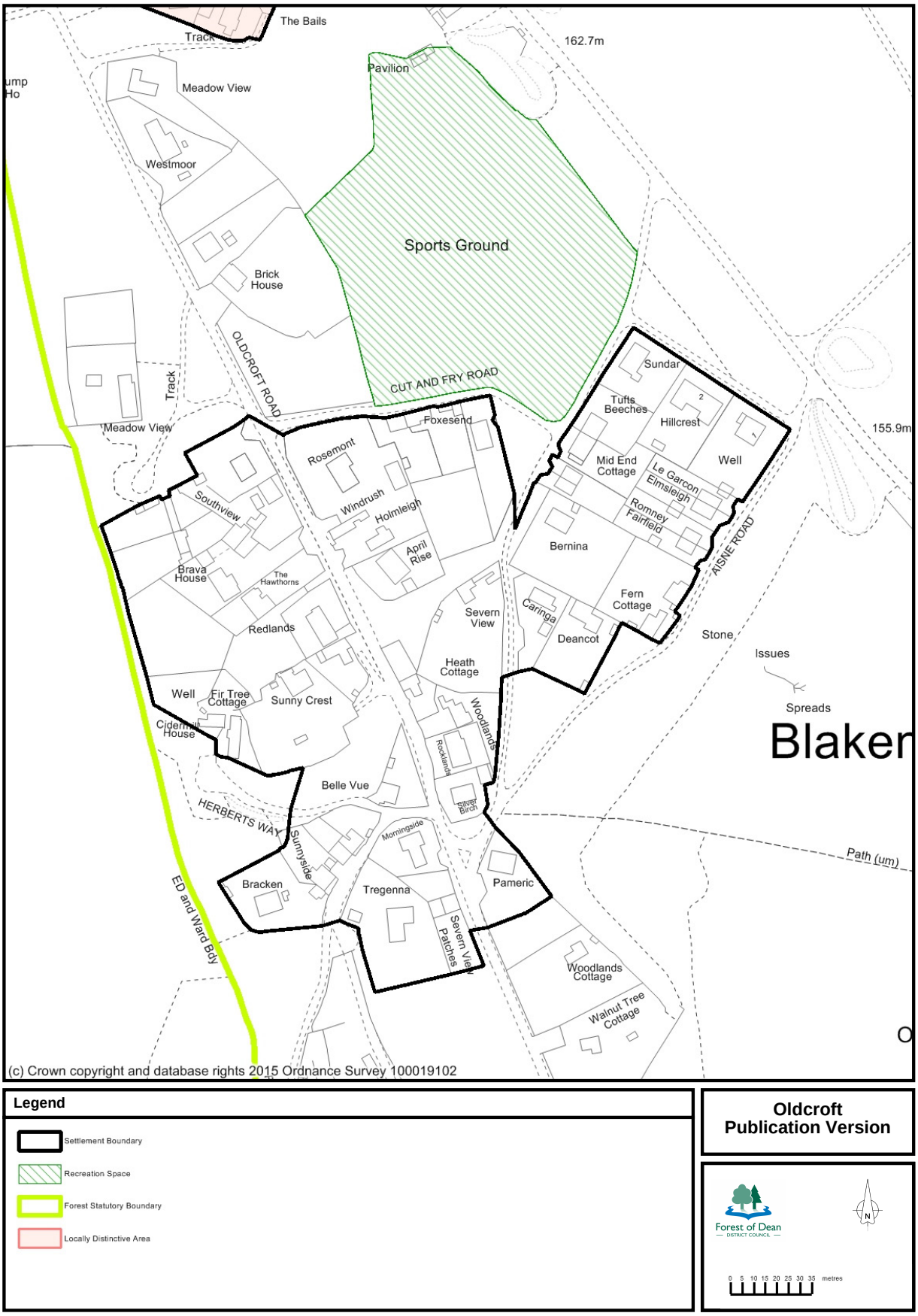
1. Limited opportunity for further development within the settlement

2. Poor accessibility.

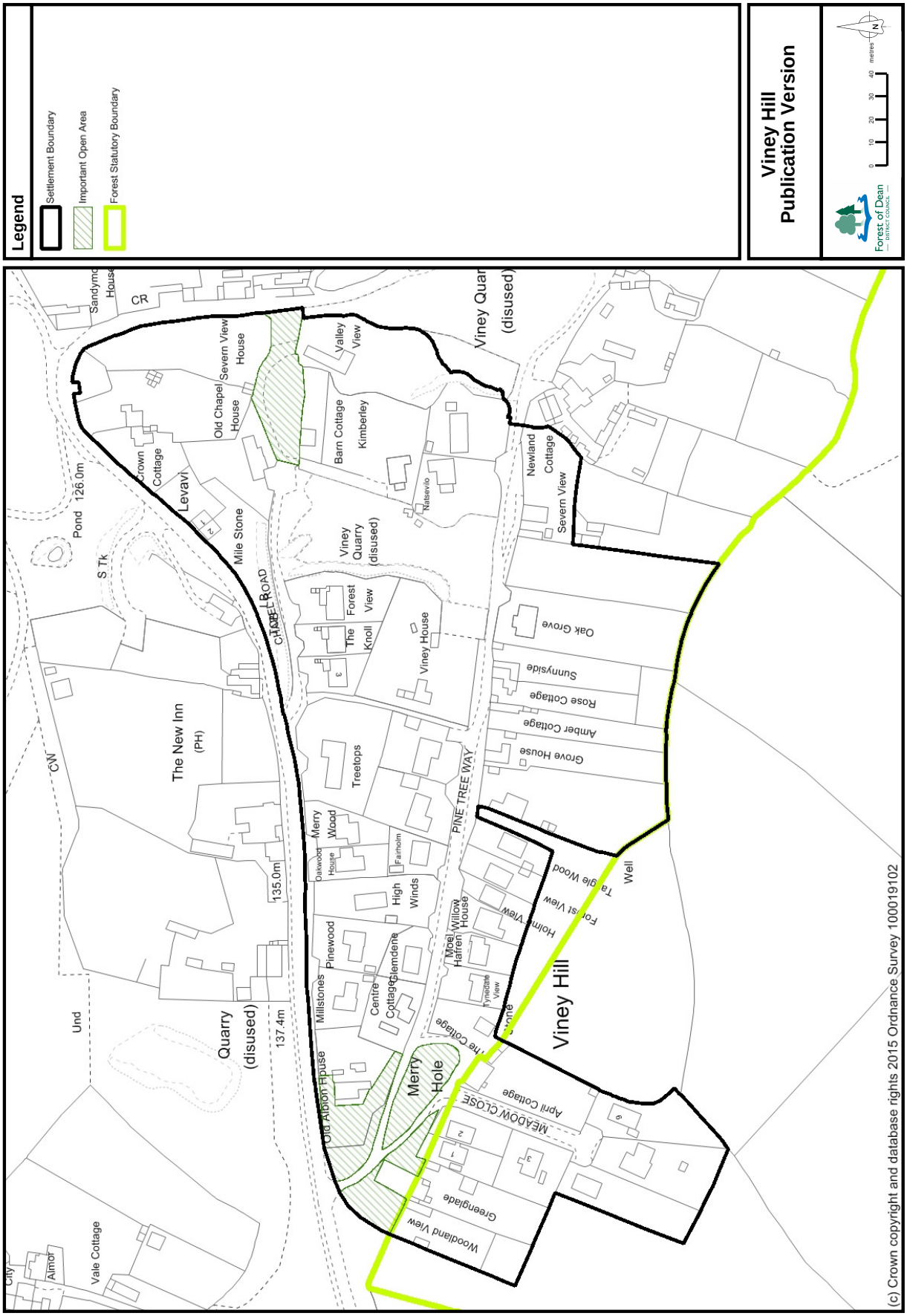
Policy and Proposals

32.2 The settlement will see only limited change during the plan period, in line with CSP16.

33. Oldcroft and Viney Hill



33. Oldcroft and Viney Hill



33. Oldcroft and Viney Hill

Oldcroft and Viney Hill Summary

Population	237 approx
Core Strategy Context	Policy CSP 16 applies- Small villages,with generally very limited opportunities for additional development.
Location	2.5 and 3.5km northeast of the Lydney centre
Setting	On edge of Statutory Forest above Severn Vale
Features	Open rural settlements typical of the forest fringe with open areas of waste. Part of an almost continuously settled edge along the southern boundary of the forest.
Dominant Building Materials	Brick, stone, render, clay and slate tiles
Landscape type	10a Allaston ridge, 5a Forest Core
Designations	Statutory Forest; Important Open Areas, Protected Recreation Space
Background	Very few dwellings in 1880, originally developed probably in conjunction with nearby mineral extraction and consolidated mainly in the second part of the 20th century

Character of the Settlement

33.1 Much of the character of Oldcroft and Viney Hill derives from their location on the forest edge between the planted area and agricultural areas on the higher part of the Severn escarpment. They are situated alongside rural roads which connect them with each other and to other local settlements. The settlements are open in form. The older buildings are laid out in a haphazard manner often in large plots served by a a network of paths and tracks. Open spaces are a feature whether forest waste or in the case of Oldcroft the cricket ground. Within Viney Hill settlement boundary there is a more intensively built up area which forms a focus. Similarly within Oldcroft a more concentrated form is evident within the defined area. Areas of land once used as quarries for building stone are a feature of both with past coal extraction leaving surface formations in open ground around Oldcroft.

Key Issues

1. To retain the attractive rural and open character which is sensitive to development.

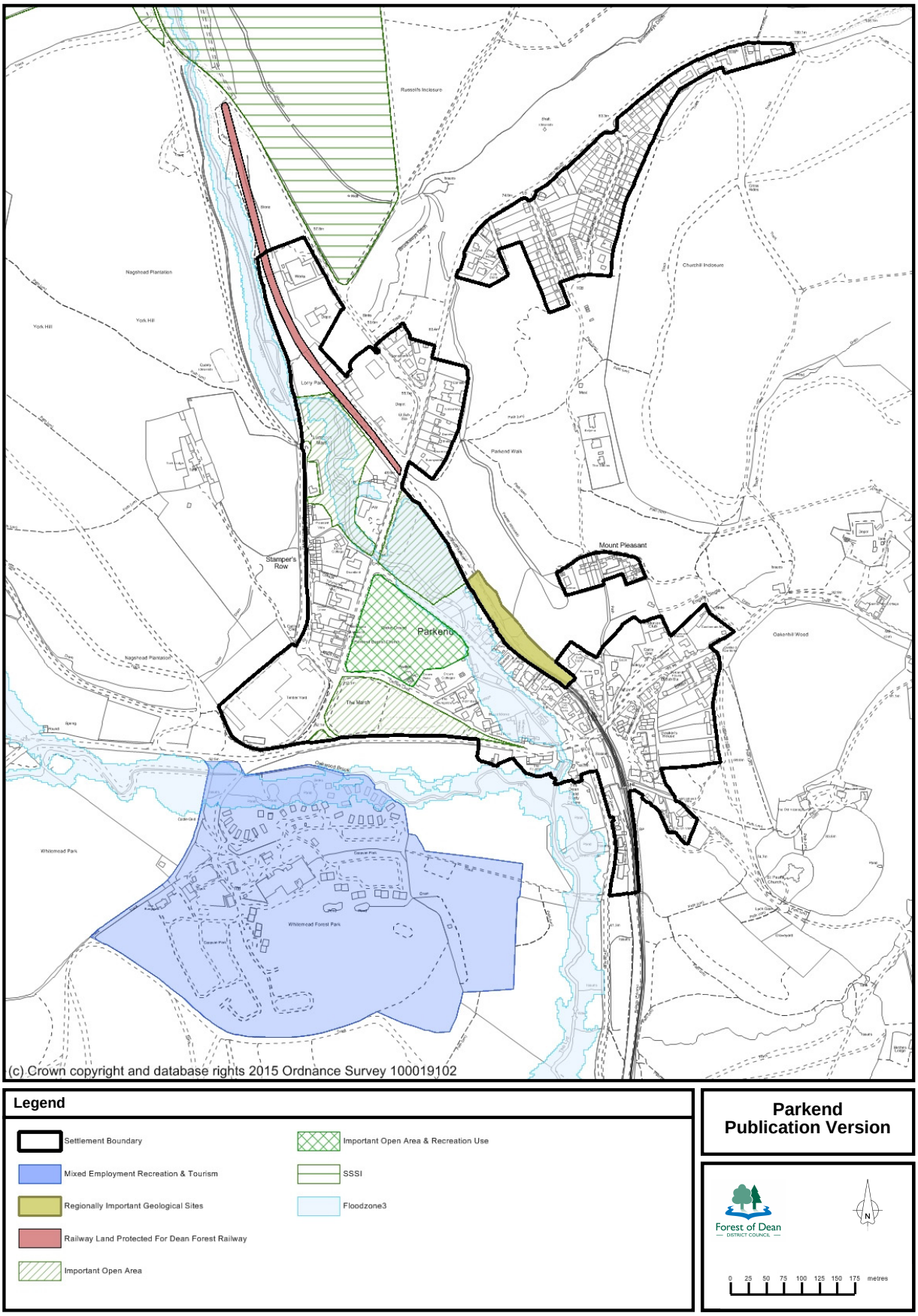
2. Important areas of forest waste contribute significantly to form and character of the settlements.

Policies and Proposals

33.2 The defined settlement boundaries for Oldcroft and Viney Hill are drawn to reflect the most intensively developed areas of these settlements. The Plan's approach is to allow limited development within the settlement boundaries and to protect open areas and the surrounding countryside (mainly forest) from development.

33. Oldcroft and Viney Hill

34. Parkend



Legend

- Settlement Boundary
- Mixed Employment Recreation & Tourism
- Regionally Important Geological Sites
- Railway Land Protected For Dean Forest Railway
- Important Open Area
- Important Open Area & Recreation Use
- SSSI
- Floodzone3

Parkend Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 25 50 75 100 125 150 175 metres

34. Parkend

Parkend Summary

Population	463 approx
Core Strategy Context	Service village: Policy CSP16: a settlement with a range of local services and where new development opportunities are are likely to be small in scale.
Location	6km north of Lydney on secondary route
Setting	Within the Statutory Forest in a north/ south valley which bisects it.
Features	Extensive open areas and Forest landscape setting, contains widespread evidence of industrial past
Dominant Building Materials	Forest Stone and Slate
Landscape type	Wooded Syncline and Settled Forest Margin : 5A Forest Core
Designations	Statutory Forest, Land Safeguarded for Railway, Important Open Areas, Protected Recreation Area, Listed Building
Background	Industrial past and location at a railway junction have left clear traces although the character of the village has changed dramatically. Coal mining, iron making, railways and tramways with their associated housing dominated until about 1900. Redevelopment and other changes since then have resulted in the current form.

Character of the Settlement

34.1 Parkend is set within the Statutory Forest. The character of the settlement owes much to it's industrial past and the coal, stone quarrying, iron and tin plate industries which were established in the area. The strongest impression made by the village now is of its spacious character, and green spaces. The recreation ground forms a central focus and the present railway is another notable feature along with the former engine house, now a field studies centre. More recent development includes a separate area of housing above the older part of the village. There is a some employment locally from a variety of mixed uses and these together with buildings used for tourism and recreation are an important part of the physical and functional make up of the village.

34.2 Today tourism related enterprises are a feature and access to cycle routes, the Dean forest railway and the Forest itself make Parkend well placed to benefit from tourism and recreation which the plan will encourage in a sustainable manner.

Key Issues

1. Retaining the strong character of the village and its open areas.
2. Protecting/ supporting the local tourist trade and related facilities.
3. Protecting the line of the Dean Forest Railway which presently terminates in Parkend.
4. Protect important open areas and recreation areas and features associated with the past.

34. Parkend

Policies and Proposals

34.3 In addition to protecting the village and its character the Plan seeks to retain and strengthen the role of tourism and recreation in supporting the local economy.

34.4 The Policy AP 25 'Whitemead Park' , reproduced below applies to Whitemead Park which is identified for continuing tourism and recreation uses. The policy is intended to support and promote the site as one of the key focal points for tourism and recreation in the district and to enable its key assets to continue to make a contribution to the area's economy. It will allow the site to evolve as a site for tourism and recreation providing facilities for residents of the district as well as visitors.

Whitemead Park

The existing Whitemead Park leisure and tourism complex is identified for continuation of the present uses of leisure and tourism. Additional development for leisure and tourism will be permitted where:

- It can be shown to be satisfactorily accommodated in the environment
- The proposal is for the redevelopment of area(s) already developed

Permanent accommodation should be well related to the existing buildings on the site and to an overall landscape plan

Subject	Requirements
Access for vehicles	From existing vehicle access
Access connections	As above and from forest tracks and paths
Open space	Integrated with wider site and as required for development proposed.
Landscaping	Within site related to development proposed including additional landscaping to road frontage
Special requirements	Additional built development is expected to be confined to areas already developed or hard surfaced. New development should take full account of flood risk

34.5 Policy AP 10 'Dean Forest Railway' of the Plan is a general policy supporting the further development of the Dean Forest Railway. This includes the safeguarding of land at Parkend which could allow an extension to the north. The land that would be required is shown on the proposals map.

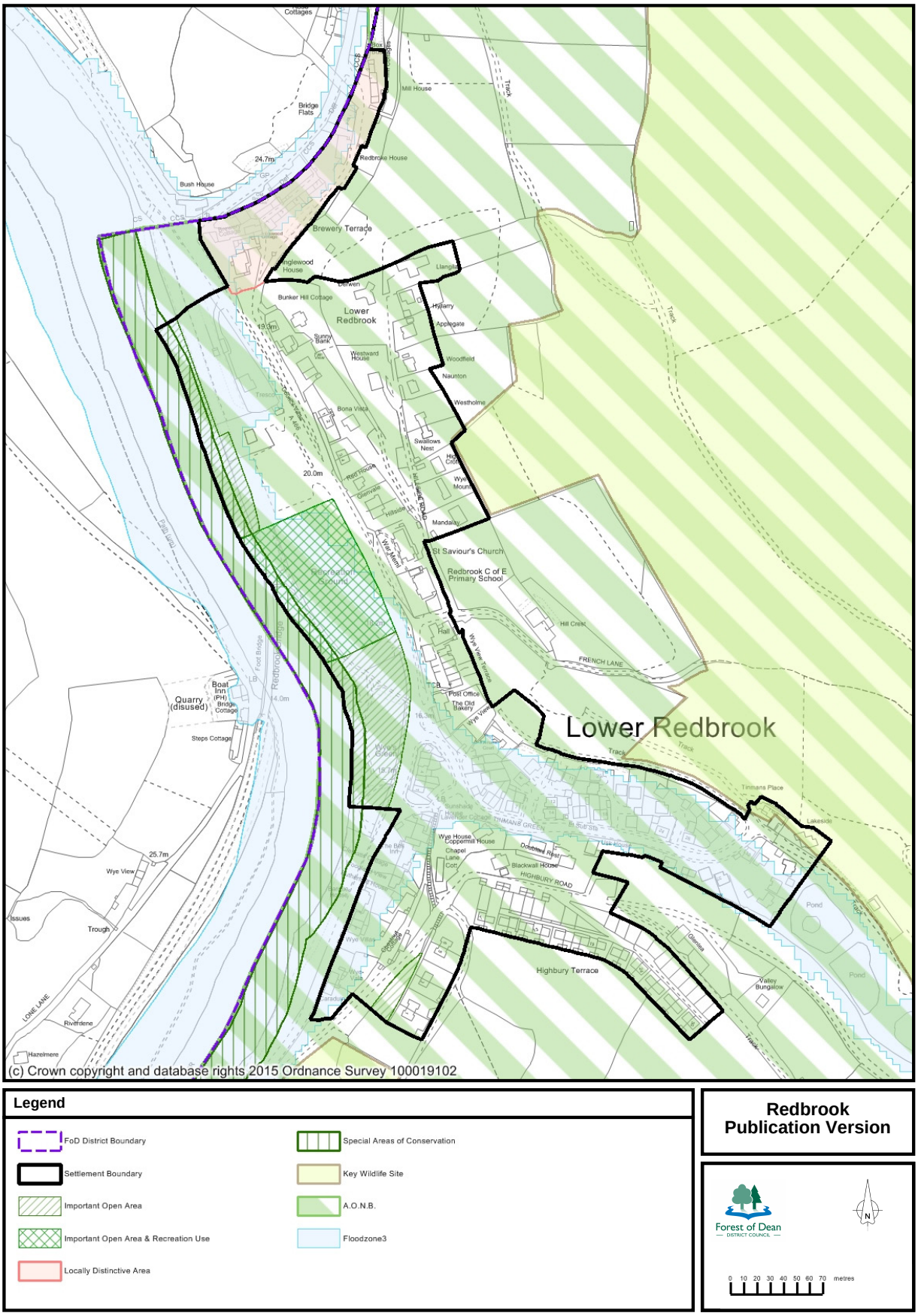
34. Parkend

Dean Forest Railway

34.6 The policy below relates to the Dean Forest railway generally and specifically to land at Parkend which is protected from other development. The safeguarded land is a short stretch north of the Blakeney Road.

The further development of the Dean Forest Railway will be supported. Land will be safeguarded at Parkend (west of Cannop Road) for additional facilities and at Lydney (see AP 51 'Railway Station Area').

35. Redbrook



Legend

- FoD District Boundary
- Settlement Boundary
- Important Open Area
- Important Open Area & Recreation Use
- Locally Distinctive Area
- Special Areas of Conservation
- Key Wildlife Site
- A.O.N.B.
- Floodzone3

Redbrook Publication Version

Forest of Dean DISTRICT COUNCIL

0 10 20 30 40 50 60 70 metres

35. Redbrook

Redbrook Summary

Population	350 approx
Core Strategy Context	Service village; Policy CSP16: small scale development only
Location	Wye Valley, approx 4km south of Monmouth
Setting	Riverside location within Wye Valley, constrained by valley floor of main river and tributaries.
Features	Some legacy features otherwise dominated by River Wye
Dominant Building Materials	Traditional materials brick and render, slate and tile. Newer styles more varied
Landscape type	1b the Wye Valley Redbrook to Brockweir
Designations	Wye Valley AONB, Protected Outdoor Recreation Space, Key Wildlife Site, SAC, Locally Distinctive Area, Tree Preservation Orders
Background	Strong industrial past featuring tinplate, brewing and milling. Located on Wye Valley Railway. Some recent expansion and redevelopment in the late 20th Century.

Character of the Settlement

35.1 The dominant feature in Redbrook is the Wye with the village on low lying land adjoining or on steep valley sides. The settlement contains a wide variety of housing styles. To the south of the village, Tinmans Green is a relatively modern development on the site of a former tinplate works. Elsewhere the industrial legacy and related housing gives some areas a strong character, especially along the Coleford Road.

35.2 Land to the west of the village adjacent to the river is largely open in character, it includes a recreation ground, car park and additional open space.

Key Issues

1. The countryside surrounding Redbrook provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

2. It is important to maintain and enhance the attractive character of the built environment of the village especially the Locally Distinctive Area.

3. The open areas within Redbrook are important in terms of amenity and are visually important to the setting of the village. These include recreation areas and open space adjacent to the River Wye.

4. Tourism plays an important part in the area with access to the river, access to the Wye Valley Walk, its associated river crossing and Offa's Dyke footpath being important to the village.

Note: Part of the village lies within Wales; The Plan will continue to ensure a compatible approach to policies and proposals for Redbrook with the adjoining Local Authority

35. Redbrook

Policies and Proposals

35.3 The Plan's approach is to conserve the present form of the village although its position in the Wye Valley makes it an appropriate location for modest tourism related development.

Locally Distinctive Area - Redbrook (Policy AP 6 'Locally Distinctive Areas' of the plan will apply)

Locally Distinctive Areas

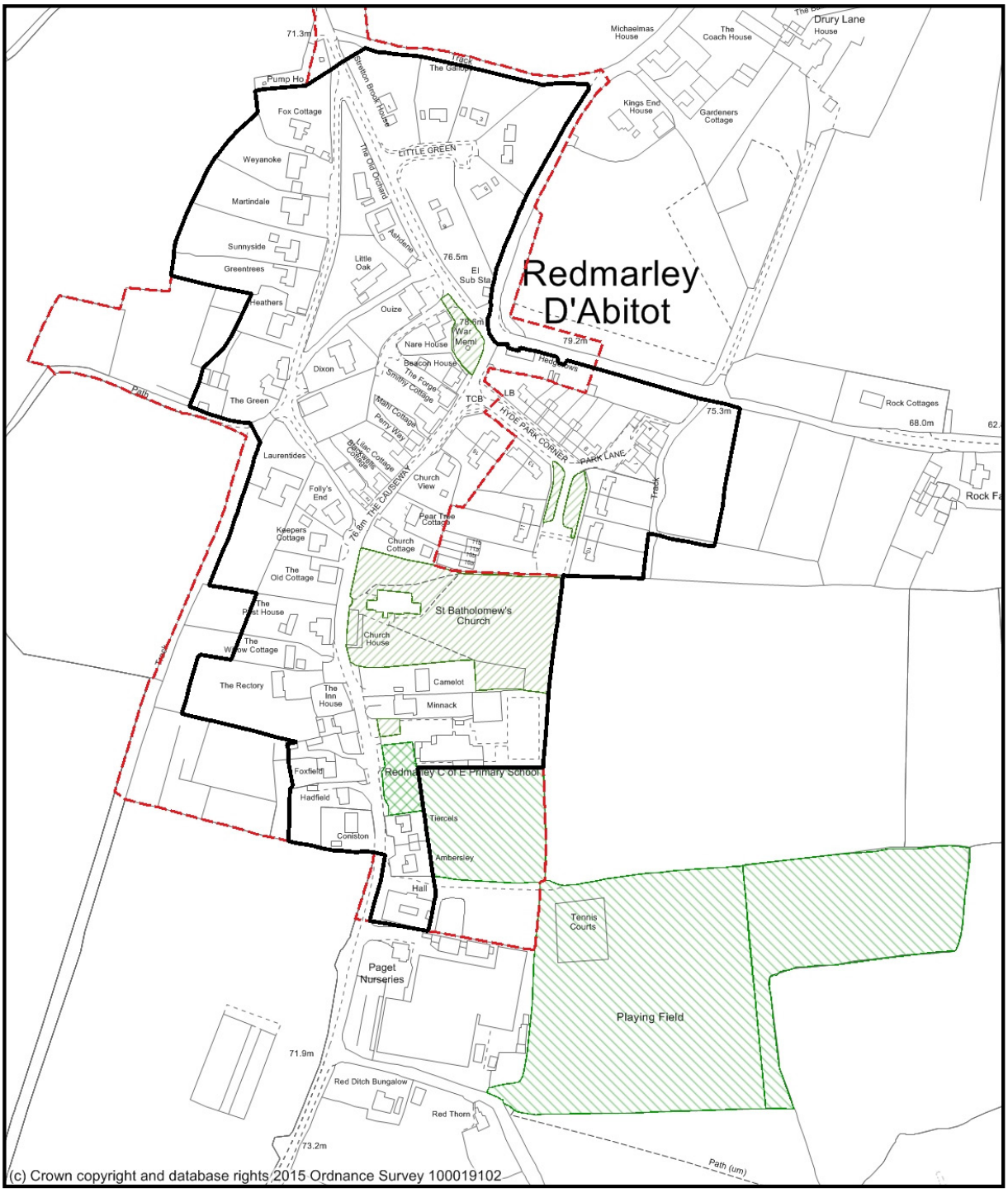
Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

35.4 There is a small intricate area within the defined settlement area of Redbrook which has a particular character and is defined as a Locally Distinctive Area. This is largely the result of the industrial past when there was a mill, a brewery and a malt house on the site. The character area itself straddles the Wales England border but that in England is protected by the Plan and contains two listed Buildings, one of which is a substantial terrace. In addition to protecting the settings of these, development in the area will be closely controlled.

35.5 The area is defined by the topography, with dwellings and other buildings maintaining a strong relationship with the main highway. The area is strongly linear and the character of the buildings is linked with the historical uses of buildings as mills and breweries. Many of the dwellings are former workers units and the homogenous design creates the character. There area contains relatively small, confined curtilages.

35. Redbrook

36. Redmarley



Legend

- Settlement Boundary
- Conservation Area Boundary
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use

Redmarley Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 60 70 metres

36. Redmarley

Redmarley Summary

Population	170 approx
Core Strategy Context	Small Village; Policy CSP16; a settlement with some local facilities but generally very limited opportunities for additional development
Location	About 7km northeast of Newent 1km west of A417 and 2km south of the M50
Setting	Within agricultural land and gentle hills
Features	Small village with mixture of old and new development, materials and styles.
Dominant Building Materials	stone, brick and half timbered buildings
Landscape type	Low Hills and Orchards
Designations	Conservation Area, Important Open Areas and protected Recreation Space
Background	Medieval origins although most development dates from 20th century

Character of the Settlement

36.1 Redmarley is a small village situated in the north of the district. A number of narrow lanes and pathways contribute to the character of the settlement which also has a primary school, church, village hall and recreational facilities. However the settlement has no shops or significant employment. The majority of the settlement is designated a Conservation Area

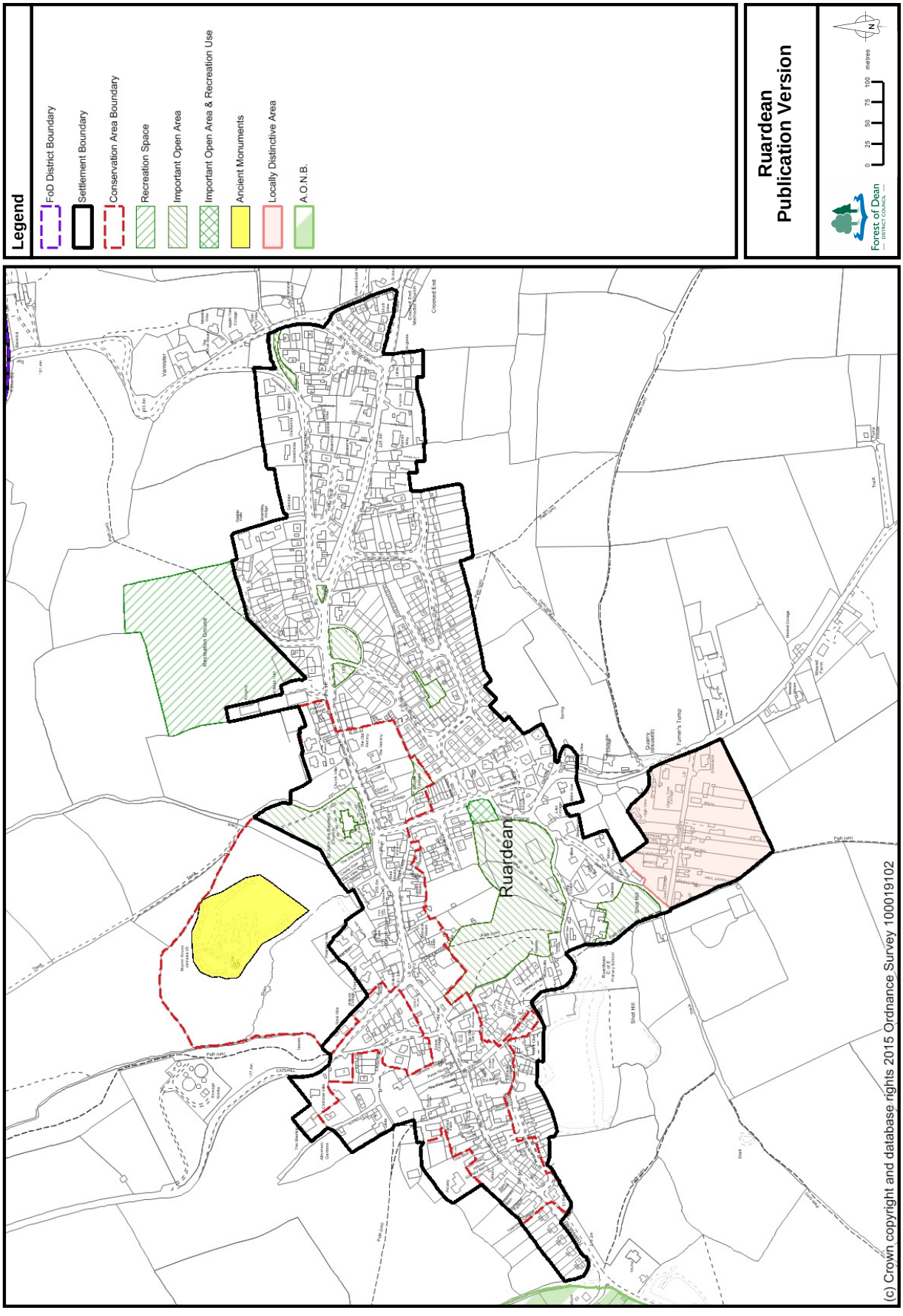
Key Issue

Retention of character of village and protection of surrounding countryside

Policies and Proposals

36.2 The settlement boundary for Redmarley has been drawn tightly around the built up area offering very few opportunities for further development. As a result it is likely to see only limited change during the plan period having just seen the completion of a scheme for affordable housing.

37. Ruardean


Legend
FoD District Boundary
Settlement Boundary
Conservation Area Boundary
Recreation Space
Important Open Area
Important Open Area & Recreation Use
Ancient Monuments
Locally Distinctive Area
A.O.N.B.
Ruardean
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 25 50 75 100 metres
Ruardean
(c) Crown copyright and database rights 2015 Ordnance Survey 100019102

37. Ruardean

Ruardean Summary

Population	1125 approx
Core Strategy Context	Service Village, Policy CSP16; a settlement with a range of local services and where new development opportunities are are likely to be small in scale.
Location	North of Forest itself close to district boundary 3km north of Cinderford.
Setting	On slightly less steep part of hillside between the Wye Valley and forest edge
Features	Prominent Church, closely developed streets and hillside location offering extensive views
Dominant Building Materials	Stone and render
Landscape type	Limestone Hills : 2e. Ruardean Hills
Designations	Locally Distinctive Area, Important Open Area, Conservation Area, Listed Buildings Protected Outdoor Recreation Space.
Background	Not historically part of Forest of Dean, and generally "older" settlement than all remaining in the Statutory Forest. Some history of mining due to location on edge of coalfield.

Character of the Settlement

37.1 Ruardean is a large village beyond the northern edge of the Forest, occupying a prominent position on a steep north facing hillside above the Wye Valley. There is a good network of public footpaths providing access within the settlement and to the forest beyond. There are two distinct parts to the settlement, one to the east includes a number of small recent housing estates. To the west lies the High Street with its terraced houses along with the Church and the site of Ruardean Castle, a Scheduled Ancient Monument. It too has seen recent changes but still forms the distinct historic core of the village and is the basis for the Conservation Area. Ruardean has a good range of services including shops, a primary school, village hall with recreation ground, doctors surgery, two pubs and a parish church.

Key Issues

1. Access to some areas especially on the hillside is poor

2. Limited scope for additional development without harm to surrounding landscape

3. Protection of Locally Distinctive Area - Pettycroft

Policies and Proposals

37.2 Overall the plan seeks to allow modest change within the settlement boundary and will strongly protect the Conservation Area and other designated areas in order to retain the overall character of the village.

37. Ruardean

Locally Distinctive Area - Ruardean

37.3 General policy AP 6 'Locally Distinctive Areas' reproduced here identifies a Locally Distinctive Area at Pettycroft.

Locally Distinctive Areas

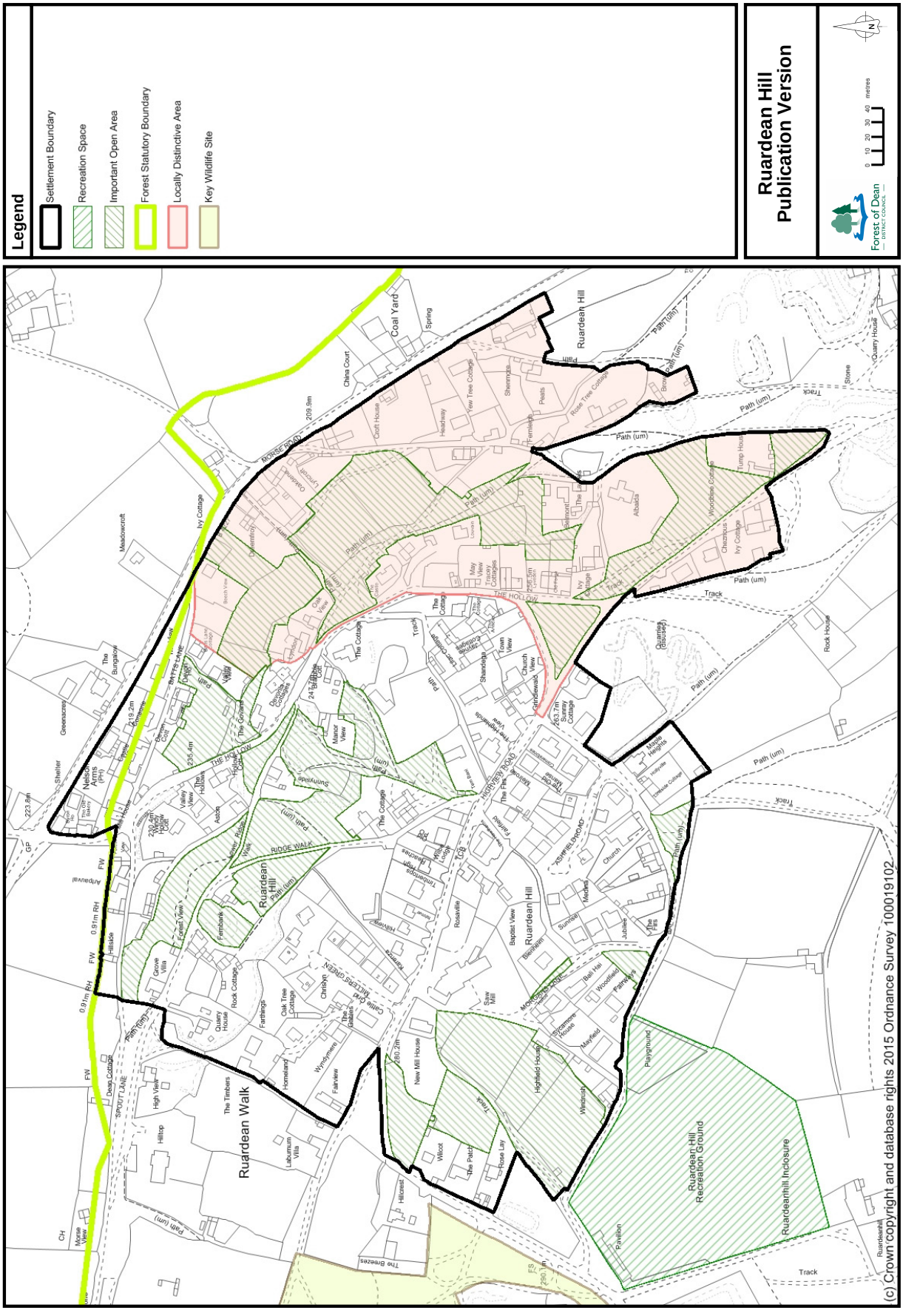
Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

37.4 There are many distinctive features in Ruardean, a large number of which contribute to the Conservation Area. One area that is set apart and has a different and distinct character is Pettycroft, located above the majority of the village. It is defined on the proposals map.

37.5 The dwellings in the area have a very strong association and orientation to the single road which runs centrally through it. Single dwellings of mainly traditional style occupy the front of the plots, with large rear curtilages extending behind. Plots are long and narrow and the character is represented by single dwellings within each. The majority of dwellings feature low front boundary walls made from local stone.

37. Ruardean

38. Ruardean Hill



38. Ruardean Hill

Ruardean Hill Summary

Population	355 approx
Core Strategy Context	Small village, Policy CSP16: limited opportunities for development
Location	About 3km north of Cinderford, west of Drybrook
Setting	Prominent on a valley side and plateau and within forest edge abutting agricultural land to north and east.
Features	Typical forest fringe characteristics, with many open areas of forest waste.
Dominant Building Materials	Traditional stone, slate and tile, also render.
Landscape type	Wooded syncline and settled forest margin: 5b Lydbrook and Ruardean Woodside
Designations	Statutory Forest, many Important Open Areas, Protected Outdoor Recreation Space, Key Wildlife Site, Locally Distinctive Area, nearby SAC.
Background	Development originally linked to mineral extraction and settlement inside forest fringe,

Character of the Settlement

38.1 Ruardean Hill is located on a prominent hillside within the Statutory Forest boundary. It is a typical forest ring settlement, where the buildings interspersed with substantial areas of forest waste which contributes important open spaces of amenity value and forms part of the the landscape. Vehicular access is relatively poor and an extensive network of tracks and paths are a feature of the village together with narrow roads often meeting at oblique angles. There are a mixture of building styles with traditional styles interspersed with more recent infilling.

38.2 Situated on and almost wholly within the forest fringe, Ruardean Hill displays a built form largely derived from the original settlement of the forest edge. Despite considerable change over the years, there is still a network of open areas and older buildings which retains aspects of the settlement's original character. Much of the village is therefore included in a Locally Distinctive Area.

Key Issues

1. The countryside surrounding Ruardean Hill provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

2. to maintain and enhance the original character of the built environment and the open spaces within the village especially the locally distinctive area.

3. Vehicular access is poor in many parts of the village and a constraint to development.

38. Ruardean Hill

Policies and Proposals

38.3 The settlement will see only limited change during the plan period and will be largely protected from inappropriate development especially where it could erode the forest fringe landscape.

Locally Distinctive Area - Ruardean Hill

38.4 The general policy entitled AP 6 'Locally Distinctive Areas' of the Plan will apply to parts of Ruardean Hill:

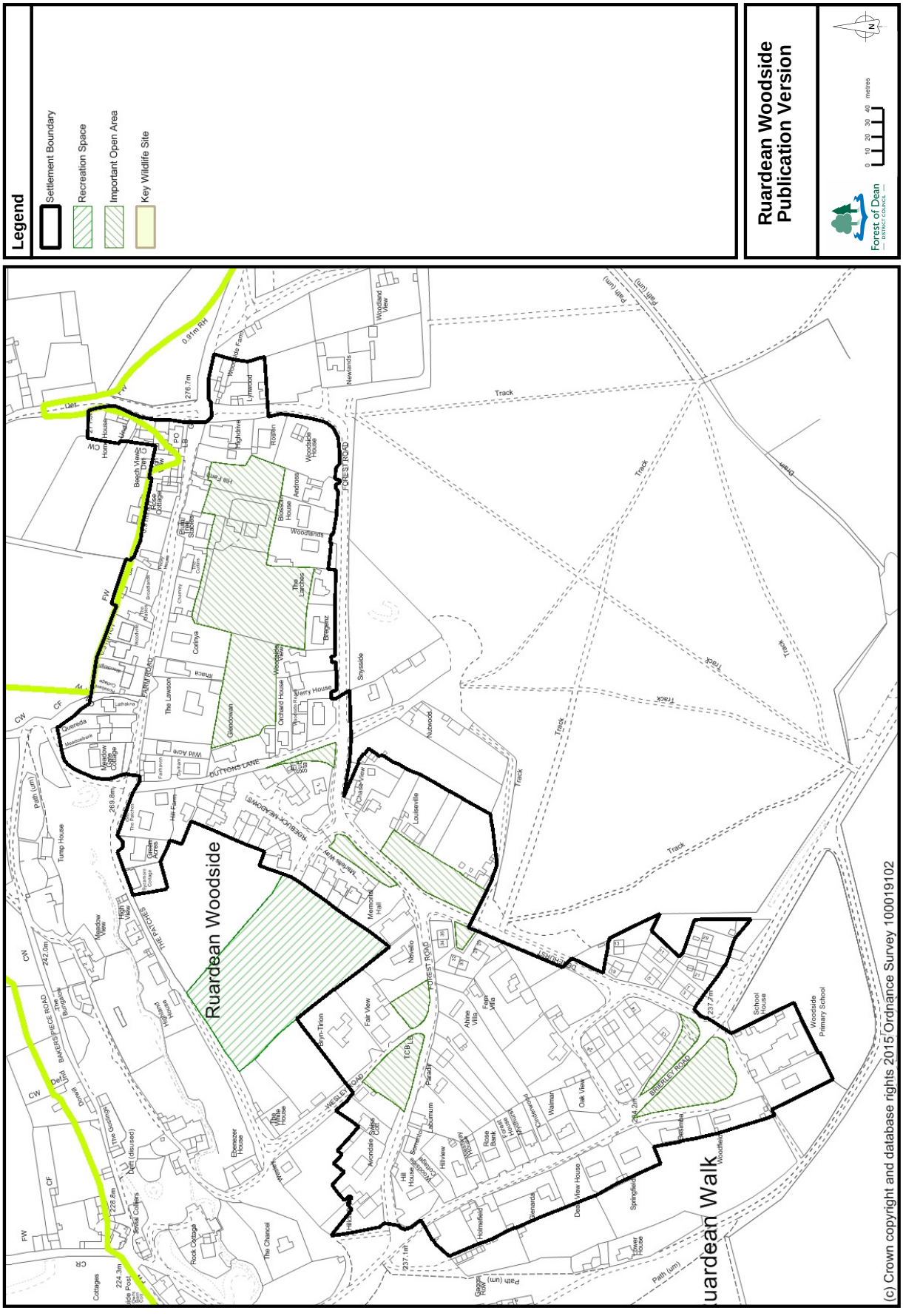
Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

38.5 The area consists of traditional forest style dwellings which cling to the steeply sloping topography of the locality. The dwellings are strongly associated with the minor roads and many possess large curtilages relative to the size of the dwellings. The area has low residential density and large open spaces. The areas concerned contain irregular areas of open space, and buildings that do not follow regular alignments. Local and traditional building materials are much in evidence.

38. Ruardean Hill

39. Ruardean Woodside



39. Ruardean Woodside

Ruardean Woodside Summary

Population	330 approx
Core Strategy Context	small village, Policy CSP16; very limited opportunity for additional development
Location	Situated 1km south of Ruardean on forest edge
Setting	Largely located within the Statutory Forest on exposed high ground
Features	typical of forest fringes
Dominant Building Materials	Traditional materials brick and render. Slate and clay tiles. New styles in recent development
Landscape type	Wooded syncline and settled Forest Margin: 5b Lydbrook and Ruardean Woodside
Designations	Important Open Areas, Protected Outdoor Recreation Space, Statutory Forest
Background	Developed on waste and non planted land on forest edge since late 19th century. Origins linked to mineral extraction. Some more recent development by local authority and then mixed infilling since.

Character of the Settlement

39.1 The settlement is located entirely within the Statutory Forest boundary. It displays characteristics typical of the forest ring, such as buildings interspersed with open spaces and forest waste, small fields, lanes and tracks. To the south of Ruardean Woodside are areas of planted forest.

39.2 Areas of forest waste and other open space are visually important to the setting of Ruardean Woodside and are essential to its character.

Key Issues

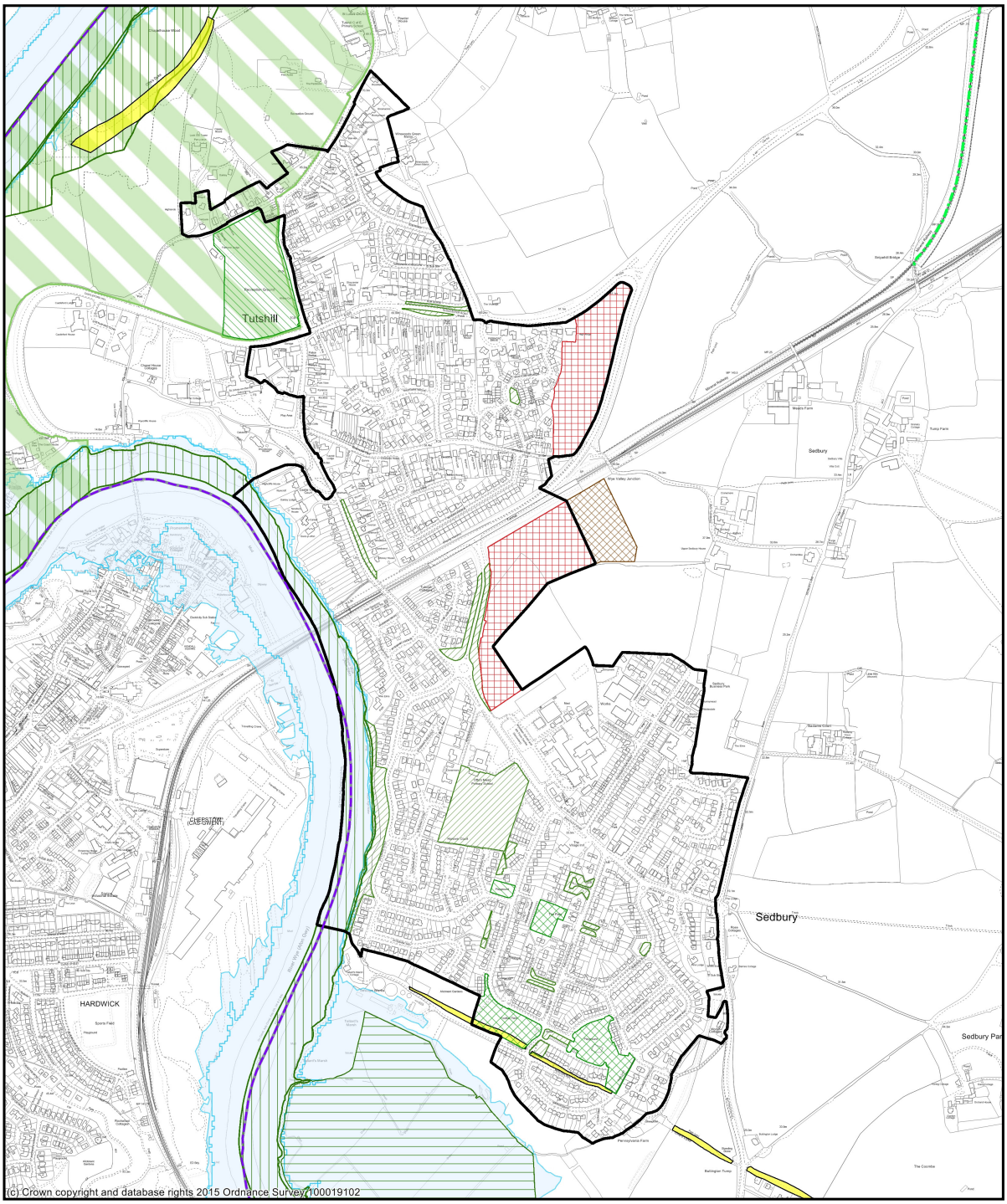
1. It is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

2. There are several areas within the village which are protected as Important Open Areas, these areas of amenity and visual importance are essential to the character of this forest village.

Policies and Proposals

39.3 The settlement boundary for Ruardean Woodside has been tightly drawn around the built up area offering very few opportunities for further development. As a result the settlement will see only limited change during the plan period. This will protect the village from inappropriate development.

40. Sedbury and Tutshill



Legend

- FoD District Boundary
- Settlement Boundary
- Housing Allocations
- Cycle Paths
- Recreation Space
- New Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Special Areas of Conservation
- Nationally Important SSSI
- A.O.N.B.
- Ancient Monuments
- Floodzone3

Sedbury and Tutshill Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 25 50 75 100 125 metres

40. Sedbury and Tutshill

Sedbury and Tutshill Summary

Population	3842 approx
Core Strategy Context	Policy CSP 16 treats Sedbury and Tutshill as a major settlement important to a wider area. There is some scope for additional development which the Plan seeks to provide in keeping with its position in the settlement hierarchy and its size. This is a reflection of the strategy which seeks to develop at the towns first and to allocate a very much lower share of the overall development which is planned to the major villages. The expectation is therefore that there will be change of a modest scale compared to the size of the settlement over the plan period. Development pressures may however be expected due to the location of Sedbury and Tutshill and its accessibility to and from other centres. While these are acknowledged the CS and AP seek to maximise the benefits of new development in a manner that contributes more to the self containment of the district and especially to the reinforcing of the relationship between the three forest towns. This strategy results in major allocations at these towns. Sedbury and Tutshill are too peripheral to perform this function, a factor which further justifies the relatively modest changes supported by the Plan. Nonetheless after the four towns, Sedbury and Tutshill together form the largest settlement in the district.
Location	On river Wye adjoining Chepstow
Setting	The two villages, Sedbury and Tutshill are on a relatively narrow peninsular between the Severn and the Wye. Sedbury is on lower ground close to the Wye, Tutshill is on rising land above the river. The railway splits the two and so does the A48.
Features	Several distinct Listed Buildings, and a variety of landscape settings. Mixed styles and densities of development.
Dominant Building Materials	None
Landscape type	Unwooded Vale: 6c The Severn Vale
Designations	Wye Valley AONB, Important Open Areas, Offas Dyke Footpath, SACs
Background	The two villages comprising the single settlement have different origins. Tutshill was formerly a small settlement at crossing over Wye in 1880 with cluster of older buildings. Sedbury has a more recent origin, with development related to shipyards established in the early 20th Century though this is now largely masked or replaced by post war changes.

Character of the Settlement

40.1 The villages of Sedbury and Tutshill are divided by Gloucester Road (A48) and the Gloucester - Cardiff railway line. Tutshill is the smaller of the two located to the north. Sedbury is to the south of the railway line on low lying land between the Rivers Severn and Wye. There is an appropriately diverse character within both. Tutshill still shows its origins in development along the main roads and around the

40. Sedbury and Tutshill

crossing of the Wye. There is a relatively undeveloped area to the west which now includes a private school and past routes to the River and over the Grade 1 Listed bridge which dates from 1816. Elsewhere it contains a variety of housing including some post 1970 and is joined to Sedbury to the south.

40.2 Almost all of Sedbury developed in the 20th century, and it includes housing built at the time of the shipyards on the peninsular (early 20th century). It shows some elements of the original layout but has been consolidated by a variety of new dwellings since. There is a small centre containing shops and a secondary and junior school nearby. To the south the settlement is defined by changing relief and is increasingly influenced by the Wye and the Severn which provide contrasting boundaries to the peninsular.

40.3 These settlements have a strong visual and functional relationship with Chepstow where many of the services and other facilities which serve them are located.

Key Issues

1. To provide for a certain degree of change over the plan period which is appropriate to its status as a major settlement.

2. To ensure that the settlement is protected from development which is detrimental to the surrounding landscape or to the built form.

Policies and Proposals

40.4 The policies including the allocation of land for development are intended to provide for change in keeping with the requirements of the CS. Overall the settlement boundary is tightly drawn, reflecting the need to conserve the surrounding countryside and protected lands close by.

40. Sedbury and Tutshill

Housing Allocation - Bigstone Meadow Tutshill

AP 91

Land adjoining A48 and Bigstone Meadow, Tutshill

Approximately 2.6ha of land adjoining A48 and Bigstone Meadow is allocated for about 35 dwellings and related landscaping.

Access for vehicles	From A48 or from former A48
Access connections	To be connected for at least cycling and walking access to adjoining Bigstone development
Open space	As required within site for amenity and landscaping
Landscape	Structural landscaping to boundaries with A 48 to be part of any acoustic screening if needed
Features on site	Sloping ground to main road
Special Requirements	Landscape and open space to be designed to minimise impact of A48 and provide/ retain screening. Particular consideration to be given to landscaping the area around the junction of the A48 and B4228. The required transport assessment should consider any nearby impacts including any on air quality in Chepstow. The site is crossed by a sewer. Water supply may need reinforcement.
Affordable housing	40% sought in accordance with Core Strategy Policy CSP5

This policy identifies land for housing and requires landscaping as an integral part of the development in order to ensure the development can be satisfactorily accommodated

40.5 The site allocated is capable of being developed for housing but because of its location it is necessary to provide a landscape setting for the development that both protects it from the A 48 and breaks up any views into the site from the A 48 or elsewhere. The site is a logical extension of the settlement which will then have a clear boundary in the A48 and associated landscaping.

40.6 The site is allocated for about 35 dwellings and this should enable a variety of dwellings on the developable area.

40. Sedbury and Tutshill

Housing Allocation - Land adjoining Wyedean School Sedbury Land adjoining Wyedean School Sedbury

AP 92

Land adjacent Wyedean School, Sedbury

About 3.6ha of land adjoining Wyedean School will be allocated for housing to accommodate up to 110 dwellings. In addition any public open space required to serve the development may be provided as shown on the proposals map on land adjoining.

Access for vehicles	From Beachley Road
Access connections	To adjoining footpath network and as above
Open space	As required within site for amenity and landscaping
Landscape	Structural landscaping to boundaries to include landscaping to western boundary, and acoustic screening if needed
Features on site	Sloping ground to main road
Special Requirements	Landscape and open space to be designed to minimise impact of A48 and provide/ retain screening. Any required transport assessment should consider any nearby impacts including any on air quality in Chepstow.
Affordable housing	40% sought in accordance with Core Strategy Policy CSP5

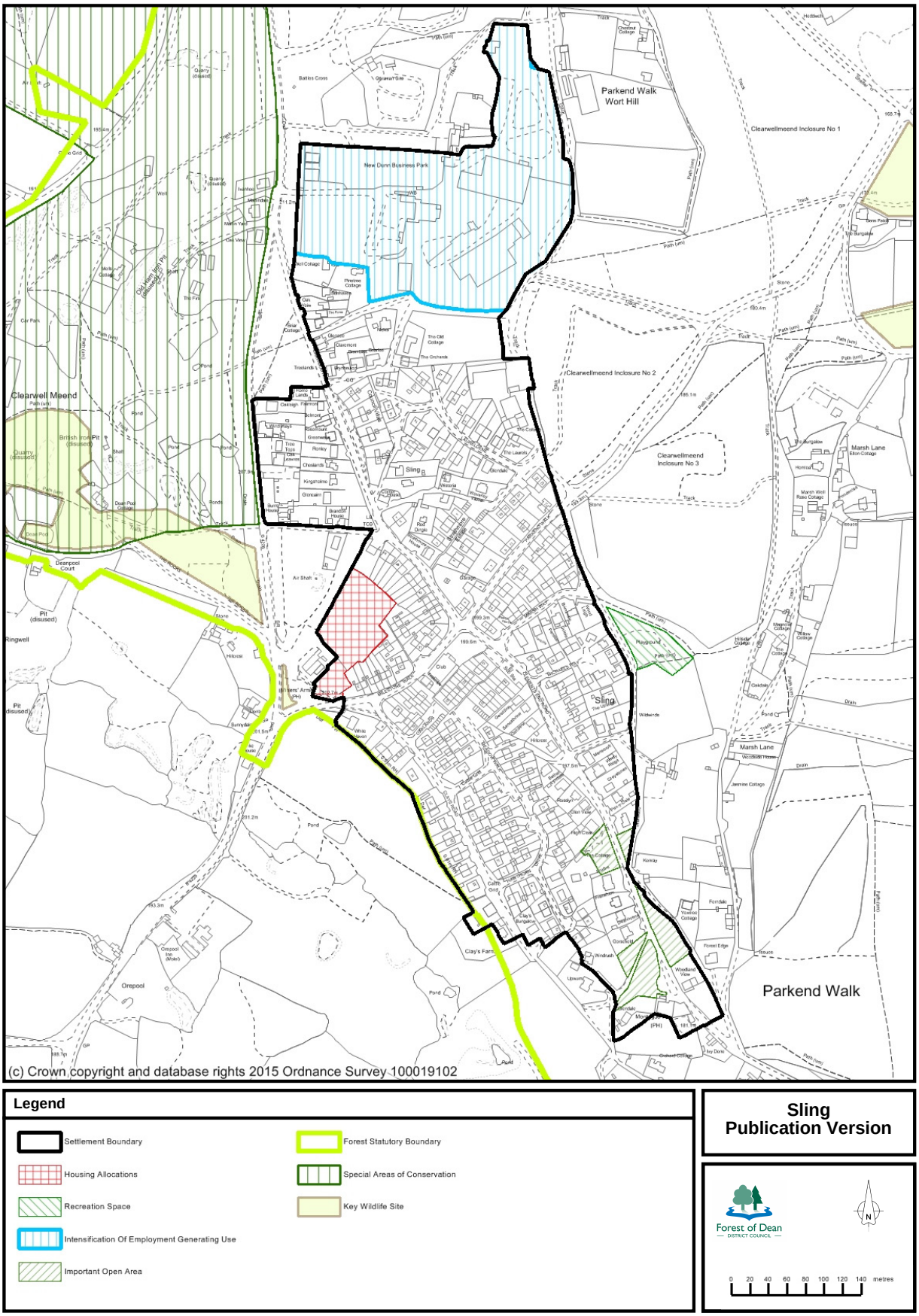
This policy allocates land for housing development.

40.7 A site of about 3.6ha is allocated for housing on land adjoining Wyedean school. It is expected to be developed either in accordance with the permission already granted or following the above policy. The capacity is considered to be no more than 110 dwellings. Open space in addition to locally areas for play which are required within the development may in part be provided on site but could also be on land not allocated for housing but immediately adjoining the allocation. The site is within one km walking distance of the centre of Chepstow and is well placed for access to its facilities and those in Tutshill and Sedbury. Primary and secondary schools are very close.

40.8 Close to Sedbury and Tutshill there is the national Diving and Activity Centre. Further development of this is supported by a separate policy (AP 23 'National Diving and Activity Centre, Tidenham'). Offa's Dyke path begins in Sedbury and there are other nearby recreational routes which originate in the Wye Valley. These include the approved but not yet implemented cycle route.

40. Sedbury and Tutshill

41. Sling



Legend

- Settlement Boundary
- Housing Allocations
- Recreation Space
- Intensification Of Employment Generating Use
- Important Open Area
- Forest Statutory Boundary
- Special Areas of Conservation
- Key Wildlife Site

Sling
Publication Version

Forest of Dean
DISTRICT COUNCIL

0 20 40 60 80 100 120 140 metres

41. Sling

Sling Summary

Population	800 approx
Core Strategy Context	Service village Policy CSP16; small scale development opportunities
Location	3km south of Coleford
Setting	On western edge of forest fringes
Features	Large industrial area to north, substantial post war village with variety of infilling.
Dominant Building Materials	Mainly brick and render as modern buildings
Landscape type	Wooded Syncline and settled forest; 5f Ellwood Limestone Plateau; 3a Tidenham chase
Designations	Statutory Forest, nearby SAC, Important Open Areas
Background	Developed around the mineral extraction, remains of which are evident to the west of village. Very little evidence of village before 1900 grew substantially in 20th Century.

Character of the Settlement

41.1 Sling is located approximately 3km south of the centre of Coleford. It is one of a nearly continuous ring of settlements around the fringes of the Statutory Forest. The village is surrounded by attractive landscape with areas of forest waste on its periphery. The legacy of the former iron mining industry is still apparent. Clearwell Meend to the west is an area of especially rich natural and industrial history.

41.2 The settlement has developed around two roads that cross in the centre of the village. The village consists of a number of small post war housing estates that either line or are accessed off these roads, interspersed by older properties. The centre of the village is generally tightly knit and to the southeast the built environment displays a more open form more typical of the original settlement. There is a large industrial site to the north of the village developed on the site of an old iron mine. Sling has a limited number of local services although employment is provided by a number of local businesses the majority of which are located on the industrial site to the north.

Key Issues

1. Intensification of employment New Dunn Business Park.

2. Protection of the setting (attractive landscape with substantial areas of forest waste on its periphery).

3. Retention of open areas to the southern part of the settlement which contribute to a more dispersed character.

41. Sling

Policies and Proposals

41.3 The Plan makes provision for some additional development at Sling but overall seeks a close control over its expansion. It allows for the intensification of employment generating uses within the large employment site to the north.

Land Adjoining Miners Arms Sling - Housing Allocation

AP 93

Land adjoining Miners Arms, Sling - Housing Allocation

Approximately 0.6 ha of land adjoining the Miners Arms is allocated for about 20 dwellings.

Access for vehicles	Either adjoining the public house or via Miners Close
Access connections	As above or both; foot access to west (forest waste)
Open space	Integral to site but design should relate to adjoining forest waste
Landscape	Informal edge to forest
Features on site	Design to complement existing new development
Housing	Mixed types
Affordable housing	40% sought in accord with CSP5

This policy identifies land for housing mainly on a site that was allocated in the former Local Plan. The scheme must relate well to the recently completed Miners Walk, and to the adjoining open land.

41.4 The above policy allocates land for housing using an allocation based on that in the 2005 Local Plan. The development is still considered appropriate and accords with the CS. The site as now allocated was proposed for about 23 dwellings when an application was made and is still considered suitable for this number.

Employment sites

41.5 There is one major employment site within the northern part of Sling and this is protected for continued use for a range of employment. Other smaller sites will be subject to Policy CSP7 which generally protects employment sites.

41. Sling

Employment site at New Dunn Business Park

AP 94

New Dunn Business Park

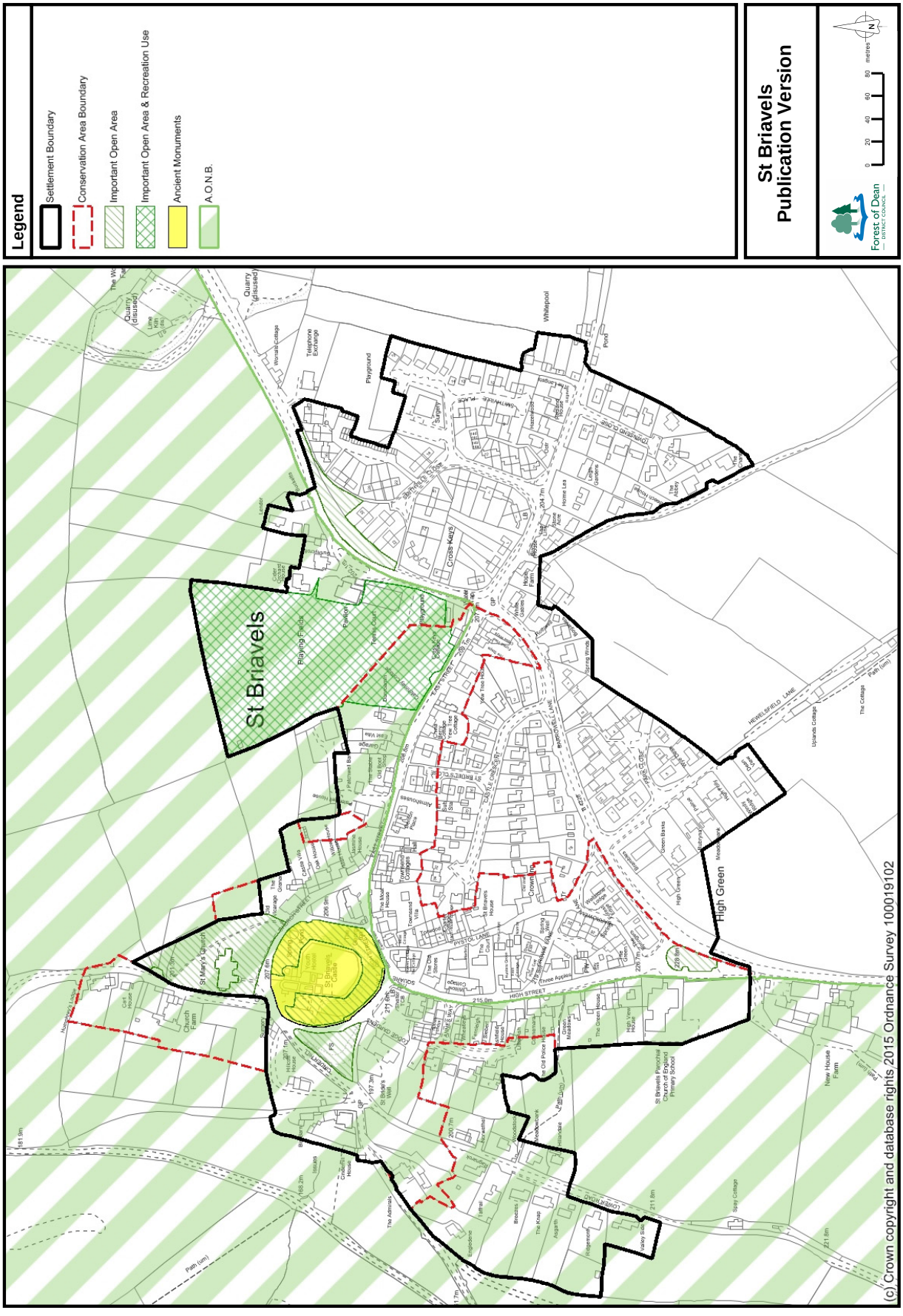
About 5.15 ha of land at New Dunn Business Park is allocated for intensification of employment generating uses.

Subject	Requirements
Access for vehicles	From B4228
Access connections	None other than above
Open space	If required by development as part of landscaping (see below)
Landscaping	As required by development to improve the overall appearance of the site, and possibly to screen from adjoining residential uses
Features on site	Retain key trees and landscaping
Special requirements	New development should be designed to respect the character of the adjoining landscape and the amenity of neighbouring residential properties and should incorporate appropriate measures to enhance the quality of the environment Redevelopment proposals will be required to undertake necessary remedial work to alleviate any problems of contamination which may exist on the site

Further intensification or redevelopment for employment will be permitted by the policy, and it is likely that new development or redevelopment will be B1, B2 and B8 in order to be in keeping with the existing uses.

41.6 The existing employment area to the north of Sling is identified for continuing use for employment generating uses. In terms of development, redevelopment and intensification by way of new buildings and activities will be encouraged. The whole area is generally suitable for uses within B1, B2 and B8 although its proximity to existing dwellings may impose some constraints on some parts of the site. The total area is almost 5.15 ha and provides traditional workspace in the form of commercial and industrial units. Development in the form of redevelopment or intensification for these purposes will be permitted subject to other policies of the plan. Where the proposed development is adjacent to existing residential properties this will need to respect the amenity of the residents and additional landscaping may be necessary in addition to any restrictions on use, hours of operation etc.

42. St. Briavels



42. St. Briavels

St Briavels Summary

Population	720 approx
Core Strategy Context	Service village; Policy CSP16, a settlement with some local facilities but generally relatively little opportunity for additional development.
Location	7 km south of Coleford on north south secondary route, B4228.
Setting	On high ground above Wye Valley, on the edge of a steep slope- within agricultural land but close to woodlands
Features	Nuclear settlement radiating from historic centre dominated by castle with later building based around current route of B4228
Dominant Building Materials	Traditional materials brick and render. Slate and clay tiles at village centre. Newer more varied styles in more recent developments
Landscape type	Limestone Plateau: 3a Tidenham Chase
Designations	Partly within AONB, some Important Open Areas and protected outdoor recreation space, protected Wye valley woodlands close by. SACs and Conservation Area, Scheduled ancient Monument, Listed Buildings.
Background	Originally developed around the Castle (12th 13th century origins) with main route through the village, central core of prominent buildings and green space. Post war development of new housing along new road.

Character of the Settlement

42.1 The village has an attractive historic centre around the castle, a Scheduled Ancient Monument. This part of the settlement is characterised by traditional buildings of stone, slate and render. It is a Conservation Area and includes several Listed Buildings. The B4228 bisects the village and provides good access. Most of the considerable recent development has been around this route, to the east of the historic core.

42.2 St Briavels has a range of services including public house, shop, school and churches.

Key Issues

1. To maintain and enhance the attractive built environment.

2. The countryside surrounding St Briavels provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

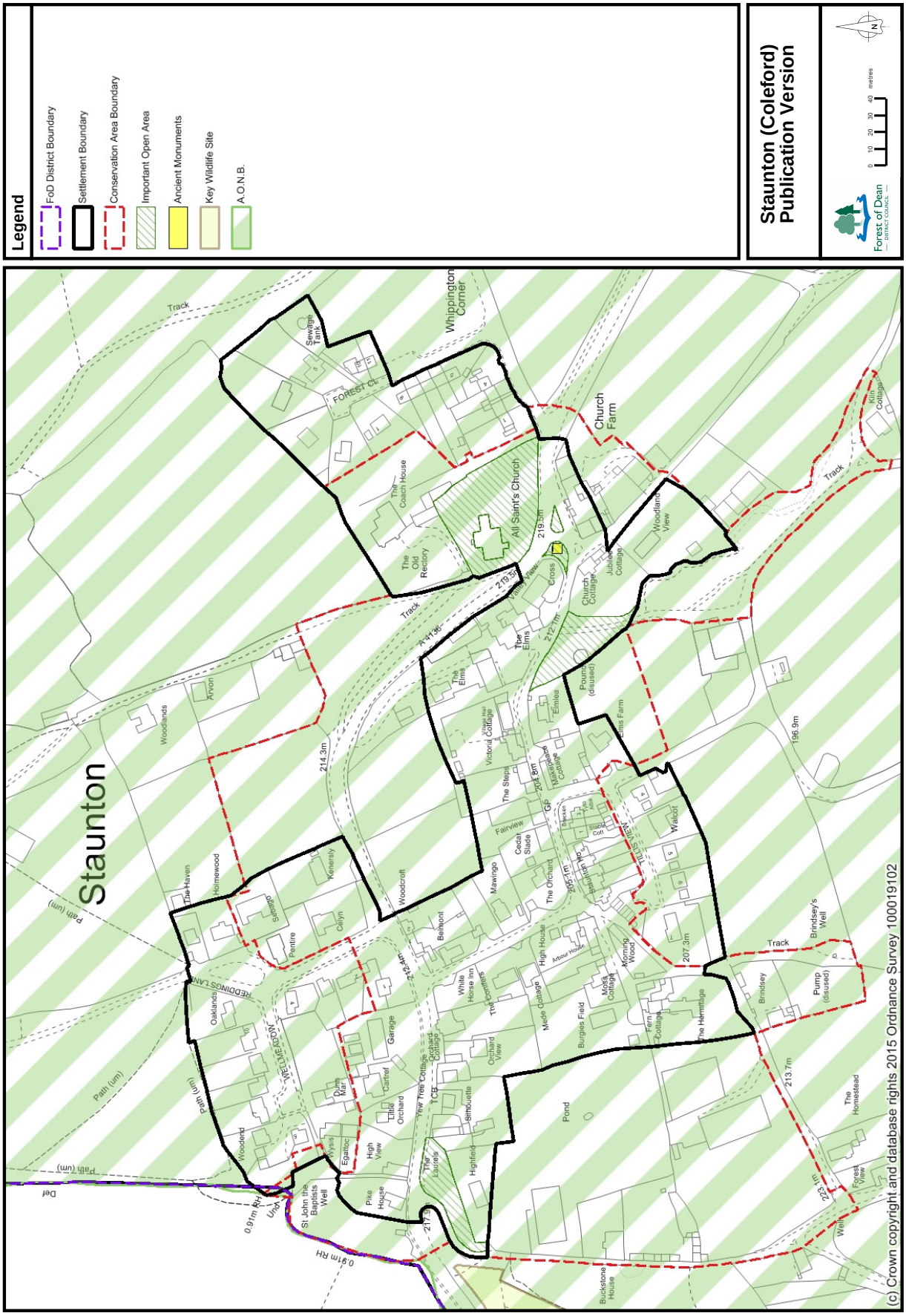
3. Retain and protect open spaces within St Briavels that are important to the setting of the village and key buildings. Most notably these include open space around the castle.

4. Protect the recreation ground.

Policies and Proposals

42.3 The settlement will see limited change during the plan period in keeping with its Conservation Area status and the constraints that apply to the surrounding countryside.

43. Staunton (Coleford)



43. Staunton (Coleford)

Staunton (Near Coleford) Summary

Population	230 approx
Core Strategy Context	Small village; Policy CSP16, a settlement with some local facilities but generally very limited opportunities for additional development.
Location	In Wye Valley AONB, on A4136 between Monmouth and Coleford, 2.5km from Coleford on Welsh border.
Setting	On high ground above Wye Valley, astride the main route between Monmouth and Gloucester and within agricultural land which is set within woodland
Features	Small village with notable buildings such as Church, Church Farm and the Cross
Dominant Building Materials	Mix of traditional and more recent developments
Landscape type	Limestone Hills, 2b High Meadow Woods and Staunton Hills
Designations	AONB; Conservation Area, Important Open Areas, SACs, Key Wildlife Site
Background	Originally developed on old through route but replaced (1830) by today's route of main road. Some additional development mainly in the last part of the 20th century has resulted in present village.

Character of the Settlement

43.1 Staunton is a small settlement situated on high ground above the River Wye. The settlement is wholly within the Wye Valley Area of Outstanding Natural Beauty and set within a wooded area known as High Meadow Woods. The settlement has a mix of old and new developments. Virtually all of the village is designated a Conservation Area. There are several important open areas around the churchyard, the Cross and the Pound that contribute to the special character of the village. The A4136 does divide the village to a degree although it is not fully developed along its frontage. Gaps in this and views out are notable.

Key Issues

1. To maintain and enhance the attractive character of the built environment of the village and the landscape setting of the Wye Valley AONB.

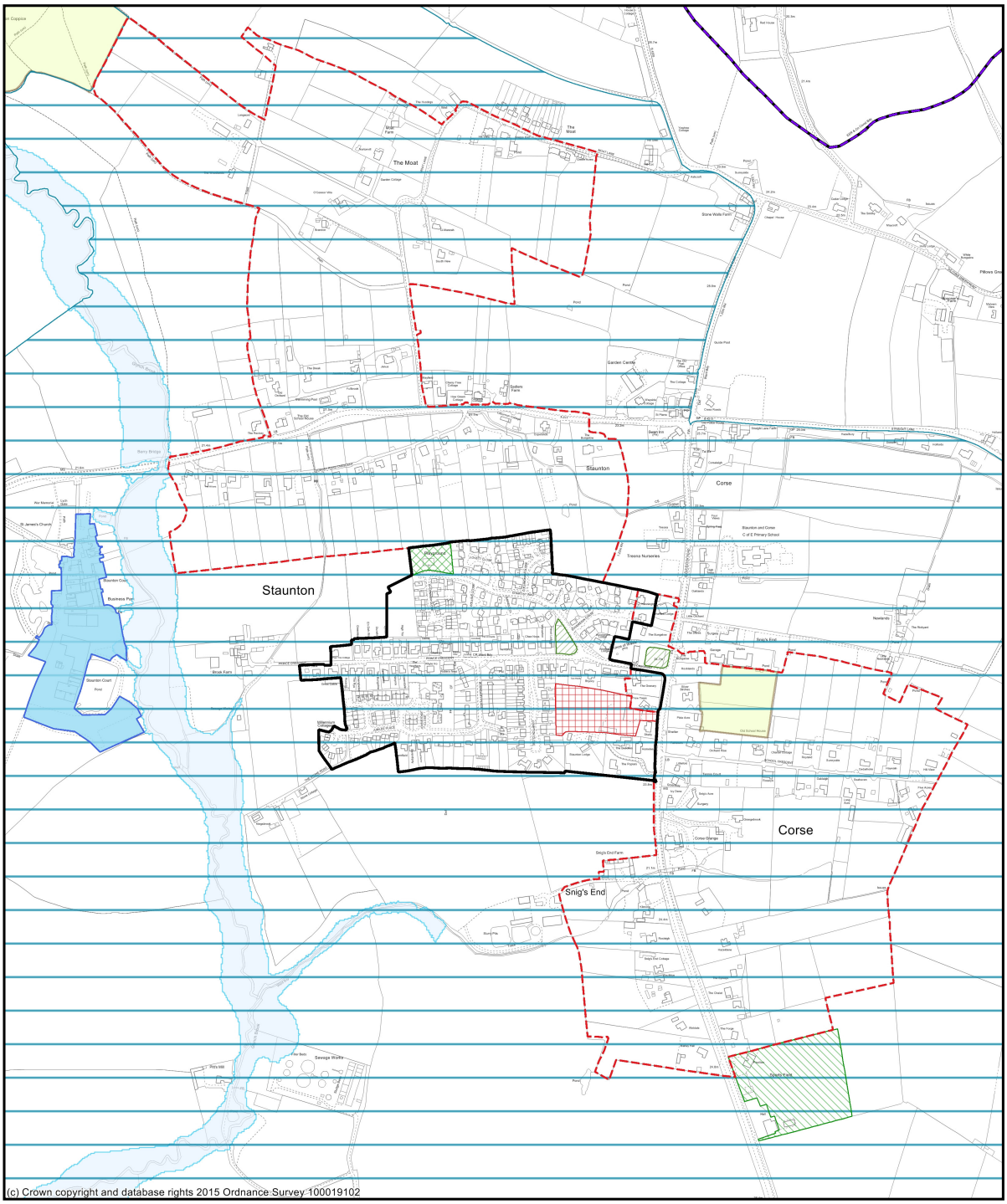
2. Sustainability of local services

3. The impact of the A4136 on the environment and community safety

Policies and Proposals

43.2 The tightly defined settlement boundary, the Conservation Area and AONB mean that the implementation of the CS and other policies will bring close control over development.

44. Staunton and Corse



Legend

- FoD District Boundary
- Settlement Boundary
- Conservation Area Boundary
- Housing Allocations
- Employment Generating Uses
- Recreation Space
- Important Open Area
- Important Open Area & Recreation Use
- Locally Valued Landscape
- Key Wildlife Site
- Floodzone3

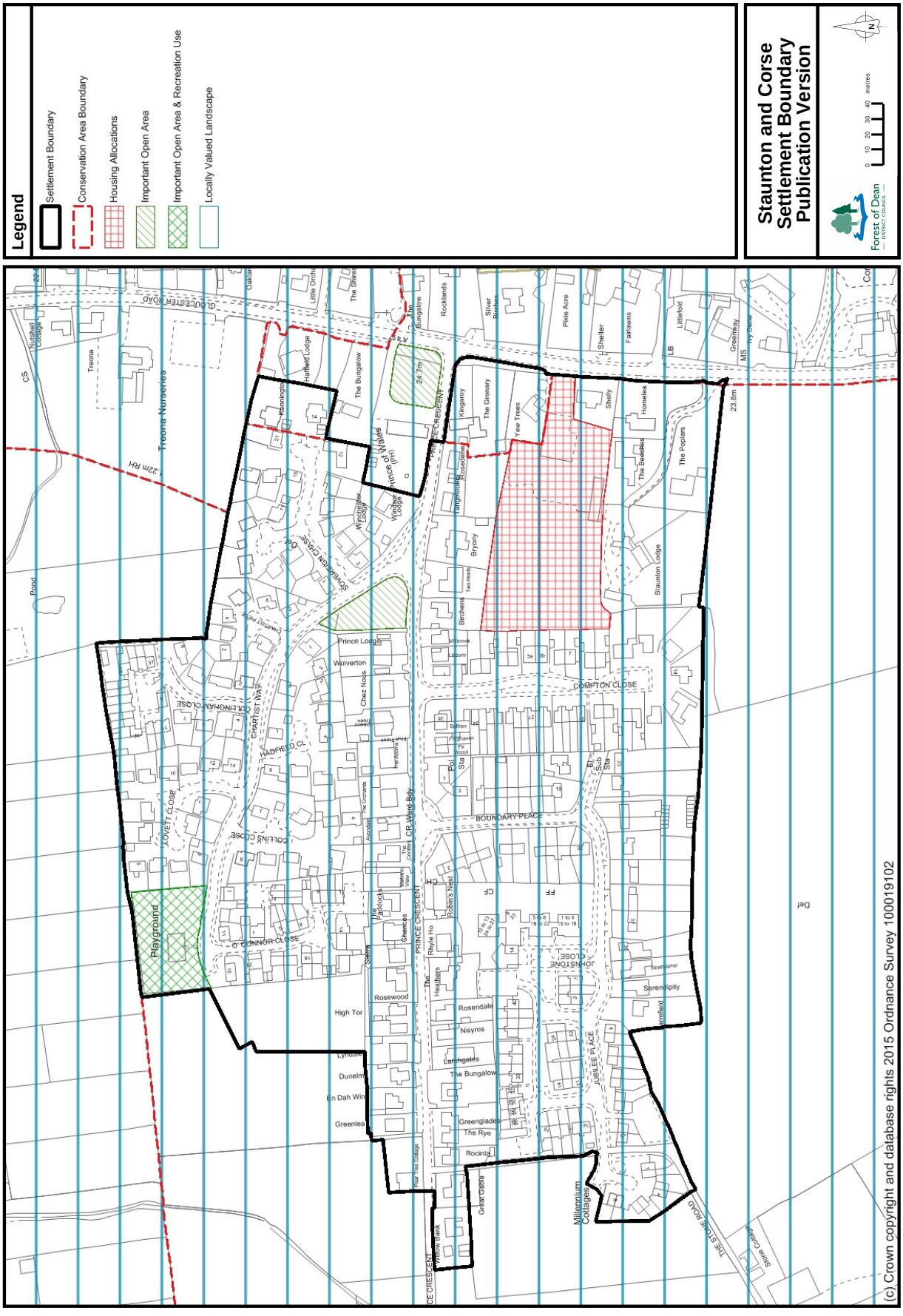
Staunton and Corse Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 25 50 75 100 125 metres

44. Staunton and Corse



44. Staunton and Corse

Population	679 approx
Core Strategy Context	The villages of Staunton and Corse have, due to their proximity, a single settlement boundary; Policy CSP16 defines Staunton and Corse as a settlement with a range of local services and where new development opportunities are likely to be small in scale.
Location	Situated some 12km north of Gloucester on A417
Setting	Broadly flat agricultural land
Features	Unique layout due to 19th century Chartist settlement established. Bungalow style still evident. This was imposed on an historic mainly agricultural landscape.
Dominant Building Materials	Brick, slate
Landscape type	Unwooded Vale - The Severn Vale
Designations	Conservation Area, Important Open Areas, Listed Buildings, Locally Valued Landscape
Background	Set within an agricultural landscape, now overlain by planned Chartist Settlement dating from 1840s. Subsequent more modern infilling and consolidation within one area of the whole.

Character of the Settlement

44.1 The defined settlement of Staunton and Corse comprises part of the parish of Staunton and of the parish of Corse, and includes a population of almost 700 out of their combined total of 1200. It is unique to the Plan in that although the defined area is in effect an area within which most new development is expected, it does not include most of the services and facilities that are present. The wider area contains both parish churches and almost all of the substantial employment that is available (current and former Garage sites, Staunton Court, The Hawthorns and a number of smaller sites). The wider area has the character of one of mixed uses which include a school, shops, pub, village halls and farms and related businesses.

44.2 The key to understanding the nature of the villages of Staunton and Corse is knowledge of the establishment of a Chartist Community in the area in the mid nineteenth century. The 280 acre estate at Snigs End was purchased by the National Land Company in 1847. Some 90 houses (cottages built in a bungalow style of generally uniform design) were built in plots of 2, 3 and 4 acres in an attempt to create self sufficient small holdings. It is one of five settlements which are all of national significance. Their layout and unique character merit special attention and protection. In the villages of Staunton and Corse a significant number of the cottages have been listed principally for historical and sociological interest and the majority of the settlement has been designated a Conservation Area. This reflects what remains the most striking feature of the settlement, namely the survival of much of the original layout of the plots, in rows, crescents and blocks. The setting of the settlement as well as the buildings within it (and to a large degree the Conservation Area) merits recognition and a local landscape policy is incorporated into the Plan in order to ensure that the appropriate considerations are taken into account when assessing development proposals that impact on the former Chartist settlement.

44. Staunton and Corse

44.3 Whilst the overall open feeling and dispersed nature of the former chartist settlement is still very evident, there has been considerable recent development in one particular area and further limited infilling elsewhere. The most significant area of modern development of post war housing is that both to the north and to the south of Prince Crescent and this is the only part of the villages to be within a settlement boundary.

44.4 Staunton Court Business Park is located immediately to the west of the settlement it comprises of about 50 business or other commercial units. There are a number of listed buildings associated with Staunton Court complex which is the main area of employment, although there are others, for example a small number of industrial units at The Corse Garage, Gloucester Road. To the north east is The Hawthorns which is recognised as an employment site.

Key Issues

1. The protection and enhancement of the historical features of the former Chartist Settlement including its setting
2. To ensure that new development is compatible with the protection of the settlement.
3. Support for the local employment at Staunton Court, The Hawthorns and other suitable locations
4. The protection of the Local Landscape.

Policies and Proposals

44.5 The plan will conserve the villages whilst enabling additional employment. It will also provide for limited change within the settlement boundary partly in the form of an allocation for housing. It introduces a policy intended to protect the setting of the Chartist settlement as an heritage asset.

Housing Allocation Off Gloucester Road

AP 95

Housing Allocation Off Gloucester Road

About 1.1 Ha is allocated for about 20 dwellings and open space at Gloucester Road Staunton

Subject	Requirements
Access for vehicles	Direct from A417
Access connections	As above with footpath connections to A417
Open space	To include open space within site fronting A 417
Landscape	The site is required to provide part of an improved setting for Listed buildings and buildings along A417. Open space for visual amenity is therefore required
Features on site	None but adjoins conservation area and listed buildings, formerly part of site was designated as part of chartist settlement
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This allocation identifies land that is allocated for housing and for open space

44. Staunton and Corse

44.6 The land identified above is considered suitable for housing. At present although most is undeveloped it is used as an agricultural contracting business with an extensive yard. The redevelopment to provide housing must be accomplished so that the overall result is an enhancement of the area and this will mean demonstrating how the setting of the Conservation Area and of the two Listed Buildings that adjoin the site can be improved. Such enhancement and the development overall must be compatible with the policy below which identifies the locally valued landscape.

Locally Valued Landscape - Staunton / Corse

44.7 The landscape which provides a setting for the built form of the villages of Staunton and Corse is sensitive to change. Some of the potential changes which may arise as a result of development may be detrimental to those elements of the villages of Staunton and Corse that should be conserved. Whilst there is a suite of policies that apply over the whole district and will achieve this aim generally, a more specific approach is considered necessary for some particular areas. One such area is Staunton and Corse where a local landscape policy applies. The landscape itself and the built forms within it are worthy of conservation both in its own right and because of the potential impact of development on the fabric and setting of the former Chartist settlement.

AP 96

Locally Valued Landscape - Staunton / Corse

Development proposals within the Locally Valued Landscape as defined on the proposals map will be required to demonstrate that they are able to be implemented without detriment to the setting or the conservation of the Staunton and Corse Conservation Area and its component parts.

The policy above requires development proposals in an area of landscape which has been defined as locally valued to be evaluated against their potential to have a detrimental impact on the setting of the former Chartist settlement, Snigs End (now largely within the Staunton and Corse Conservation Area). It does not prevent development but where proposals are detrimental, they may need to be modified or may be refused. The landscape area itself and individual features within it are considered heritage assets. The policy will operate alongside others in the plan including those which provide other protection, such as the Conservation Area designation.

44.8 The NPPF defines heritage assets to include landscapes which are sufficiently significant to merit consideration in planning decisions. The definition also includes individual buildings and applies to many of those in the villages of Staunton and Corse and in particular in the Conservation Area. The policy above relates to the wider local landscape which is a heritage asset because of its own intrinsic qualities. It is of sufficient significance to merit consideration in planning decisions because of the potential impact on the setting of the Chartist settlement.

44.9 This policy is designed to protect the landscape which provides the setting for the former Chartist Settlement as well as the relevant individual buildings and curtilages within it. It is much more extensive than the Conservation Area which protects the settlement itself and some of the former plots of land associated with the cottages. The Locally Valued Landscape is a heritage asset in its own right. This is mainly because it includes the areas of land originally associated with the Chartist plots. The designation is also important because it represents that area within which new development has the potential to have a detrimental effect on the Conservation Area. The present contribution of the local landscape to the setting of the Chartist Settlement needs to be maintained or enhanced and this is a material consideration to

44. Staunton and Corse

planning decisions. The setting of the Conservation Area is material to its wellbeing and maintaining that setting is important to the conservation of the assets within it as well as the maintenance of the overall landscape.

44.10 Policies AP 21 'Staunton Court' and AP 22 'The Hawthorns, Corse' reproduced here support their continued use for employment generating uses whilst recognising their rural contexts

Staunton Court

Land comprising about 3.4ha is allocated for continuing use for employment generating uses at Staunton Court.

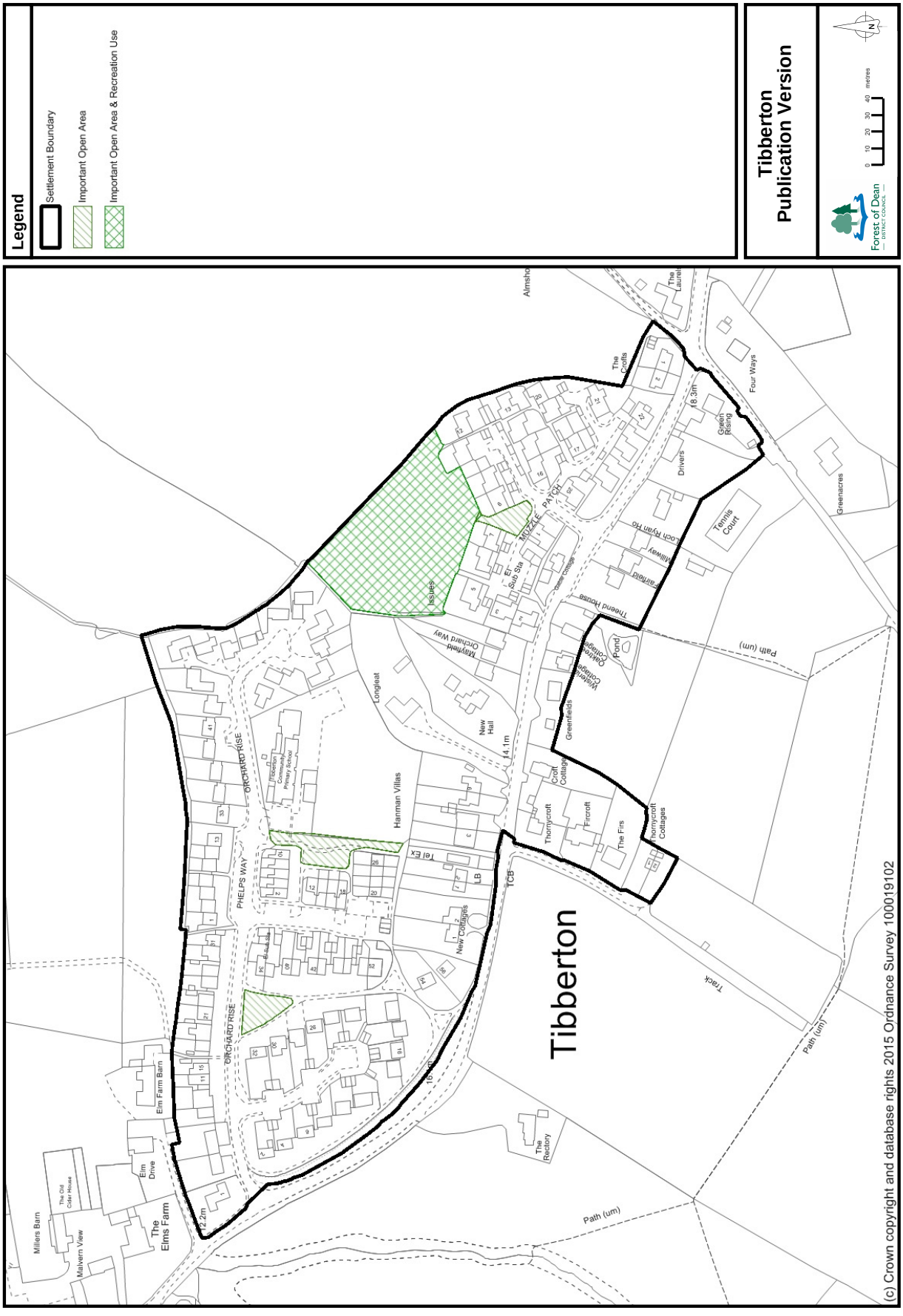
Subject	Requirements
Access for vehicles	From A 417 as existing (the access to the Business Park)
Access connections	Secondary non vehicle access via footpath network or from A417 east of main access
Open space	New development may need to create open space to protect Listed Buildings
Landscaping	According to proposal but required to protect other buildings and their settings and to address wider setting of the site including impact on Chartist settlement
Features on site	Listed buildings, related structures and spaces which provide settings
Special requirements	Preserve and enhance Listed buildings (Church, Farmhouse, stables and barns). Development should provide landscaping to enhance the immediate and wider setting in the landscape.

The Hawthorns, Corse

Land comprising about 2.9ha is allocated for continuing use for employment generating uses (predominantly B1, B2 and B8) at The Hawthorns, Corse

Subject	Requirements
Access for vehicles	As existing
Landscaping	According to proposal but required to protect other buildings and their settings and to address wider setting of the site including impact on Chartist settlement
Features on site	Listed building adjoining
Special requirements	Preserve and enhance Listed buildings adjoining Development should provide landscaping to enhance the immediate and wider setting in the landscape. The site as identified is now fully developed or has permission to be. It may have some potential for future redevelopment but additional development into the countryside will require special justification.

45. Tibberton



45. Tibberton

Tibberton Summary

Population	320 approx
Core Strategy Context	Small village: Policy CSP16: a settlement with some local facilities but generally very limited opportunities for additional development.
Location	8km north west of Gloucester
Setting	Lowland agricultural setting
Features	Defined settlement is a consolidated part of a more extensive rural settlement.
Dominant Building Materials	brick
Landscape type	Unwooded Vale: 6b Severn Vale
Designations	Important Open Areas, Protected Recreation Space
Background	Originally part of a dispersed settlement the present defined area has developed since the second part of the 20th century. Church and former school close by but outside defined settlement.

Character of the Settlement

45.1 Tibberton is a small settlement accessed via narrow lanes. Much of the settlement as defined is modern development with traditional red brick properties. There are a number of open spaces contributing to the amenity of the area. There are few services within the settlement.

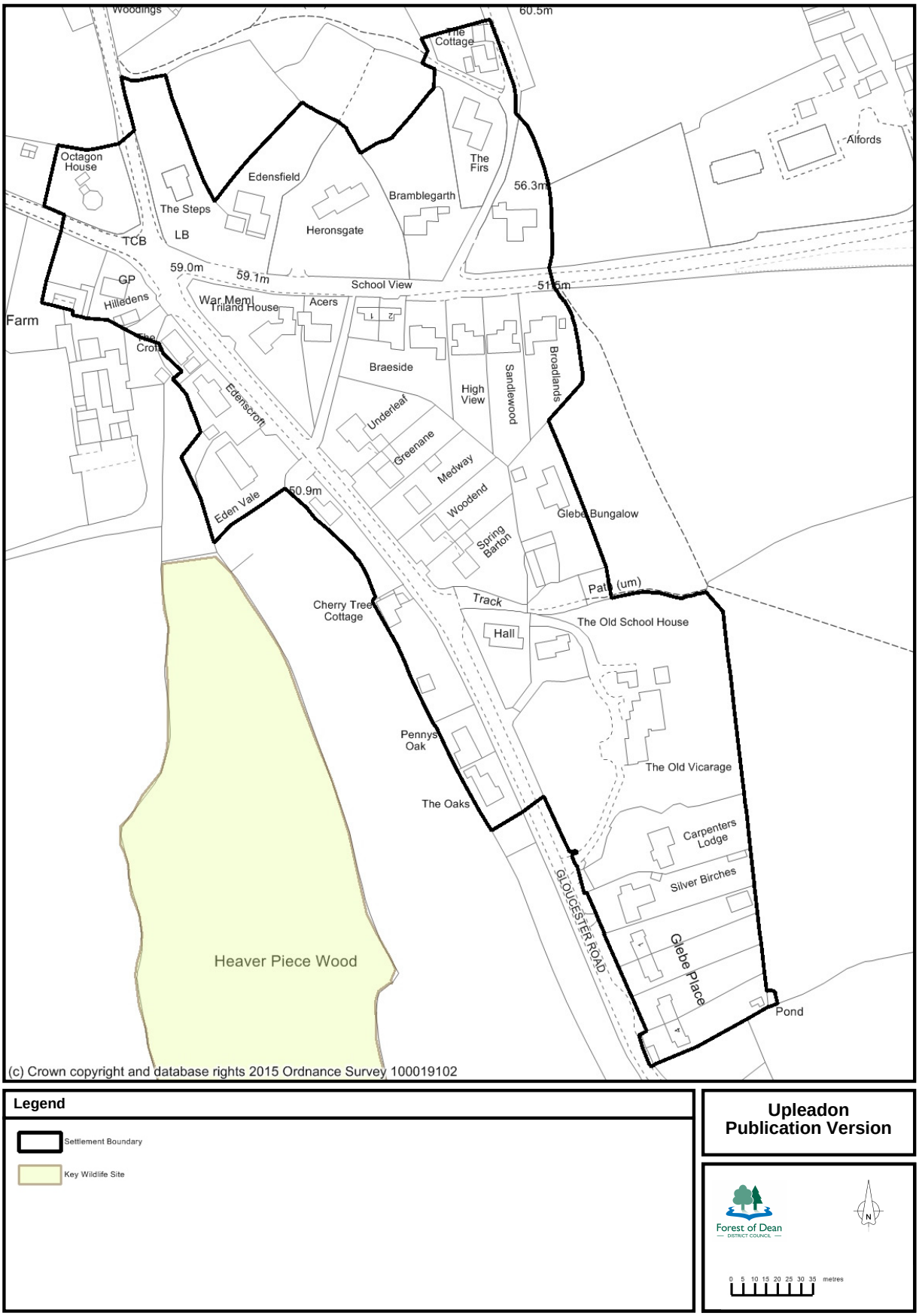
Key Issues

1. To protect the countryside from development

Policies and Proposals

45.2 The settlement boundary will limit the expansion of the village into the countryside.

46. Upleadon



Legend

Settlement Boundary

Key Wildlife Site

Upleadon Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 5 10 15 20 25 30 35 metres

46. Upleadon

Upleadon Summary

Population	95 approx
Core Strategy Context	Small village; Policy CSP16; a settlement with some local facilities but generally very limited opportunities for additional development.
Location	5km east of Newent
Setting	Within undulating agricultural land mixed with isolated woodland and remains of orchards.
Landscape type	Unwooded Vale: The Severn Vale
Designations	SSSI nearby
Background	The settlement boundary applies to the village which sits within a small rural parish of the same name. About half of the population of the parish live within the settlement boundary, with the remainder in small relatively scattered dwellings or groups of dwellings.

Character of the Settlement

46.1 Upleadon is a small settlement set in an attractive agricultural landscape. Infilling over the years has consolidated the area within the settlement boundary. The green roadside verges, and large residential curtilages give a spacious feel to the settlement. The settlement has a village hall but no other facilities. The adjoining woodland areas are important features of the landscape.

Key Issues

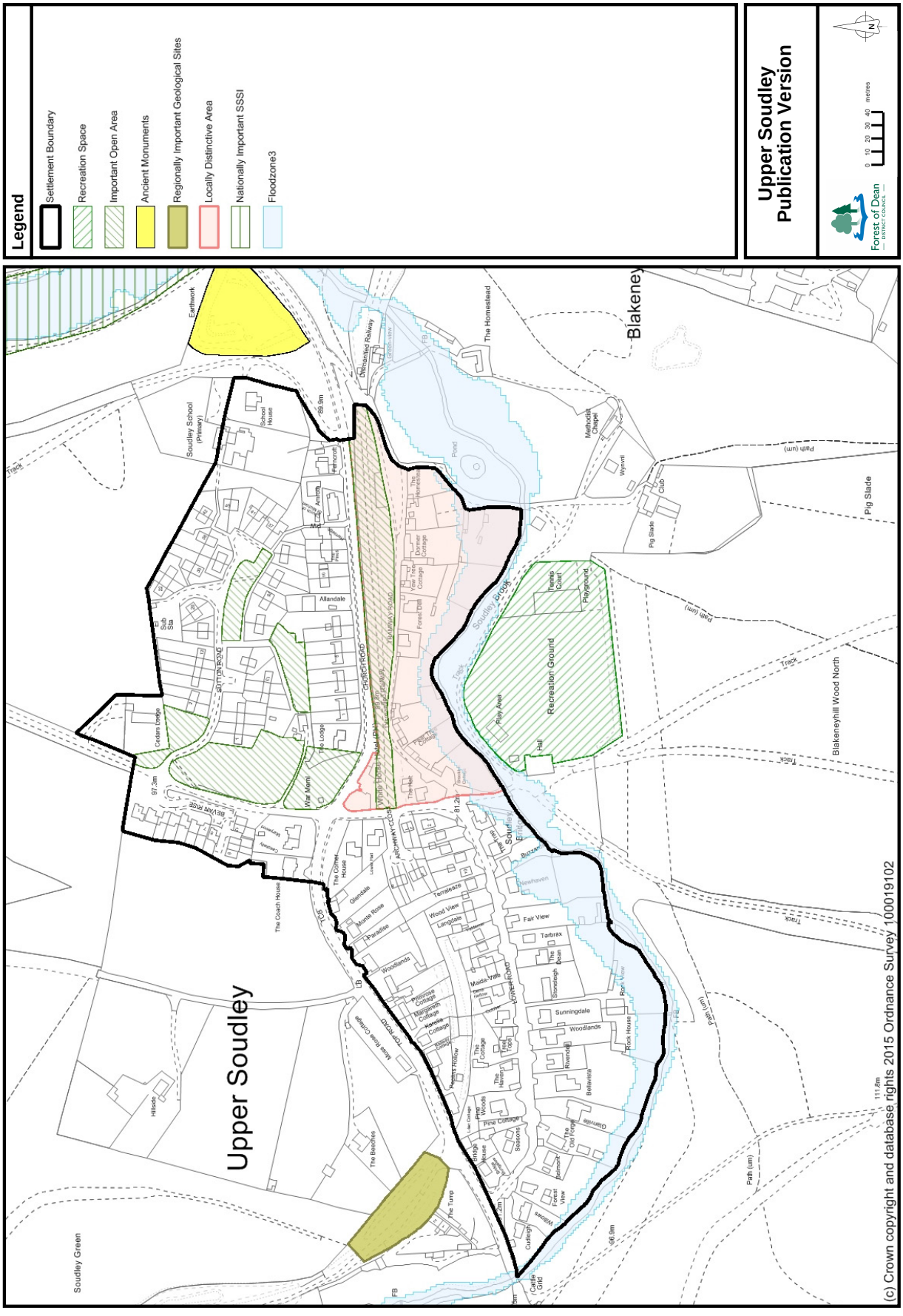
1. Access to the settlement is via narrow roads.

2. Retain the nature of the settlement by a closely drawn boundary

Policy and Proposals

46.2 The Plan proposes tight control over new development in this small village, in keeping with the remainder of the Parish which is treated as open countryside.

47. Upper Soudley


Legend
Settlement Boundary
Recreation Space
Important Open Area
Ancient Monuments
Regionally Important Geological Sites
Locally Distinctive Area
Nationally Important SSSI
Floodzone3
Upper Soudley
Publication Version
Forest of Dean
DISTRICT COUNCIL
0 10 20 30 40 metres
Upper Soudley
Blakeney
Soudley Green
Blakeneyhill Wood North
Pig Slade
Recreation Ground
Soudley School (Primary)
Methodist Chapel
The Homestead
Earthwork
Dismantled Railway
Soudley Brook
Pond
Allandale
Sub Sta
Cedars Lodge
The Lodge
War Mem
The Hall
Village Hall
Tennis Court
Playground
Play Area
Hall
The Coach House
The Corner House
Glendale
Monte Rose
Paradise
Terraleaze
Wood View
Langdale
Fair View
Tarbrax
Woodlands
Maida Vale
Lower Road
Stonelegh
Sunningdale
Rock House
Rivendell
Bellavista
Pine Cottage
Pine Woods
Oak Tree
Forest View
Belmont
Cutlergy
Westcote
Sessions
Springs House
Margarets Cottage
Primrose Cottage
Karesta Cottage
Primrose Hollow
The Cottage
The Haven
Top Road
Manor Farm Cottage
The Beeches
Hillside
The Tump
Forest Dell
Forest Cottage
Dunn Cottage
The Meadows
Pathfinder
Ashton Ridge
Ashton Road
Church Road
Track
Path (um)
Path (um)
Path (um)
Track
Track
Track

47. Upper Soudley

Upper Soudley Summary

Population	355 approx
Core Strategy Context	Small village; CSP16; some local facilities but generally very limited opportunities for additional development.
Location	Soudley is located approximately 1km south of Cinderford/ Ruspidge
Setting	Located on eastern fringe of the Forest Ring of settlements, in a valley draining towards Blakeney
Features	Original forest form but with substantial infilling, important watercourse runs through
Dominant Building Materials	Mixture of traditional with more recent materials
Landscape type	5d Soudley Brook
Designations	Statutory Forest; Important Open Areas, Locally Distinctive Area
Background	Industrial origins with the village located on tramway/ railway route.

Character of Settlement

47.1 Upper Soudley is a small village set within the statutory forest. The village is surrounded by an attractive landscape which includes areas of forest waste, forest and agricultural land. The village is bisected by the Ruspidge to Blakeney Road, and contains a mixture of development. An area to the south of Tramway Road retains the principle characteristics of a forest ring settlement, having an open and dispersed nature. There are various open areas including several of which are protected by specific designations.

Key Issues

1. The Forest itself provides an attractive setting and it is not considered appropriate to allow the developed area to expand into this.

2. Locally Distinctive Area - area to south of Tramway Road.

3. Protection of open areas - areas around war memorial, recreation ground and to south of Church Road.

Policies and Proposals

47.2 The settlement will see only limited change during the plan period, with certain defined areas being given additional protection.

47. Upper Soudley

Locally Distinctive Area - Upper Soudley (Policy AP 6 'Locally Distinctive Areas' of the plan will apply)

Locally Distinctive Areas

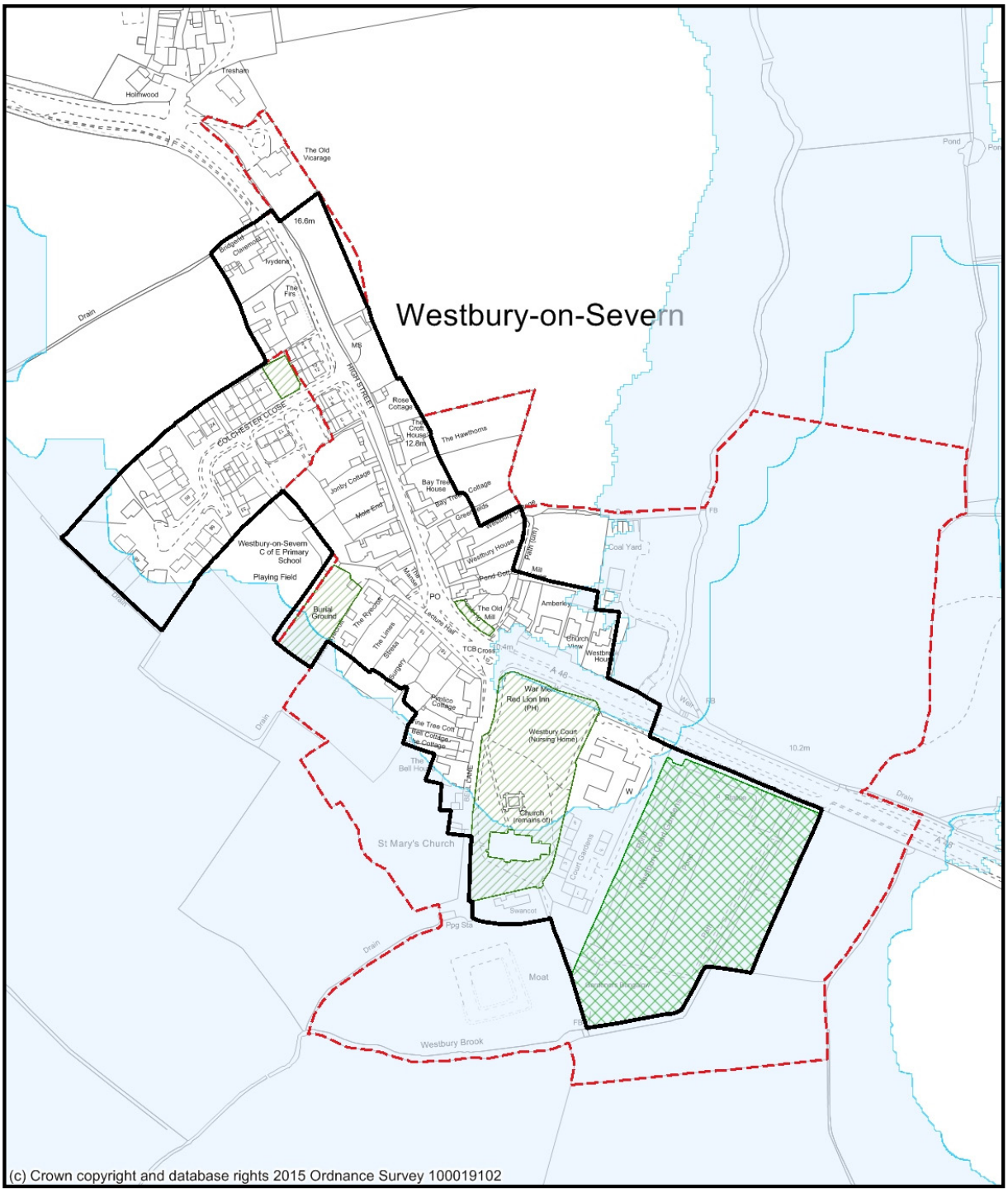
Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

47.3 One area within Soudley still displays the pattern of settlement which was apparent over 100 years ago and because it is close to the former railway trackbed which is now open space makes a Locally Distinctive Area worthy of designation. It is not part of the forest fringe but was established probably on waste at the time when the village contained a major ironworks (600m to the southwest).

47.4 It is a small area, with a low number of traditional dwellings, located within significant curtilages. Plots back onto the stream and front onto the minor service road. The old tramway/ railway is an Important Open Area and forms a strong characteristic of the area.

47. Upper Soudley

48. Westbury on Severn



48. Westbury on Severn

Westbury on Severn Summary

Population	230 approx
Core Strategy Context	Service village; Policy CSP16; a settlement with a range of local services and where new development opportunities are are likely to be small in scale.
Location	On A48, 14 Km West of Gloucester
Setting	Low lying agricultural ground close to the Severn
Features	Linear form with prominent church and formal garden at eastern end
Dominant Building Materials	Red brick, Render
Landscape type	Unwooded Vale: 6b The Severn Vale
Designations	Conservation Area, Historic Park and Garden, SACs nearby
Background	Small linear settlement dating from medieval times (church 13th and 14th century origin), has seen relatively little change until recent addition of new housing. Once featured Westbury Court (now demolished).

Character of the Settlement

48.1 Stretching along the A48 Westbury is a small attractive settlement on low lying ground close to the River Severn. Originally developed along the main road there is now an area of more modern origin to the south on land once occupied in part by the workhouse. A Conservation Area covers almost all of the village, which includes the Church and Westbury Court Gardens. The Garden is of national importance and attracts a significant number of tourists. The settlement has a number of facilities, and a doctors surgery (at the nearby recreation ground where the village hall is also situated) is quite close.

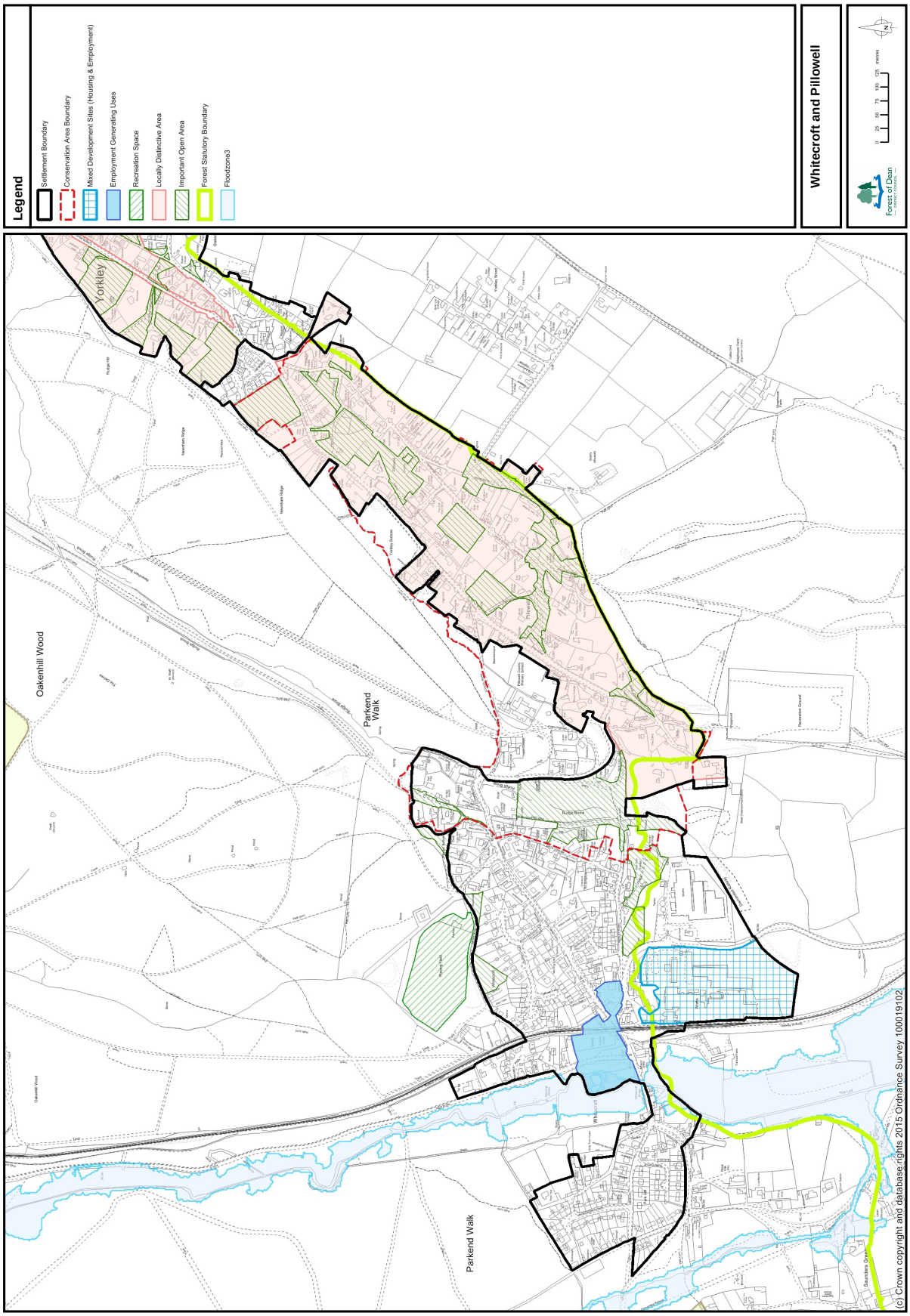
Key Issues

1. Volume of traffic using the A48
2. Flooding on The A48
3. Safeguarding protected features including the Conservation Area.

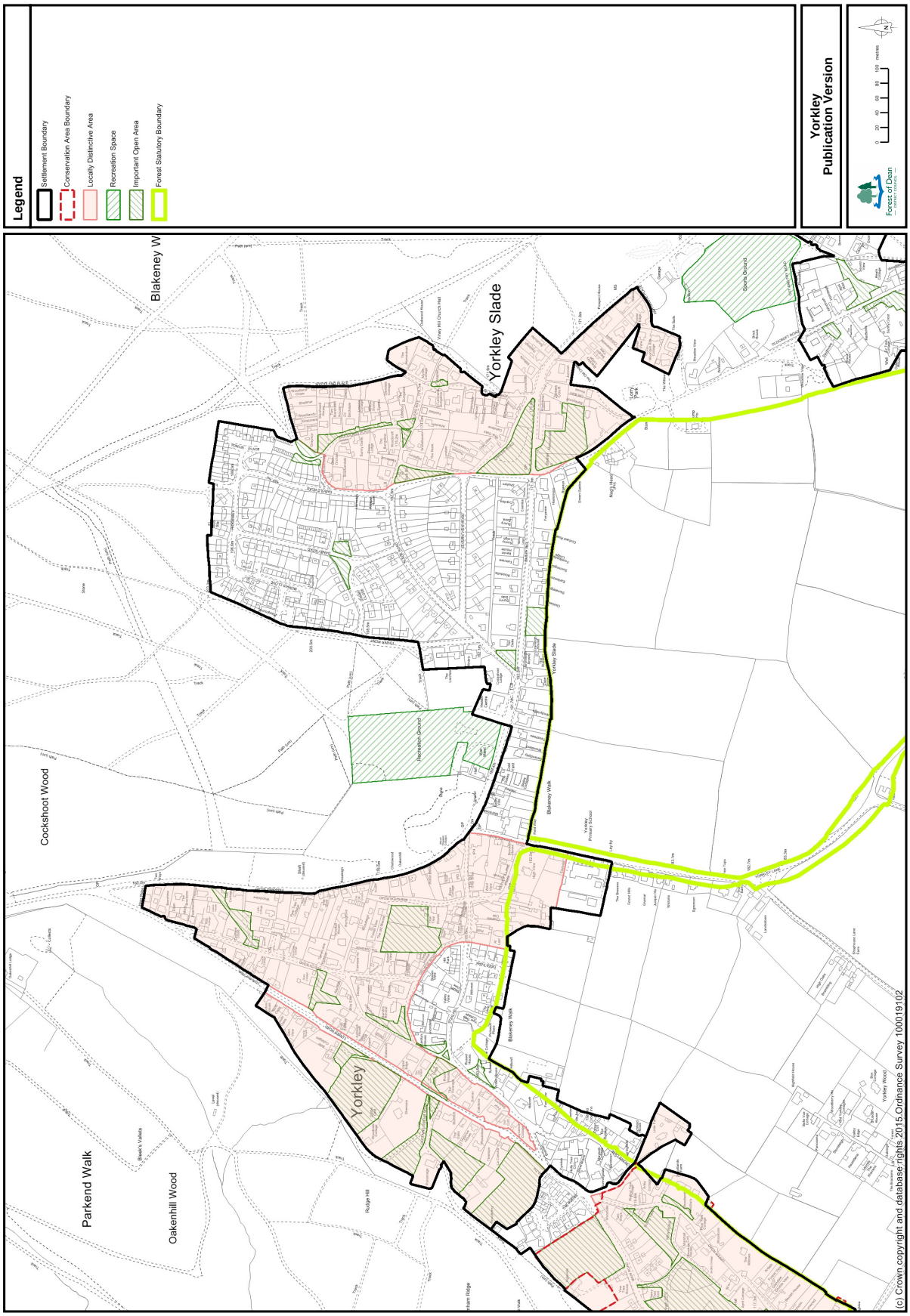
Policies and Proposals

48.2 The Plan retains a closely drawn settlement boundary and seeks to protect the village and the surrounding countryside.

49. Whitecroft Pillowell and Yorkley



49. Whitecroft Pillowell and Yorkley



49. Whitecroft Pillowell and Yorkley

Whitecroft, Pillowell and Yorkley Summary

Population	1974 approx
Core Strategy Context	The CS identifies this group village as suitable for additional development and suggests that an allocation for housing is appropriate. Since its publication a new housing scheme for 49 dwellings has been commenced and is considered to meet the CS requirement when taken together with the expected contribution from unidentified sites and the mixed use allocation, below.
Location	Southern edge of forest approximately 3.5km north of Lydney
Setting	Forest fringe varying between valley and top of ridge. Yorkley is mainly on a ridge between the forest and the Severn Estuary, Pillowell on sloping ground falling to a small valley and Whitecroft is located generally either side of a valley and on generally much lower ground.
Features	Form dictated by topography and origins, Whitecroft, Pillowell and Yorkley are a series of settled areas about 3.5km in extent along the forest fringe. Open areas of Forest Waste are a strong characteristic especially in Pillowell and Yorkley.
Dominant Building Materials	Stone and render
Landscape type	Wooded Syncline and Forest Margin: 5g Bream and Yorkley Fringe
Designations	Statutory Forest ,Conservation Area,Important Open Areas, Locally Distinctive Areas.
Background	The origins of these settlements lie in the industrial past of the forest, with past evidence of mining and quarrying. More recent industrial development at Whitecroft remains and general consolidation as a result of recent housing development can be seen throughout the settlements.

Character of the Settlement

49.1 The group of settlements which include Whitecroft, Pillowell and Yorkley include a wide range of building styles and ages. The settlements run along the forest edge and still show their origins in the period of rapid growth from the mid 19th century. Although the settlements can be identified individually there is no distinct boundary between them. The close relationship of these settlements to the Statutory Forest and the extent, nature and variety of the open spaces within the settlements give the landscape a very special character. All three are typical forest settlements though there has been a large amount of modern housing especially in Whitecroft and Yorkley. In Whitecroft, only its eastern edge displays any of the forest settlement characteristics. Yorkley can be split in two with Yorkley displaying Forest Fringe characteristics while large parts of Yorkley Slade are dominated by modern housing. Pillowell has enjoyed a long (recent) period of relatively little infilling, because of the prevailing planning policies. This has resulted in a settlement that is quite distinctive and the majority of Pillowell is designated a Conservation Area. In the case of Yorkley there are large areas that are still distinctive and have a strong character. Virtually all of Pillowell has been designated a Locally Distinctive Area along with the western edge of Yorkley and the eastern edge of Yorkley Slade.

49. Whitecroft Pillowell and Yorkley

49.2 There is a range of facilities across all three settlements. Pillowell has the least with only a primary school, chapel and a hall. Whitecroft has a range of employment sites along with two pubs, two shops and recreation grounds. Yorkley has a primary school, village hall and recreation ground, health centre, two shops and two pubs.

Key Issues

1. Protect the nature of the settlements

2. Safeguard the Locally Distinctive Areas from harmful development.

3. Allow the continued use for employment and mixed uses that are allocated in the plan

Policies and Proposals

49.3 The plan's approach is to provide for additional change and to identify in particular land for housing and employment. In addition to this the surrounding countryside is protected as are important aspects of the built form of the settlements. Planning permission was granted in April 2013 for 49 houses at the former Vencil Resil site on New Road and the site is now (early 2014) being developed.

Allocation for Mixed Development, Lydney Rd Whitecroft and North onto Parkend Road

AP 97

Lydney Road, Whitecroft

About 1.4ha of land is allocated at Whitecroft for continued use for employment generating uses

Subject	Requirements
Access for vehicles	As required from B4234
Access connections	As required
Open space	no
Landscape	Landscaping of site
Features on site	None requiring retention
Special requirements	Uses proposed must take account of nearby residential uses and flood risk which it should seek to reduce

This policy identifies existing areas used for employment and protects them for that purpose

49. Whitecroft Pillowell and Yorkley

Allocation for Mixed Development, Lydney Road Whitecroft

49.4 Whitecroft has long contained relatively large employment uses and these are capable of making valuable contributions to the locality. Some change is inevitable, such as the current housing site being developed on land off the Lydney road. A further mixed use allocation is made on land to the west of this land.

AP 98

Whitecroft Scovill

3.5ha approx of land is allocated for mixed development to include employment generating uses and an element of residential use at Whitecroft Scovill. The redevelopment of the site should also provide for the establishment of a reserved area for a cycle route as part of the planned route between Lydney and Parkend

Subject	Requirements
Access for vehicles	Based on existing access
Access connections	Pedestrian access if possible to Whitecroft centre
Open space	Integral to site to include any separation between uses
Landscaping	As required
Special requirements	• Development should include at least 2.5 ha employment generating uses. • The residential element will need to take account of the potential impact of the Dean Forest Railway. • 1ha of the employment uses should be provided before the completion of the housing site. • Housing to be provided on the north of the site unless an alternative is agreed. • The cycle route should both provide a safe and appropriate recreational route and act as green infrastructure • The development should take account of any flood risk.
Housing	Up to 1ha, about 30 dwellings
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

The policy above identifies land for mixed use to include housing and employment

49. Whitecroft Pillowell and Yorkley

Locally Distinctive Areas - Whitecroft Pillowell and Yorkley (Policy AP 6 'Locally Distinctive Areas' will apply)

Locally Distinctive Areas

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

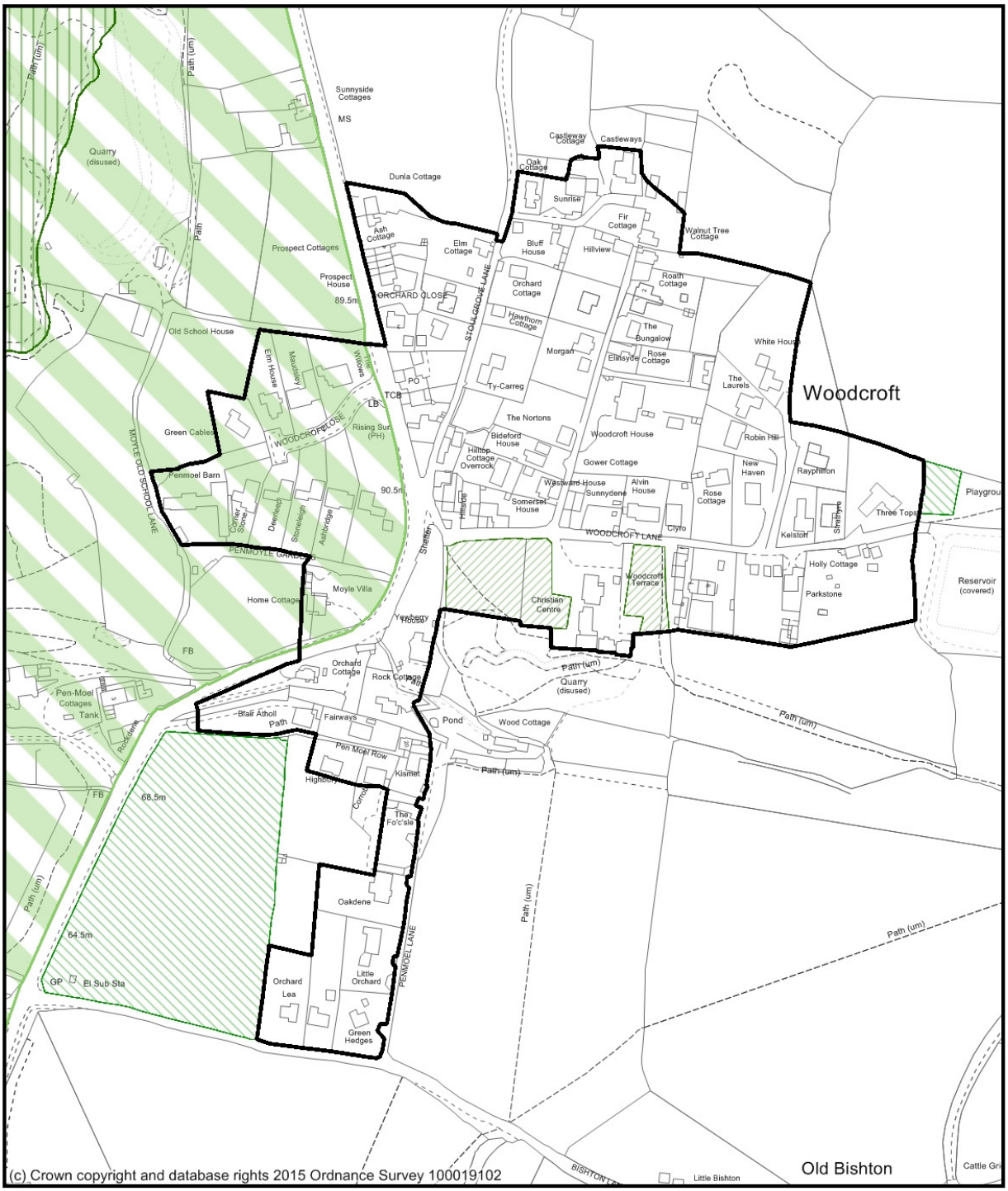
49.5 The group of settlements which include Whitecroft, Pillowell and Yorkley embrace a large range of building styles and ages. The settlements run along the forest edge and mainly date from the period of rapid growth from the mid 19th century. In the case of Yorkley there are large areas that are still distinctive and have a strong character. This is even more so in the case of Pillowell, where over a long period when there was relatively little infilling. The majority of Pillowell is a designated a Conservation Area. The Conservation Area extends into Whitecroft as does a part of the locally distinctive area. The Locally Distinctive Areas are as follows:

49.6 Pillowell - A large area consisting of traditional dwellings which are mainly detached and located within sizeable curtilages. Buildings are mainly directly associated with the large number of roads which traverse the area. There are small amounts of backland development away from the main routes, but these are isolated dwellings located amongst the large areas of both designated and non-designated open space. The majority of dwellings are of traditional style and finish. There is clear definition between public and private space.

49.7 Yorkley West - The area features traditional styled dwellings within spacious curtilages, mainly with strong frontages onto highways. There is some backland development, but also a large number of open spaces and Important Open Areas. Dwellings are mainly arranged informally and feature traditional materials.

49.8 Yorkley Slade - Dwellings are located in an informal pattern with a strong relationship to highways and minor access roads. Comparatively large Important Open Areas within the LDA. Eastern edge of the area meets the forest boundary, creating a fringe characteristic. Dwellings are located within large curtilages with clear boundaries between public and private space. There is widespread use of traditional styles and local materials.

50. Woodcroft



Legend

- Settlement Boundary
- Recreation Space
- Important Open Area
- Special Areas of Conservation
- A.O.N.B.

Woodcroft Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 10 20 30 40 50 60 70 metres

50. Woodcroft

Woodcroft Summary

Population	220 approx
Core Strategy Context	Small village; Policy CSP16; some local facilities but generally very limited opportunities for additional development.
Location	1km to north of Tutshill on B4228
Setting	On a plateau above the Wye Valley and lower ground to the south
Features	Close knit and generally accessed from narrow lanes.
Dominant Building Materials	Stone and render
Landscape type	Severn Vale/ Stroat
Designations	Part inside AONB, close to Wye valley SAC, Important Open Areas
Background	Most of settlement (east of main road) was laid out before 1900, redevelopment and consolidation has taken place since that date.

Character of the Settlement

50.1 Set on higher ground above the Wye gorge, the older part of Woodcroft is served by narrow lanes. The southern part of the village is accessed via Bishton Lane, and due to this and its location below a ridge is visually detached from the rest of the village. The village comprises a mixture of house styles, but are mainly detached and lie in relatively large plots.

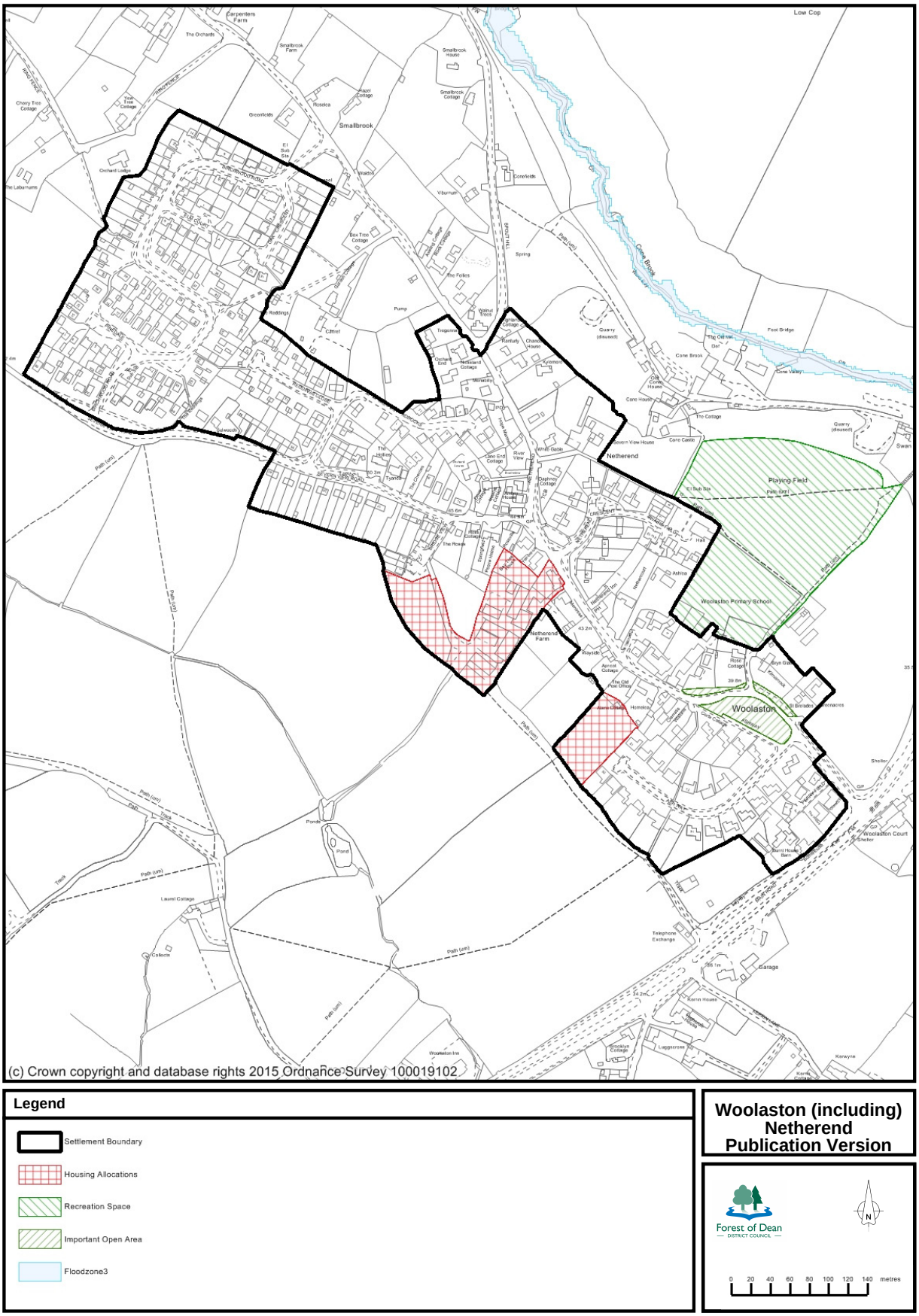
Key Issues

1. Part of the village lies with in the Wye Valley Area of Outstanding Natural Beauty and the nearby River Wye is a Special Area of Conservation. Lancaut Nature Reserve also close to the Village is designated as a SSSI.
2. The open areas either side of the Christian Centre are visually important to the setting of the village and has been designated as Important Open Areas.
3. The countryside surrounding Woodcroft provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.

Policies and Proposals

50.2 The settlement will see only limited change during the plan period and the settlement boundary will continue to ensure that expansion into the countryside does not take place.

51. Woolaston (including Netherend)



Legend

- Settlement Boundary
- Housing Allocations
- Recreation Space
- Important Open Area
- Floodzone3

Woolaston (including) Netherend Publication Version

Forest of Dean DISTRICT COUNCIL

N

0 20 40 60 80 100 120 140 metres

51. Woolaston (including Netherend)

Woolaston (including Netherend)

Population	718 approx
Core Strategy Context	Service Village: Policy CSP16 defines Woolaston (including Netherend) as a settlement with a range of local services and where new development opportunities are likely to be small in scale.
Location	Off A48, 5km south of Lydney
Setting	Within low lying gently rising agricultural land below Severn Escarpment
Dominant Building Materials	None, older buildings are stone
Features	The village has a good range of services, including a school, a shop, a post office, a chapel, 2 community halls and a substantial recreation ground
Landscape type	Unwooded Vale : 6b The Severn Vale
Designations	Protected Outdoor Recreation, Important Open Areas
Background	Almost entirely developed since 1920, most housing dates from post 1970, part of an area of dispersed settlement along the lower scarp.

Character of the Settlement

51.1 The defined settlement is situated to the north of the A48. The substantial number of dwellings built since the 1950s are located in a series of roads leading off the main access roads through the village. These are built around more scattered older properties and this has resulted in a more consolidated feel to the settlement. As a result there is a mixture of house types and materials. A network of footpaths surround the village. The playing field to the north east of the village is protected as outdoor recreation space.

Key Issues

1. Accommodating new planned development.

Policies and Proposals

51.2 Additional development is expected as a result of the allocations below. It is considered of an appropriate scale given the size of the village. Generally with the exception of land allocated, there will be only limited opportunities for further development.

51. Woolaston (including Netherend)

Housing Site Ash Way

AP 99

Housing Site Ash Way

Approximately 0.4 ha of land off Ashway is allocated for about 12 dwellings

Subject	Requirements
Access for vehicles	From Ashway or from main road adjoining Old Post Office
Access connections	As above, pedestrian connection to both
Open space	Incidental within site
Landscaping	New landscaped edge to southwest and reinforced boundary to northwest
Housing	Mixed housing
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates an area of land for about 12 dwellings.

51.3 The allocation above is for a small development which may be served off Ashway or directly from the main road. It is considered appropriate for about 12 dwellings though this may be the upper limit and assumes that there will be some smaller units. The site is well located within the village and close to its amenities.

51. Woolaston (including Netherend)

Housing Site - Netherend Farm

AP 100

Netherend Farm, Woolaston

About 1.2ha of land at Netherend Farm is allocated for housing to include about 36 dwellings

Subject	Requirements
Access for vehicles	From Main Road
Access connections	Pedestrian connection to main road adjoining farmhouse and via footpath to Severn View Road and to the southeast
Open space	Incidental within site to include local play space
Landscaping	New landscaped edge to open field is required,
Housing	Mixed housing
Affordable housing	40% sought in accordance with Core Strategy policy CSP5

This policy allocates land previously allocated for housing but also identifies an additional area for development. Development may proceed in accordance with the existing permission, any suitable new scheme, or a combination of the two.

51.4 The policy above allocates about 1.2 ha of land for housing, and includes the former farm and dairy which has previously been granted permission for housing development. In addition a part of the adjoining field to the west is identified. The site should ultimately appear as one single scheme although it may be phased. Although the majority of the allocation is well located in respect of the landscape, part of it will need to create a new landscaped boundary with the surrounding agricultural land.

Appendix A. Lydney European Sites

Lydney European Sites

A.1 The following should be read in conjunction with the relevant policies of the plan. It sets out the special considerations that apply under polices outside this plan to the consideration of development at Lydney. While the policies which apply these considerations lie outside the Plan, principally in European legislation, the consequences of not implementing them are likely to mean that the proposals in the AP cannot be implemented.

A.2 The Severn Estuary is one of the most dramatic such features in the country. It is also with some justification one of the most protected and is a designated SSSI, SAC, SPA and Ramsar site. It shapes the settlements along its banks and is the reason for the existence of many of them. In the case of Lydney the Plan seeks to take advantage of the setting but must do so in a manner that ensures the proper protection of the environment which includes the identified nature conservation interests.

A.3 One of the constituent sites of the Wye Valley and Forest of Dean Bat SACs is also within 2km of Lydney.

A.4 Appropriate consideration of the close proximity of European sites is a key element of proposals within the town and Lydney Harbour. The Policies for the town and harbour will provide for approximate 1700 new dwellings during the life of the plan as well as employment uses on existing sites and new sites. Potential adverse impacts are possible to the European sites from the scale of development proposed. Potential impacts from additional recreation, noise, lighting, and habitat fragmentation are possible as well as impacts to water quality. Given the potential for adverse effects there are special requirements for proposals which may affect the integrity of these sites. Policies in the Lydney area which are relevant particularly relevant include: AP 42, AP43, AP44, AP46 and AP47.

A.5 Development proposals will be required to demonstrate that it will not have an adverse effect on the integrity of European sites. All proposals must be compatible with the Habitats Regulations and the conservation status of the estuary and bat sites.

A.6 Specific detailed studies are likely to be required to support the planning applications in the Lydney area and are set out below:

A.7 Development will need to be laid out and designed in order to avoid adverse effects on the European sites, their qualifying habitats and species. Any new residential units (particularly those associated with AP 43 Pine End Works and Land to the North) should ensure layout separates them from the SAC/SPA/Ramsar site thus avoiding urban pressures. Employment use such as that associated with AP43, AP 44 and AP47 and should also maximise its separation from the SAC/SPA/Ramsar site given the potential of this type of development to result in noise and other disturbance. Any new facilities associated with the docks and marina must be delivered in such a way as to ensure impacts are avoided. Recreation impacts to the Severn Estuary are a particular concern in relation to AP42 Lydney Harbour and in general terms from the increased population in Lydney.

A.8 To demonstrate no adverse effect, planning applications must therefore include:

- A visitor survey of the Severn Estuary SAC/SPA/Ramsar site within the vicinity of Lydney Docks in order to inform an evaluation of what increase in recreational activity in the SAC/SPA/Ramsar site would result (from the presence of new recreational facilities, cycle ways, new employment and housing), and define management interventions required to ensure no adverse effect and form a basis for future monitoring;
- A non-breeding bird survey of the Lydney Docks area in order to identify any parts of the site which currently constitute important habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation;

Appendix A. Lydney European Sites

- A management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure;
- An analysis of construction and operational noise within the SAC/SPA/Ramsar site due to developments in the Lydney Harbour area compared to the current noise baseline and details of any mitigation measures (such as seasonal restrictions on some activities, damping of pile-hammers, or use of close-board fencing during construction) that will be deployed to ensure that disturbance of SPA/Ramsar site birds does not occur;
- Careful lighting design, both with regard to security lighting during construction and permanent lighting during occupation, to ensure no increase in illumination of the SAC/SPA/Ramsar site or of important bat foraging areas of commuting routes. Lighting levels in the site should not exceed levels above the ILP classification E1 (Natural Lighting Zone that is intrinsically dark) for the Severn Estuary and its foreshore;
- Details of potential mitigation measures, such as: identifying and safeguarding foraging areas, flight lines and dark corridors for bats; identifying and securing bird refuge areas within or close to the development area; and of potential on-site management (to mitigate both recreational pressure during the non-breeding period and incidences of fly tipping) that would be undertaken to ensure no adverse effect.
- A sediment contamination assessment as part of any future marina planning application; and
- • Landscaping to create appropriate visual and noise buffers between the development and the Severn Estuary SAC SPA/Ramsar site or to bat flight lines and foraging areas."

A.9 Whilst the above requirements arise through the implementation of policies outside the AP itself, the consequences of non compliance could mean development is unable to take place. It is therefore essential that development fully assesses its impacts and that they are shown to not have adverse effects on the integrity of the sites concerned.

Appendix B. Glossary

Glossary

Adopted Plan		A Development Plan Document which has reached the final approval stage and has become part of the Development Plan .
Active frontages		Street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and open towards the street.
Affordable Housing	AF	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.A full definition is available on page 50 of the National Planning Policy Framework.
Agricultural Dwelling		A dwelling which is subject to a legal agreement which specifies that its occupancy is limited to a person or persons employed or last employed solely or mainly and locally in agriculture, and his or her dependants.
Air quality action plan		A Plan that sets out how the Council intend to achieve the required objective in reducing the nitrogen dioxide levels in the Lydney area.
Air Quality Management Areas	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
Allocation		An area of land identified on the proposals map for a particular land use. these may promote or protect for development of the areas
Amenity		Pleasantness in situation, in terms of both visual and physical surroundings.
Amenity Space		An area which is primarily of visual importance but may be used for recreation either informally or formally
Ancient monument		Any scheduled monument or any other monument that in the opinion of the secretary of state is of public interest by reason of the historic, architectural, artistic or archaeological interest attributed to it.
Ancient woodland		Woodland that is believed to have existed from at least medieval times without use other than timber production.
Annual Monitoring Report	AMR	A report produced as part of the Local Development Framework(LDF) to show how the Local Planning Authority is performing against all relevant targets. The report will indicate what action is required if targets are not being met or if policies need to be replaced due to changes in national or regional guidance. The report is published so that those with an interest in the area can see what changes may need to be made to a local authority's Local Development Framework .

Appendix B. Glossary

Appropriate Assessment	AA	Assessment of plan or other document where held to have a potentially significant impact on nature conservation sites of European importance. Required by the Conservation (Natural Habitats &c) Regulations, 1994 (Regulation 48).
Area Action Plan	AAP	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
Area of Outstanding Natural Beauty	AONB	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with national Parks AONB represent the national finest landscapes. AONB are designated by Natural England
Article 4 direction		Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building.
B1 B2 B8 uses		Employment uses listed in Use Classes Order: These are B1 Business, B2 General Industrial and B8 Storage and Distribution.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations, including plans and animals.
Census		The Census is a count of all people and households at one single point in time. It has occurred every 10 years in England and Wales since 1801, aside from 1941 when we were at war. The last Census was carried out on 27 March 2011. The information the census provides allows central and local government, health authorities and many other organisations to target their resources more effectively and to plan housing, education, health and transport services for years to come.
Character		A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Character Assessments		Description of the characteristics of a given area
Cinderford Northern Quarter	CNQAAP	A planning document that focuses on the Cinderford Northern Quarter. The AAP contains a series of policy statements and designations which will support the delivery of the vision for the site.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Climate Change Adaptation		Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate Change Mitigation		Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Appendix B. Glossary

Community Infrastructure Levy	CIL	CIL is a levy on new development that will be set by local planning authorities. The power to charge CIL is set out in the Planning Act 2008 but it is entirely at the discretion of local planning authorities as to whether to have a CIL scheme. Local authorities that implement CIL would use the money raised from it, rather than a Section 106 agreement, to fund infrastructure schemes across their area, such as schools and roads. This means in turn that such authorities could only use Section 106 agreements to fund affordable housing or environmental improvements on the development site
Community Plan		A strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.
Community uses		Land or buildings used by and for the benefit of the local community. These may include churches, village halls, community centres etc
Conservation Area	CA	Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.
Conservation Area Character Appraisal		A published document defining the special architectural or historic interest that warranted the area being designated.
Core Strategy (CS)	CS	A Development Plan Development setting out the spatial vision and objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
Corporate Plan		A framework that sets out a councils priorities, aims and objective for a given time period
Dean Forest Railway	DFR	A local organisation and tourist attraction whose objective is to preserve the Severn and Wye railway line.
Defined Settlement Boundary		The boundaries drawn around the villages and towns . Locations outside a defined settlement boundary are considered to form part of the open countryside.
Density		In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Design Appraisals		Written document demonstrating an understanding of the built environment and justification of how the proposed development relates to it in a manor that enhances the environment
Design Guide		A document providing guidance on how development can be carried out in accordance with good design practice often produced by a local authority with a view to retaining local distinctiveness.
Development Management		The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission.

Appendix B. Glossary

Development Plan		The spatial planning policies for an area comprising the Regional Spatial Strategy and the Development Plan Document s from an LDF . Minerals and Waste Plans which have their own LDF where there are County and District Councils are also part of the Development Plan .
Development Plan Document	DPD	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework.
Employment generating uses		Any use within B1, B2 and/or B8 of the Use Classes Order
English Heritage	EH	Government advisors with responsibility for all aspects of protecting and promoting the historic environment. English Heritage is responsible for advising the government on the listing of historic buildings.
Environment Agency	EA	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence base		The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Five year land suply		A supply required at a point in time for the next five year period
Flood Risk Assessment	FRA	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Floodzone		Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defenses. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site,
Forest Fringe		Areas of land on the edge of the Statutory Forest Boundary
Forest Ring		Settlements in the Forest of Dean Coalfield located predominantly on the line of the coal outcrop,forming a ring generally on high ground around the forest fringe.
Forest Waste		Land within the statutory forest that is not legally enclosed at any one time, including unplanted areas which are not currently growing trees. Such areas are often important amenity areas on the edge of settlements.

Appendix B. Glossary

Forestry Authority		Formerly part of the Forestry Commission, now responsible for the administration of grant schemes for private woodlands and other matters involving the management of timber on private, rather than Crown Land.
Green corridor / wildlife corridor		Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.
Green Infrastructure		A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield		Land which has not been previously developed .
Gypsy travellers and travelling showpeople	GTTS	Gypsy travellers and travelling showpeople
Habitat		An area of nature conservation interest.
Heritage Assets		A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). see NPPF
Homes and Communities Agency	HCA	All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.
Important Open Areas	IOA	Individually identified areas that contribute positively to a settlement .
Infrastructure		Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Diagram		DPDs form an essential part of the Local Development Framework.
Key Wildlife Site	KWS	Key Wildlife Sites are areas with a rich diversity of habitats that provide refuges and corridors for wildlife. They are found on both public and private land and include a great variety of valuable semi-natural habitats such as ancient woodland, species-rich grasslands, river valleys, heathland and hedgerows. These sites have no legal protection, yet they still deserve recognition as the most important places for wildlife outside of legally protected land such as Sites of Special Scientific Interest (SSSI).

Appendix B. Glossary

Landscape Appraisal		A method of assessing appearance and essential characteristics of a landscape
Landscaper Character		The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Local area of play	Lap	A local area of play
Local equipped area of play	Leap	A local equipped area of play
Listed Building		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
Local Development Scheme	LDS	This is the project plan, prepared initially for the period to September 2007, for the production of all documents which it is intended will comprise the Local Development Framework . Once the initial LDS has been prepared it will then be regularly (annually) updated.
Local Landscape Designation (for example, 'Area of High Landscape value')		Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
Local Plan	LP	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	LA	The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Locally Distinctive Areas	LDA	Each LDA is a stand-alone area which possesses an intrinsic character and together with other LDAs, form part of the character of settlements within the district as a whole. The essential nature of a Locally Distinctive Area is that it possesses a distinctiveness in terms of built form and character.
Masterplan		A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.
Material Consideration		A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.

Appendix B. Glossary

Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
MTB trails		Mountain bike trails
National Planning Policy Framework	NPPF	The National Planning Policy Framework sets out the government's planning policies for England. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
National Planning Policy Guidance	NPPG	National Planning Policy Guidance sets out the Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining
Neighbourhood Development Plan	NDP	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Objectively Assessed Need	OAN	Objectively Assessed need for housing providing a housing target for the foddc informed by robust and proportionate evidence.
Office of National Statistics	ONS	The Office for National Statistics (ONS) is the UK's largest independent producer of official statistics and is the recognised national statistical institute for the UK. It is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels. It also conducts the census in England and Wales every ten years.
Open Space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Policy Statement	PPS	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Proposals map		A component of a Local Development Framework and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.
Public Right of Way	PRoW	A Public Right of Way is a highway over which the public have a right of access along the route.
Ramsar site		Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regionally Important Geological Site	RIG	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).

Appendix B. Glossary

Registered Social Landlord	RSL	Organisations that provide affordable housing. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate. See also : Housing Association.
Residential design guide		Guidance produced to assist those in submitting planning applications in matters of design.
Regionally important geological	RIGA	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth‟s structure and landform).
Scheduled Ancient Monument		Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreement		A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Settlement Boundaries		A settlement boundary is a line that is drawn on a plan around a village or town, which reflects its built form. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied. The settlement boundary does not necessarily have to cover the full extent of the village nor be limited to its built form.
Strategic Housing Market Assessment	SHMA	A key part of the evidence base required to ensure the delivery of housing that meets the needs of communities now and in years to come, All types of housing are considered, including social rented housing, intermediate housing (shared equity and other Homebuy options), private rented housing and home ownership.
Site of Special Scientific interest	SSSI	A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).
Special Area of Conservation	SAC	Areas given special protection under the European Union’s Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Statement of Community involvement	SCI	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.
Statutory Forest		The areas of land owned and managed by the Forestry Authority falling within the Forest of DeAn and Wye Valley Forest Park, includes operational areas and Forest Waste.

Appendix B. Glossary

Strategic Environmental Assessment	SEA	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document	SPD	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a „parent" DPD.
Sustainability Appraisal	SA	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Sustainable Development		A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
Sustainable Urban Drainage	SUDs	A range of techniques used to control surface water run-off as close to its origin as possible before it enters a watercourse.
Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Vernacular		The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
Windfall Site		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix C. Core Strategy Policies

CSP 1

Design, environmental protection and enhancement (strategic objective: providing quality environments)

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

In achieving the above, the following will be considered:

- The effect of the proposal on the landscape including AONBs and any mitigation/ enhancement that is necessary or desirable
- The impact on any protected sites (natural and historic sites and heritage assets and potential for avoiding and/ or mitigating any impacts, or providing enhancement, should the development be acceptable
- The requirements of the management plans of the AONBs
- Whether the existing infrastructure is adequate- additional provision will be required where it is not.
- Whether the development is at risk from flooding, whether it can be permitted taking into account any risks, and the sequential approach and any mitigation that may be necessary to ensure the development is safe and flood risk is not increased elsewhere
- The impact of the development on any land contamination or risk to the development from ground instability including the mining legacy- Proposals must undertake appropriate remediation measures and verification works where contamination and /or stability issues are identified
- The potential for the development to cause pollution and any mitigation measures to avoid pollution or make environmental improvements where existing problems occur
- The provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions
- Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development
- Proposals for waste minimisation and management

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted

Appendix C. Core Strategy Policies

CSP 2

Policy - Climate Change Adaptation (Strategic objective: thriving sustainable communities)

Proposals for development will be required to demonstrate that their design and layout will reduce the impacts of climatic change as identified in national, regional and local predictions over the lifetime of the development concerned. The following should be addressed in an integrated way, demonstrating that one element benefits another:

1 Water management

1. Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location
2. Managing surface run off- Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location
3. Flood risk- ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.

2 Heating and cooling

Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.

3 Biodiversity

1. Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported.
2. Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

Appendix C. Core Strategy Policies

CSP 3

Sustainable Energy within Development Proposals (Strategic objective: thriving sustainable communities)

All major developments and other developments involving the construction of one of more dwelling(s) will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use by 10%.

The proportion will increase to 15% from 2015 and 20% from 2020.

Proposals must be accompanied by an energy use assessment which should demonstrate how the requirements of this policy will be achieved within the wider energy hierarchy context. The assessment must set the baseline for the calculation of the proportion of on site generation, describe the measures that are being undertaken and the predicted levels of efficiency. A nationally recognised evaluation of energy requirements such as the Targeted Emission Rates (TER) as set out in the building regulations should be used for assessments.

Where a dwelling is proposed to be extended the Council will expect the applicant to demonstrate that cost effective energy efficiency measures have been or will be carried out on the existing dwelling. Energy efficiency measures which would have an adverse impact on a Listed Building or the character of an area will not be required.

Measures which may be considered will include the level of loft insulation, cavity wall insulation, draft proofing, and boiler efficiency.

The Council will bring forward further guidance on the above in a residential design guide which will be a Supplementary Planning Document.

Appendix C. Core Strategy Policies

CSP 4

Development principles, development at settlements (strategic objectives: to promote thriving sustainable communities, facilitate regeneration)

New development must contribute to reinforcing the existing settlement pattern in a manner which emphasises the importance of the towns, especially Lydney and Cinderford where most change will take place. The following principles will be applied:

Most changes in towns and villages will be expected to take place within the existing settlement boundaries, unless or until they are replaced by other LDF documents (for example an Area Action Plan). Exceptions to this may include affordable housing for local persons and building conversions and (rarely) new buildings for employment uses on the edge of settlements. Areas outside settlement boundaries unless otherwise shown in the Key Diagram _will be treated as part of the open countryside.

New development will be concentrated at the towns in a manner that relates closely to the intended role of each, taking advantage of the individual characteristics of each and in keeping with the settlement policies. Proposals will be expected to improve the quality of their environment with special regard being paid to the quality of the town centres, the general rural character of the district and any protected environments such as Conservation Areas.

All proposals, whether at settlements or not, should be resource efficient and make the best use of available infrastructure. Where their needs cannot be met, additional infrastructure provision arising from the needs of the development will be sought by way of developer contributions. This includes social and community infrastructure, such as library or health provision, or facilities for emergency services; green infrastructure such as recreation space, protected landscapes and natural areas; and physical infrastructure which includes roads, sewers etc.

Most changes in the south forest will take place at the towns with other development in villages in accord with their size and function as set out in the hierarchy (7.57on). New housing will be concentrated where there is already good access to employment and where additional employment can be provided. In the north forest, development will be centred around Newent and to a lesser degree the villages.

Development and the provision of services will be supported where it leads to the maintenance and enhancement of the functions of the towns and larger villages. Particular support will be given through assistance to the implementation of community-led regeneration plans. Within town centres, new development will be encouraged that reinforces the role of the towns and provides a more diverse and better quality service or retail offer.

Appendix C. Core Strategy Policies

CSP 5

Housing - strategic objectives: to promote thriving sustainable communities - provide affordable homes

Housing in keeping with the needs of the local community and including affordable housing will be provided as described below:

Table 9

Location	**Number to be provided by 2026* (Total 5162)**	**Yet to be identified (Mar 2010)****
Cinderford, and Ruspidge urban area	about 1050 (783)	267
Lydney	about 1900 (1711)	189
Coleford (includes Milkwall, Coalway, Mile End, Berry Hill)	about 650 (497)	153
Newent	about 350 (300)	50
Tutshill and Sedbury	about 111 (18)	93
Bream	about 100 (41)	59
Drybrook	about 100 (19)	81
Mitcheldean	about 101 (60)	41
Newnham	about 65 (31)	34
Whitecroft-Pillowell-Yorkley	about 45 (16)	29
Lydbrook-Joys Green	about 82 (53)	29
Other villages and rural approx	about 608 (60% at defined settlements)	608
*number in brackets is the existing number with permission or expected to be accommodated on sites previously identified in 2005 Local Plan. **includes sites yet to be allocated and future permissions on other unidentified sites		

Priority will be given to development on previously developed land and on sites identified for housing in the development plan. No new* greenfield sites will be released unless it can be proven that land is not available from other sources and is needed to meet the plan's requirements.

New housing sites will be required to achieve a density that is appropriate to their surroundings. A figure of 30 dwellings per hectare will be used as a reference against which to assess their suitability. Higher densities will be encouraged in town centres especially where flats and smaller dwellings are being provided. Small sites and more rural locations will often require lower densities. All designs should take into account the need to reduce crime.

Appendix C. Core Strategy Policies

A mix of house sizes and types including those suitable for an ageing population will be encouraged in accordance with prevailing evidence (for example SHMA, or HNS).

Affordable housing

Affordable housing will be sought as a proportion of all housing on sites of over 10 dwellings or 0.3ha in the four towns and at Tutshill/Sedbury and in other areas on sites of 0.16ha or more or accommodating 5 dwellings or more. The proportion sought will be 40% of the total number of dwellings on each site. This can provide up to 70 affordable dwellings per year at the average build rate envisaged.

Small groups and single affordable dwellings will be acceptable where they are well related to the settlement concerned and take account of any protected open spaces and other areas. Such sites will usually be within or immediately adjoining a settlement boundary.

Exceptionally, where the relevant local housing need cannot be met by housing at a settlement with a defined boundary, permission may be granted for sites (likely to be single dwellings, pairs or groups of no more than four dwellings) within or adjoining a settlement without a defined settlement boundary.

And where:

- Local housing need is evidenced by an up to date survey and the number, size, design, mix and tenure of the dwellings are all confined to and appropriate to the strict extent of the identified local need; and,
- The site meets the locational criteria set out above; and,
- The development can contribute positively to the character of the village, maintain or enhance landscape character and,
- Where the proposed site is well related to the built up area of the settlement and the scale of the scheme is appropriate to the structure, form, character and size of the village;

The housing proposed must be capable of management by a Registered Provider, Parish Council, village trust or other similar organisation, and must be provided in perpetuity for qualifying local people.

*sites not otherwise identified in a Development Plan Document, including the Local Plan

Appendix C. Core Strategy Policies

CSP 6

Sites for Gypsies, Travellers and Travelling Showpeople

Sites will be provided for Gypsies, Travellers and Travelling Showpeople according to needs identified within the district.

Allocations will be made to reflect any identified need for sites in particular parts of the district with preference given to locations near or in the towns and larger villages.

Allocated and unallocated sites should:

- Minimise their impact on the surrounding landscape and be compatible with nearby land uses.
- Provides safe and convenient access to highway network, with adequate parking and turning on site
- Be able to provide services (eg water supply, sewage disposal/treatment)
- Be reasonably close to or in a settlement with local services and community facilities
- Be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space

CSP 7

Economy
(strategic objective: develop the local economy including tourism)

Economic development will be promoted throughout the district in accordance with the spatial strategy and its allocations. This will encourage new and more diverse types of employment and supporting infrastructure to be established by making land and premises available. The location of new development must be justifiable in terms of the settlement hierarchy and policy CSP 4. Priority will be given to:

- sustaining the development of key economic sectors or clusters, including knowledge based enterprises and tourism;
- supporting the development of growth sectors
- providing office and business (B1) space in attractive locations;
- providing the conditions and support for small and medium sized enterprises to become established and grow;
- supporting further and higher education and skills training and the facilities to provide it;
- supporting transport investment that will aid economic development and
- ensuring that secure and safe environments result from any provision.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg employment and housing) and failing that an alternative non employment use.

Appendix C. Core Strategy Policies

CSP 8

Retention of community facilities (Strategic objective: to promote thriving sustainable communities)

Development proposals which involve the loss of community facilities, including schools, shops, post offices, public houses, halls, places of worship, health services, will not be permitted unless alternative suitable and convenient facilities are available or will be made available as part of the proposal. Exceptions will only apply where it can be demonstrated that in the case of commercially provided services the facilities concerned are no longer viable and cannot be made so. In the case of all others it must be established that there is no longer a need for such facilities.

Where development proposals comprise or include improvements to community facilities or services, that element of any proposal will be supported subject to other policy considerations.

Appendix C. Core Strategy Policies

CSP 9

Recreational and amenity land including forest waste- protection and provision (Strategic objective: Providing quality environments)

Protection of Amenity land

Except where allocated in a development plan, land which is identified as being of amenity value and all forest waste whether so identified or not, will be protected from development. This includes land which is part of the forest landscape and other protected areas identified in Development Plan Documents and /or on the proposals map.

Exceptionally, the change of use or other development of land that does not contribute to the character of an area and is therefore of little amenity value may be considered. In this case enhancement of the area concerned, or compensatory provision of an equivalent area may be sought (especially in the case of the loss of forest waste).

There are some areas of forest waste which contain buildings. Proposals for these will be treated on their individual merits, having regard to the landscape, historic and cultural importance of the site.

Protection of Recreational use

Development involving the loss of existing recreational land and buildings will not be supported. Exceptions may be made where it can be shown that the use is no longer required or where the development secures satisfactory replacement or improvement of the recreational use(s) which outweighs any loss.

Recreational provision for new development

Where there is an established need, new development will be expected to make provision, or a contribution towards provision, of open space and other facilities including those required for children's play and youth/adult recreation.

In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting and further develop a network of green infrastructure will be taken into account.

Appendix C. Core Strategy Policies

CSP 10

The Core strategy will bring about major change in Cinderford, to establish a more sustainable and economically diverse town using a new mixed development as a focal point for change which will be complemented by improvements in the town centre and other areas. It will:

- Provide for about 1050 dwellings over the period to 2026; and a total of 60% to be developed on previously developed land. On eligible sites (over 10 dwellings/ 0.3ha, a 40% share of affordable housing will be sought).
- Enable about 26ha of employment generation uses to be developed, including sites for a college, recreation/tourism/leisure, a biomass plant, office (B1) accommodation, and other uses centred around a new Northern Quarter mixed development.
- Support the continued redevelopment of the town centre, to bring improved facilities, including retail outlets, with up to about an additional 2600m2 convenience and 2300 m2 comparison floorspace, public space and cultural facilities.
- Enable the re modelling of parts of the centre to improve its attractiveness and ease of circulation;
- Protect the retail core from other uses.
- Ensure improvements in the urban fabric throughout the town.
- Improve educational and training facilities especially for the post 16 age group.
- Enable the development of a new access to the Northern Quarter.

*see Core Policy CS5

CSP 11

The Cinderford Northern Quarter will be allocated as an area for mixed development to lead the regeneration of the town. Land will be set aside for approximately 175 dwellings, about 6ha of employment generation uses _and about 3.5ha for mixed uses. These will include cultural, educational and recreational provision together with ancillary service space. All will be set within the forest environment and will lead on innovation, design and energy efficiency.

Appendix C. Core Strategy Policies

CSP 12

In order to enhance the role of the town, the Core Strategy will support the proposed development of the land east of Lydney for a new neighbourhood and will promote a new mixed development including amenity land along the axis between the harbour and the town centre. The development of the town centre including improvements following the implementation of the highway strategy and the improvement of key retail sites will be supported.

This will:

Enable employment generating uses to be developed, including about 15ha at Hurst Farm and about a further 5ha as part of the east of Lydney neighbourhood, and about 7ha at Mead lane.

Provide for about 1900 new dwellings over the period to 2026, and make maximum use of previously developed land. On eligible sites (over 10 dwellings/ 0.3ha, a 40% share of affordable housing will be sought*).

Improve the town centre and develop up to about an additional 600m2 convenience retailing and about1500m2 for comparison goods principally within the south eastern part of the town centre.

Encourage greater service provision and improved facilities to serve the town

*See Core Policy CS5

CSP 13

Within the area of the proposed Area Action Plan, a new mixed form of development will be promoted, using mainly under utilised land and redeveloping or adapting redundant buildings to form an area between the Harbour and the town centre containing recreation, employment and housing together with links to an improved town centre and the existing and new public recreation spaces. The plan will include proposals for improvements to the mainline station. Land within this area will be allocated for up to 200 dwellings, mixed employment, recreation and tourism/leisure uses together with retailing (at the town centre).

CSP 14

The Core Strategy will in Coleford:

Provide for about 650 new dwellings over the period to 2026, On eligible sites (over 10 dwellings/ 0.3ha, a 40% share of affordable housing will be sought). whilst maximising the use of previously developed land.

Enable 6.8ha of employment generation uses to be developed, including service provision and continue to support the development of tourism facilities or accommodation.

Support the continued redevelopment of the town centre including areas for mixed uses and further retailing (up to approximately 1200m2 convenience and about 1300m2 for comparison goods).

*see Core Policy CSP5

Appendix C. Core Strategy Policies

CSP 15

The Core Strategy will:

Provide for about 350 new dwellings over the period to 2026, On eligible sites (over 10 dwellings/ 0.3ha), a 40% share of affordable housing will be sought). Additional housing beyond this level will only be permitted on small unidentified sites and suitable previously developed land within the town.

Enable about 5ha of employment generation uses to be developed

Support the continued improvement of the town centre allowing further retail and service provision.

*See Core Policy CSP5

CSP 16

Development proposals at villages will be required to comply with the "Core policies" and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned and will be guided by the table above.

About 1212 dwellings will be required outside the town locations before 2026, mainly on small sites in villages and on allocated sites yet to be developed.

Employment will be encouraged in accordance with the Core Policies (especially Policy CSP5)

The Core Strategy will provide for the following development in villages over the period to 2026:

About 976 new dwellings over the period to 2026. On eligible sites (over 10 dwellings/ 0.3ha, in Tutshill and Sedbury and 5 dwellings/0.16 ha elsewhere), a 40% share of affordable housing will be sought).

These will be provided approximately as follows and include existing commitments:

Tutshill and Sedbury, about 111 new dwellings, Bream about 100, Drybrook about 100, Mitcheldean about 101, Newnham, about 65, Yorkley, Pillowell and Whitecroft about 45, Lydbrook, Joys Green and Worrall Hill about

In Service villages about 283, and in small villages about 89.

Additional employment using new or existing sites will be permitted inside settlements and new service provision will be encouraged.

Outside villages which have a defined settlement boundary, a further about 236 additional dwellings are expected over the period to 2026.

Appendix C. Core Strategy Policies

CSP 17

Monitoring- Strategic Objective: (To promote thriving sustainable communities)

The Policies in the LDF will be monitored, principally through the Annual Monitoring Report and local measures that are in place in the manner described under each policy and summarised in the table below. The main areas that will be monitored include:

- Serviced employment land provided, and occupied
- Housing completions by location and type (including delivery of affordable housing, by tenure and location)- overall numbers against the annual requirement and against the numbers allocated to each location
- Additional retail floorspace against the allocation policies
- Renewable energy installation, use of recycling and waste management
- To monitor Section 106 agreements and the implementation of development requiring them.

If it appears that the policies are not being effective, the following actions will be taken:

- Review of the policy or policies concerned and of the implementation mechanisms and agencies
- action to slow or speed up the delivery of land for development depending on the rate of development achieved
- Identification of alternative or additional land.