

Allocations Plan Publication Version Summary of Responses

Summary of Responses

Rep ID	Reference number Name/Organisation	Summary of Representation	Draft Officer Response	Changes
APPV17	046/017/Document/Comment Ms Frankie Defeo Redmarley Parish Council	CSP1 has a wide remit and it would be infinitely better if the FODDC had a definitive policy regarding cloches and polytunnels.	Cloches do not require permission and are therefore outside the scope of the Plan. Polytunnels do and would be assessed against the CS and the AP. Of particular relevance is CSP1 which requires the impact of development to be assessed and in the event that a proposal was not acceptable it would not comply with the policy and would be expected to be refused permission.	
APPV19	204/019/Document/Unsound Mrs Valerie Watts	There is a lack of jobs in the Forest to sustain its current working population, meaning people have to commute miles to Gloucester and Cheltenham or further would it not be better to encourage firms to use the current industrial areas to the full encouraging people to take local work.	The AP seeks to do this and requires the existing and new areas and policies identified in the CS to do so.	
APPV22	015/022/Document/Sound Rohan Torkildsen English Heritage	There is much to appreciate and endorse within the Plan, too numerous to refer to and support individually. I would however highlight your efforts in relation to promoting locally distinctiveness, the conservation of the Forest's mining heritage, the Herefordshire and Gloucestershire canal, Lydney Harbour, the Staunton chartist settlement and proposed improvements to several town centres, all reflected within the equally welcome Heritage Keynote paper (March 2015).	Support Noted	
APPV55	052/055/Document/Unsound Ms Jan Richardson, Showmen's Guild of Great Britain - Western Section	The Western Section of the Showmen's Guild is disappointed that no additional provision has been made for Showmen's sites. Would the Council please consider the current Showmen's Site at Foscombe Hill which would be suitable for expansion and fulfil the current needs.	The AP does refer to the provision of sites being regarded as falling under the definition of employment generating uses (2.15) An allocation on the A48 (AP11) is also specifically referred to as having potential for accommodating travelling showpeople. Existing employment site are covered by CSP7 which is a general policy in the CS. Some of these sites may also be suitable. The land at Foscombe Hill has a planning history where on appeal it was not considered suitable by the Inspector. Whilst the LPA would be able to discuss a revised application for the site, especially in the light of the identified need, there are significant landscape issues that would need to be resolved fro the site to be acceptable.	
APPV56	129/056/Document/Unsound Mr Steven Hill	No sites made available for showman guild members. There is a site at Foscombe hill that would meet the needs of show people in the area.	The AP does refer to the provision of sites being regarded as falling under the definition of employment generating uses (2.15) An allocation on the A48 (AP11) is also specifically referred to as having potential for accommodating travelling showpeople. Existing employment site are covered by CSP7 which is a general policy in the CS. Some of	

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			these sites may also be suitable. The land at Foscombe Hill has a planning history where on appeal it was not considered suitable by the Inspector. Whilst the LPA would be able to discuss a revised application for the site, especially in the light of the identified need, there are significant landscape issues that would need to be resolved from the site to be acceptable.	
APPV57	010/057/Document/Sound Mr Mike Mackay, CPRE	The document appears to be a fair attempt at closing the 5 year land supply and as such we are generally supportive of its aims.	support noted	
APPV58	010/058/Document/Sound Mr Mike Mackay, CPRE	The AP recognises the threat to the May Hill area and we commend the FoDDC for including a policy aimed at providing a defence against those threats. However there is an equal need to provide a further similar worded policy which does the same for the Districts other high quality landscape assets.	The issue raised is one that is often raised in connection with landscape protection. Throughout the District there are many protected landscapes including areas that are protected for their visual geological and ecological qualities. The AP identifies three areas where particular policies are considered to be justified in order to provide a policy to enable the impact of proposals to be evaluated. It also requires a landscape masterplan to be developed and agreed against which the further development of Hartpury College can take place. The principles which are suggested in the representation do apply to all areas of the district and there is a comprehensive information base against which the impact of any proposal on the landscape can be assessed. This is supported by supplementary planning guidance. It is considered that there is adequate policy context to enable the impact of proposals on the landscape to be properly evaluated and that there is no need for change to the AP.	
APPV117	193/117/Document/Sound Mr Glyn Summers	"Fill-in" development is very appropriate for Tutshill. The land identified for development in the Allocation Plan (AP91 & AP92) is very appropriate	support noted	
APPV134	037/134/Document/Sound Mr Gary Williams, Malvern Hills District Council	No Objections	support noted	
APPV144	114/144/Document/Sound Mr Paul Garrod	Support particularly for the following policies AP1 - Sustainable Development AP3 - Mixed Uses and Proximity and AP4 Design of Development Although it would be	Comment and support noted	

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		useful for the wording of the policy or supporting text to include requirements relating to ease of movement through the development and connectivity with adjoining areas for modes other than the private car		
APPV198	020/198/Document/Unsound Mr C Smith, Friends Of The Forest	Objection to the omission of a policy to protect the rural landscape. Suggest the inclusion of the a ploicy	The issue raised is one that is often raised in connection with landscape protection. Throughout the District there are many protected landscapes including areas that are protected for their visual geological and ecological qualities. The AP identifies three areas where particular policies are considered to be justified in order to provide a policy to enable the impact of proposals to be evaluated. It also requires a landscape masterplan to be developed and agreed against which the further development of Hartpury College can take place. The principles which are suggested in the representation do apply to all areas of the district and there is a comprehensive information base against which the impact of any proposal on the landscape can be assessed. This is supported by supplementary planning guidance. It is considered that there is adequate policy context to enable the impact of proposals on the landscape to be properly evaluated and that there is no need for change to the AP.	
APPV206	047/206/Document/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The Allocations Plan covers an insufficient priod of time, less than the 15 years recommended by the NPPF. Allocations plan should be combined with the Core Strategy to create a single Local Plan.	Whilst it is agreed that ideally a longer plan period may be desirable, the LP system will enable a review and roll forward of the CS and AP as one plan when the AP is adopted. This is most likely to consider the period to 2031. The present review of housing needs has been conducted to ensure that a proper basis is established for future supply and will also need to be rolled forward when the whole plan is reviewed. There is much in the adopted CS and in the draft AP that is not expected to change in any review. The preparation of an AP to complement the CS is regarded as the best way to provide a comprehensive plan coverage for the district, which is strongly encouraged in the NPPF and guidance.	
APPV235	038/235/Document/Unsound Ms Sandra Schwanethal,	Mitcheldean Parish Council would support, in principle, the need for a new special landscape plan being added to the Allocations Plan for the Castiard Vale.	Noted, the area is considered to have many distinctive features and the landscape is worthy of protection. The necessary protection is	

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	Mitcheldean Parish Council		however available from the existing policies and an additional designation is not necessary	
APPV251	066/251/Document/Unsound Mr David Awre	There have been no changes to any of the settlement boundaries that existed before the "Call for Sites" document was sent out, and yet there is still a shortage of affordable homes. Changes to the settlement boundaries are required to address this.	The current situation is that the LPA consider there is adequate provision for the housing needs of the district made in the AP and that there is both a five year supply and a total supply which meets the AP requirement. A review of need (OAN) has been conducted and there is evidence already available to support this. Further material is however to be made available and will inform the expected discussion at the Examination. The site that is the subject of this representation is in a rural area well divorced from any settlement with a dsb and would not be regarded as generally suitable for housing even if there were a need to make additional land available.	
APPV255	030/255/Document/Unsound Ms Susan Green	The Council should consider an immediate review of the adopted Core Strategy and the merging of the Core Strategy and Allocations Plan into one comprehensive Local Plan as originally envisaged by the NPPF.	The AP and CS are considered an appropriate and effective way of ensuring that there is a comprehensive plan for the area as soon as possible. The OAN has been prepared and is considered appropriate although there will be additional evidence provided for the examination. The total referred to is the recommended figure in a document prepared to advise the council in the determination of its OAN. The justification for a figure above the demographic need stems from the possibility that there will be a need for more housing to provide for the need arising from changes in the economy than the demographic change suggests. This is based on forecasts which show a wide variation and further consideration is necessary. The additional material available in July 2015 supports the AP as published and sets out in greater detail the justification.	
APPV261	062/261/Document/Comment Mr Andrew Blake, Wye Valley AONB	Support the Plan to protect the environment and enhance the landscape but disappointed that the Wye Valley AONB is not referenced more fully.	it is the case that the CS and the AP together are considered to provide the appropriate development plan context for the Wye Valley AONB, and it does feature on the proposals map and in national guidance. CSP1 provides specific consideration to landscape issues and refers to the considerations including the two AONBs.	

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APPV263	018/263/Document/Unsound Jackie Fraser, Friends of Chestnut Wood	The plan should include a policy and and explanatory text Locally Valued Landscape area for Castiard Vale(Flaxley Valley Popes Hill ,Abenhall.)	The issue raised is one that is often raised in connection with landscape protection. Throughout the District there are many protected landscapes including areas that are protected for their visual geological and ecological qualities. The AP identifies three areas where particular policies are considered to be justified in order to provide a policy to enable the impact of proposals to be evaluated. It also requires a landscape masterplan to be developed and agreed against which the further development of Hartpury College can take place. The principles which are suggested in the representation do apply to all areas of the district and there is a comprehensive information base against which the impact of any proposal on the landscape can be assessed. This is supported by supplementary planning guidance. It is considered that there is adequate policy context to enable the impact of proposals on the landscape to be properly evaluated and that there is no need for change to the AP. The area concerned is a complex one, and contains parts of several landscape character areas. The impact of development can be assessed against these in a manner that would achieve the high degree of protection that is considered to be appropriate. The area contains features that are already variously protected, and these include landscapes, historic monuments, ancient woodland or areas that formerly were ancient woodland. It is almost all outside settlement boundaries so would not be expected to be the subject of proposals for new housing (with few exceptions).	
APPV290	161/290/Document/Unsound Mr Paul A Morgan	There are some 150 mine shafts on the Northern Quarter ,the Coal Authority requirement is that no building should take place within a 30 metre radius of any mine entry increasing with depths over 100 metres.	These comments are noted, however as they relate to the area of the NQAAP they are not relevant to the AP. The concerns expressed should form part of representations to planning applications arising from the NQAAP and in this instance it is understood that this representor has made comment on applications made under the AAP.	

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APPV291	161/291/Document/Comment Mr Paul A Morgan	The infrastructure of the Forest of Dean with particular reference to sewerage and highways, requires consideration overhaul before any further mass building is even contemplated	Consultation is continuing with Welsh Water who presently consider that the needs of the AP can be met in respect of its expected level of change around Coleford.	
APPV292	161/292/Document/Comment Mr Paul A Morgan	Lack of highway Infrastructure The only highway serving the central area of the Forest of Dean is the A4136. From Coleford to Gloucester there are over 20 statutory speed changes, there are no safe places to overtaking too many accidents have resulted due to the poor conditions of the highway and I believe the frustration of motorists. The planned upgrading of the A40 has not been undertaken. At peak times it can take one and a half to two hours to travel to Gloucester.	The current situation is monitored as part of the plan process and it is agreed that there is scope for improvement. The actual upkeep of the highways is a matter for the highway authority.	
APPV310	210/310/Document/Unsound Mr Walt Williams	Coleford generally (as well as other areas) – housing quantities qualification. It is noted that sites are described as suitable for residential quantities without there being any reference to the total requirement for the area. This could lead Developers to consider that development can proceed in this plan period irrespective of total quantity. This would be unsustainable development against the evidence base which sets the target requirement and could lead to infrastructure and other problems from over-development. Therefore, wherever there is a possible figure mentioned for residential use it should be qualified by a phrase: - ' , depending upon the residual requirement for the area,' Reason:- To keep to policy and ensure a sustainable residential growth as set by the evidence requirements	The main way in which the overall provision of housing is regulated is by the number sought across the whole district. Within the district there are figures provided for guidance for the main settlements. These are not absolute targets but are indications of scale and more importantly take account of the main locations of change which are identified. Whilst any major exceedance of the quantities of development envisaged would be contrary to the Plan, some flexibility is both intended and regarded as desirable. What would potentially be more damaging would be development in areas protected or not allocated for the purpose. The largest site identified in Coleford is for 80 dwellings, apart from those which have now been completed or are under construction and which have contributed to this current plan period.	
APPV312	086/312/Document/Unsound Mr Glynn Bullock MBE	Land at Walford Court Awre should be allocated for housing	The current situation is that the LPA consider there is adequate provision for the housing needs of the district made in the AP and that there is both a five year supply and a total supply which meets the AP requirement. A review of need (OAN) has been conducted and there is evidence already available to support this. Further material is however to be made available and will inform the expected discussion at the Examination. The site proposed is in a small village which does not have a settlement boundary and is regarded as appropriate only for certain types of development, including exceptionally affordable housing in small groups. It is however not considered that there is a case to either define a settlement boundary or to permit new	

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			dwelling other than as an exception to policy in order to provide affordable housing.	
APPV315	016/315/Document/Unsound Mr Carl Cording, Environment Agency Wales	Plan lacks a Strategic Flood Risk Assessment to support the allocations and lacks a Sequential Test.	Additional information has been provided and discussions are continuing with the EA in order to resolve any matters outstanding. The AP is supported by information which is however limited but is considered adequate to demonstrate that its proposals can be implemented. There is a lack of information in some locations and the LPA does not have the resources to model in detail. The sites allocated are considered to meet the sequential test, given the qualification that for example town centre policies can only apply to town centres the location of which is fixed and that some development is expected in them. Where there are particular sites that are of concern, then it is important to continue to discuss the potential impact of the AP and how any problems can be resolved. It is hoped that any issues can be resolved before the examination.	
APPV320	016/320/Document/Unsound Mr Carl Cording, Environment Agency Wales	A number of allocations within the ADPD are located in areas where we are aware of foul drainage problems. These problems relate both to sewerage issues (such as foul flooding), and treatment capacity (such as the ability of the sewage treatment works and network, including pumping stations, to take existing and additional flows).	This comment relays the EA's concerns about the suitability of the drainage that will serve some of the proposed developments. Further consultation with the water companies has taken place and subject to the usual expectation of conditions there are believed to be few unresolved problems. The quality of discharge is a matter between the EA and the water companies and sites allocated for development would not be able to be developed without necessary improvements. For housing sites, water companies are obliged to accept connections, and improvements to the network or treatment works will be made accordingly, using developer contributions if appropriate.	
APPV321	016/321/Document/Comment Mr Carl Cording, Environment Agency Wales	Water Framework Directive Please refer to our letter dated 12 September 2014 with regards the above. It is not clear what has been amended in the ADPD to address our concerns as highlighted. We would be happy to discuss how our concerns can be addressed and how this issue could better inform the allocations being brought forward.	Changes have been made to both the AP and the SA as well as the keynotes supplied. The AP reflects the views of the water companies but will be further updated as revised information is received.	

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APPV322	016/322/Document/Unsound Mr Carl Cording, Environment Agency Wales	Protecting Groundwater Resources and Supplies Please refer to our letter dated 12 September 2014 with regards the above. It is not clear what has been amended in the ADPD to address our concerns as highlighted. We would be happy to discuss how our concerns can be addressed and this issue could better inform the allocations being brought forward.	Changes have been made to the various policies and to the SA and supporting information. The current situation is that where there is a known degree of groundwater protection, that is referred to in the supporting information.	
APPV325	024/325/Document/Sound Mr Rob Niblett, Gloucestershire County Council	The allocations plan shows a close and logical understanding of the needs of sustainable development in transport terms. There is a clear intent to allocate development at a scale mix and location which will encourage a degree of trip self containment within the district and which will enable more trips to be made by modes other than the private car. The allocation policies are to be welcomed in terms of their recognition of a settlement hierarchy within the FOD	Comment noted,	
APPV327	024/327/Document/Unsound Mr Rob Niblett, Gloucestershire County Council	The production of keynote paper AP08 mitigates the majority of concerns raised regarding the historic environment evidence base in earlier version of the AP. CSP1 and clarification at 3.22 - 3.23 should serve to protect currently undesignated heritage assets as appropriate to their significance. There remains some concern with the approach taken due to the strong possibility that potential developers will be surprised that sites allocated in the plan may present archaeological constraints only becoming apparent during the DM process. It would be useful if this could be made clear in the heritage asset section of the AP suggested clause put forward. A second concern is whether the AP sufficiently addresses the requirements of the NPPF para 169 to predict the "likelihood that current unidentified heritage assets particularly sites of historic and archaeological interest, will be discovered in the future"	Comments noted, there is scope to amend the text of the AP as suggested. Clearly it is impossible to predict what will be discovered on an undeveloped site, but some information is available and can be referred to. Allocated sites have been the subject of additional scrutiny and are considered able to be developed in the manner proposed.	
APPV331	024/331/Document/Sound Mr Rob Niblett, Gloucestershire County Council	We note that a habitats Regulations Assessment is now available. We do not have any specific comments to make on the HRA which is a detailed study that uses recent best practice guidance. The conclusion that the AP would not have an adverse effect on the integrity of any European site is reasonable given the wording and caveats now within the planning document.	Support noted	
APPV332	024/332/Document/Sound Mr Rob Niblett, Gloucestershire County Council	The conclusions of the SA incorporating SEA are noted. In regard to theme 7 (to conserve and enhance biodiversity flora and fauna) overall and with care in its use the AP should bring about some positive outcomes.	Comment noted	
APPV338	055/338/Document/Unsound Ms Rachael Bust, The Coal Authority	The Allocations Plan fails to conform with the requirements of Policy CSP1 of the Forest of Dean Core Strategy, it is inconsistent with the Cinderford Northern Quarter AAP, it is also contrary to the NPPF and the NPPG	The AP is intended to be complementary to the CS and the policies including CSP 1 have to operate alongside it. In this example, the allocations made have been reviewed and are considered able to comply with CSP1. The CNQ policies are written to take account of the particular and detailed circumstances that apply to the NQ area and the AP in no way affects them.	

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APPV358	060/358/Document/Unsound Mrs F Wallbank, Westbury-on-Severn Parish Council	The document lacks a policy that adequately covers and supports the other rural asset landscapes of the district or the rich biodiversity they support by way of habitat provision.(other than AONB and locally valued landscape areas) Insert the following policy 'Provision shall not be made for development that would detract from the high asset landscape qualities and character of the Forest of Dean District that at present are nationally undesignated' To this end the landscape character appearance,biodiversity,natural and non renewable resources will be protected from harmful development,unless the social and economic needs of the area or wider environmental objectives,overwhelmingly outweigh such harm'	The former so called special landscape area predates the current landscape character approach which is based on a comprehensive assessment. It would not be supported in the NPPF and current guidance. The current approach and the policies in the CS and in the AP provide a context for the assessment of the impact of development The AP provides a strong context for landscape protection by allocating sites and thereby limiting unplanned development. The landscape character assessment for the district, supported by the then Countryside Agency, was published in 2002. This evidence base combined with the NPPF and the CS, especially CSP1, provides a robust framework for considering landscape issues across the district. Exceptionally where there are specific clearly identifiable distinctive features as in the case of AP14, 64 and 96 they are identified in the AP and separate bespoke policies are written.	
APPV368	041/368/Document/Unsound Mr Huw James, Motoring and Leisure Services	Support for protection of future expansion of Whitmead Park leisure and tourism complex. However policy is overly restrictive in parts, and may prevent sensitive expansion. Final sentence of policy ends abruptly and words appear to be missing.	Support noted, as is the part of the representation seeking to provide a greater degree of flexibility. Whilst the policy appears to impose certain restrictions, it is not intended to do so, except to acknowledge those that the location of the site brings in any event. It is agreed that the policy wording could be amended in respect of the area that the policy recognises can be developed. This will be subject to other policies of the AP and CS so there may be other landscape and ecology considerations which could constrain the site.	
APPV380	006/380/Document/Unsound Mr Larkham, Bullo Ltd	Land at Bullo Pill should be allocated for housing.	The current situation is that the LPA consider there is adequate provision for the housing needs of the district made in the AP and that there is both a five year supply and a total supply which meets the AP requirement. A review of need (OAN) has been conducted and there is evidence already available to support this. Further material is however to be made available and will inform the expected discussion at the Examination. The site that is the subject of this representation is in a rural area divorced from any settlement with a dsb and would not be regarded as generally suitable for housing even if there were a need	

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			to make additional land available. It is in a location where agricultural buildings are typical and are expected.	
APPV381	117/381/Document/Unsound Mr R and Mrs J Greening	Land at Awre, MARTINS, this land should be allocated for further caravans, a community/village shop, a house for the management of the site plus up to t low cost 'intermediate' houses.gross floorspace of no more that 1000sq m provided by Ministers Statement 1/12/2014 now a 'material consideration' intended to allow development in rural areas without inclusion of affordable housing conditioned by S106 that such housing has to belong to RSL.	The current situation is that the LPA consider there is adequate provision for the housing needs of the district made in the AP and that there is both a five year supply and a total supply which meets the AP requirement. A review of need (OAN) has been conducted and there is evidence already available to support this. Further material is however to be made available and will inform the expected discussion at the Examination. The site that is the subject of this representation is in a rural area divorced from any settlement with a dsb and would not be regraded as generally suitable for housing even if there were a need to make additional land available. It is in a location where agricultural buildings are typical and are expected.	
APPV383	026/383/Document/Comment Ms Zoe Jackson, Gloucestershire Geoconservation Trust	Gloucestershire Geology Trust requests that matters relating to geoconservation and the preservation of RIGS sites are taken into consideration in planning policy and the planning application process. GGT would like to be notified of any planning applications in proximity to any our RIGS at the earliest possible time.	The RIGS sites are included in the proposals map and are also one of the designations that need to be taken into account under CSP1. They will therefore be taken into account in planning applications.	
APPV384	043/384/Document/Unsound Mr Jamie Melvin	Natural England is not able to advise that the Plan is sound at this time. The Forest of Dean district contains a high number of National and European Designated Sites and contains parts of the Malvern Hills Area of Outstanding Natural Beauty (hereafter 'AONB') and Wye Valley AONB. It is not evident in the documentation that sufficient consideration of the impacts of the proposed allocations on these designated sites and landscapes has been given. There is very little evidence of consideration of impacts on Nationally Designated Sites. Note that proposed development on land within or outside a Site of Special Scientific Interest (hereafter 'SSSI') likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted 1 . Development allocations within the AONB or its setting should carefully consider impacts on landscape and scenic beauty. Landscape and visual impact assessment (LVIA) should be carried out for such allocations, especially those outside existing settlement boundaries, in order to assess impacts on the character of the landscape. Given this lack of evidence Natural England is not able to confidently conclude that the sites contained in the Allocation Plan can be taken forward without negative effects on key environmental features.	Discussions are continuing with NE in respect of this representation	
APPV386	043/386/Document/Unsound Mr Jamie Melvin	Comments on Habitats Regulation Assessment (hereafter 'HRA')	Discussions are continuing with NE in respect of this representation	

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APPV387	043/387/Document/Unsound Mr Jamie Melvin	Comments on sustainability appraisal	Discussions are continuing with Natural England in respect of providing additional information	
APPV395	022/395/Document/Unsound Mr Peter Dutton, Gladman Developments	Gladman consider the issues facing the council can not be adequately addressed through the production of an allocations plan. We believe instead that a more fundamental review of the adopted strategy through a new local plan is necessary.	This is noted and it is expected that further discussion will take place at the Examination. It is noted that material in support of a revised OAN has been prepared and the LPA expect to provide additional information both before and after submission in respect of this and other similar proposals. From the LPAs material available in July 2015, it is considered that the AP can provide for the full OAN. To meet the figure quoted, 406pa (plus whatever additional numbers may be needed to meet any backlog and buffer) would result in a theoretical requirement well in excess of any level of delivery that the market would be able to support.	
APPV417	022/417/Document/Unsound Mr Peter Dutton, Gladman Developments	In light of evidence provided by Barton Willmore demonstrating the objectively assessed housing needs to be substantially in excess of the revised housing requirement, Gladman believe that the Sustainability Appraisal must be revised in order to assess in detail the potential implications on sustainability objectives the deliver/non delivery of omitted sites.	The SA would need to be amended if additional sites were to be allocated. At present this is not the situation and any additional site arising from windfall or other sources are appraised as part of the planning application process.	
APPV426	163/426/Document/Unsound Mr Laurence Mosley	To object to the figure of 4,800 for the proposed provision of dwellings in the District by 2026 on the grounds that it is not designed to meet local need. It ignores all the relevant hard statistical data about housing need in the District. It ignores the need to provide modern knowledge-intensive employment. To make a suggestion for a better policy approach to ensure that any new or converted dwellings will be affordable to individual households to the community more widely.	The figure 4800 for the housing provision in the AP is the result of a revised assessment based on the latest information. It is necessary and appropriate for the AP to provide for the housing needs of the area and this level of provision takes account of new household formation and migration. New employment is considered elsewhere in the AP and the intent is to provide for a wider range than is current. The quality of the environment is agreed to be a fundamentally important asset and the AP seeks to ensure it is protected.	
APPV438	001/438/Document/Unsound Mr Alan Steele, AGS Development Consultants	The land shown red has recently become available and should be considered in place of others due to its sustainable location and close proximity to the recent residential developments at St Whites. It is deliverable, servicable and well contained.	The area proposed is in a prominent location, and although it partly adjoins the recent development does not relate well to it. The proposal would create a developed area which would neither relate well to the older settlement or the newly completed site. It is not recommended that the addition be made. There is no proven need for additional land either in Cinderford or over the district generally.	

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APPV465	051/465/Document/Comment Ms Dawn Williams, Severn Trent Water	. Broadoak – Sufficient capacity should be available for the 40 houses proposed	Noted, this comment applies to the new housing allocation at Newnham.	
APPV468	051/468/Document/Comment Ms Dawn Williams, Severn Trent Water	The IDP assessments we undertake are based on desktop assessment which consider the size/location of the proposed development in relation to the existing sewerage and known pinch points on the existing network which may require further investigation work. Due to the number of these type of enquiries we receive we do not have the resource to model every potential development (or combination) and so the desktop assessments are intended to flag where further assessments may be needed when a development comes forward. At the time of these assessment we have no information about where the developer intends to connect or and details on their on-site drainage proposals. Consequently the level of detail we undertake for our initial desktop assessments are limited but following a specific developer enquiry seeking a new connection we will do a more detailed capacity assessment and where necessary undertake sewer modelling work. Any capacity improvement work would be planned to coincide with occupation of a development	Comment noted, the LPA will continue to liaise with the water company regarding plans and individual applications.	
APPV490	019/490/Document/Unsound Mrs M Newton, Friends Of The Earth	New Policy for landscape FODFOE support the new policy and evidence base submitted by Friends of the Forest for the protection of the high quality of the District's landscapes which FODFOE believe is in urgent need of the weighting as a special policy as is proposed. FODFOE wish to be able to supply further evidence on this topic in the examination in public.	The issue of an additional policy for landscape protection is one that reflects concerns that the existing policies are not sufficient for the degree of protection that should be given to the area. It is agreed that the FoD in general merits a high degree of protection. The variety of landscapes in the district show a diverse range of characteristics and especially those in relation to the forest itself and areas along the Wye valley are vulnerable to change. The CS and the AP both seek to protect the landscapes and use general and more detailed policies accordingly. In addition there is a section in the AP "Local Character and Assets that seeks to enable additional evidence in support of local features to be taken into proper consideration. The existing policies most significantly CSP1 provide an adequate policy base for the judgements to be made. In the event that an additional nationally recognised designation such as AONB could be applied where it is currently not, then there would be an additional consideration which would have weight in making planning decisions. Local policies are based on criteria and those that are contained in the CS and AP are considered to be able to provide the protection that is appropriate.	

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APPV491	019/491/Document/Unsound Mrs M Newton, Friends Of The Earth	Amend the Proposal Map to following KEY PROPOSALS MAP LINEAR PARK CINDERFORD From the curtilage of the A4136 to include from the Northern united site (FODDC land) and Miner's Monument to all of Hawkwell Wood (FC land) to the Nailbridge traffic lights and the A 4151, From Nailbridge traffic lights along Hawkwell Wood and the A415 to the Natural England unimproved grassland site (FODDC land) and the original Linear Park Boundary From the Natural England unimproved grassland site (FODDC land) along the Forestry Commission (FC) boundary and the the Natural England unimproved grassland site (FODDC land) To the FODDC land acquired from the Homes and Community Agency (H&C) and round the curtilage of the newly acquired land to FC land and original Linear Park boundary original Linear Park boundary to be followed to Speech House Road and retraced to the Northern United site and Miner's Monument. All of the Northern United site to be included.	This representation relates to land included in both the AP and the CNQAAP. For the latter the points made should be (and have been) taken up as representations to that plan and to any planning application. As far as the AP is concerned the policy, AP37 seeks to ensure that only development compatible with the recreation use of the Linear park takes place on it. The nature of the land is such that it will not be suitable for some development even within the definition of recreation use. Minor essential development (eg utility installations) may be permitted in exceptional circumstances. The areas referenced for additional inclusion are outside the AP, being addressed by the CNQAAP. As far as the AP is concerned the policy, AP37 seeks to ensure that only development compatible with the recreation use of the Linear park takes place on it.	
APPV497	012/497/Document/Unsound Mr Derek Foster, Dean Natural Alliance	KEY PROPOSALS MAP LINEAR PARK CINDERFORD From the curtilage of the A4136 to include from the Northern united site (FODDC land) and Miner's Monument to all of Hawkwell Wood (FC land) to the Nailbridge traffic lights and the A 4151, From Nailbridge traffic lights along Hawkwell Inclosure and the A415 to the Natural England unimproved grassland site (FODDC land) and the original Linear Park Boundary From the Natural England unimproved grassland site (FODDC land) along the Forestry Commission (FC) boundary and the the Natural England unimproved grassland site (FODDC land) To the FODDC land acquired from the Homes and Community Agency (H&C) and round the curtilage of the newly acquired land to FC land and original Linear Park boundary. The original Linear Park boundary to be followed to Speech House Road and retraced to the Northern United site and Miner's Monument. All of the Northern United site to be included.	The AP is concerned only with part of the area which forms the Linear park and seeks to protect this for recreational use. The NQAAP is not part of this consultation and comments in respect of its allocations or planning applications arising should be made separately. The areas referenced for additional inclusion are outside the AP, being addressed by the CNQAAP. As far as the AP is concerned the policy, AP37 seeks to ensure that only development compatible with the recreation use of the Linear park takes place on it. Minor essential development (eg utility installations) may be permitted in exceptional circumstances.	
APPV500	176/500/Document/Unsound Mr David Priddis	The Allocations Plan is supposed to be made "available" to the public so they can make comment. Whilst this document is on the FODDC Portal, I contend it has not been made properly available due to the massive size, over 64 MB, the slowness of the Council server and the lack of widespread high speed internet access, locally. I attempted three times to download this document over a three hour period before managing to finally download it in the early hours of the morning at 04.11 hours, when servers had little traffic. This is unacceptable.	The AP is made available in a variety of formats and is inevitably a large document. Paper and electronic copies were accessible in libraries and were also available on request. Although the LPA is not responsible for individual IT equipment it is accepted that it would be better if the document had been able to be accessed more easily.	
APPV501	176/501/Document/Unsound Mr David Priddis	Core Strategy – I previously submitted evidence concerning the Core Strategy in 2011. I believe the Core Strategy should have had its own Appropriate Assessment and made representations to this effect in my verbal evidence. Core Strategy Item 7.11, page 69,	The CS was firstly found sound by the Inspector and then subsequent legal challenges were dismissed. It was the subject	

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		should, I feel also contain a statement on maintaining and enhancing existing wildlife sites, in accordance with other Core Policies and Strategies. This should be added as a 3rd bullet point under the heading of "Sustainable Development". I believe the Core Strategy remains flawed and needs re-examination. Its use within the Allocations Plan, in turn, renders the Allocations Plan unsound.	of the required assessments. Whilst it is not possible to add to the CS, the "Key Issues" for Cinderford as presented in the AP may be amended and this is recommended in order to refer to the need to maintain and enhance existing wildlife sites in that list.	
APPV510	176/510/Document/Unsound Mr David Priddis	Minerals Planning Guidance (MPG) – I understand that the minerals planning is carried out by Gloucestershire County Council. It is of great concern that no mention seems to be made of the impacts of the proposed Minerals Planning. These must be also considered together with the FODDC Allocations Plan. My comments on the MPG are attached as Enclosure 14 and these comments need to be taken into consideration in relation also to this Allocations Plan. In particular, the 'in-combination' impacts of all the proposed development within BOTH plans must be considered in relation to the bat SAC. I object that this has not been done and therefore believe the Allocations Plan is unsound.	The HRA examined AP policies in relation to the Bat SAC. It has concluded that the AP is acceptable in terms of its potential effects, either alone or in combination with other plans.	
APPV514	176/514/Document/Unsound Mr David Priddis	I believe the concept of the quantity of housing proposed for the Forest of Dean area to be highly flawed and unsustainable. For the reasons given in my letter, Enclosure 15, I believe the overall quantity to be partly mis-calculated and double-counted.	The references to highway congestion are accepted and the AP seeks to provide development in a manner that will least affect it. There will however be some impact and this should be mitigated where possible. The AP needs to provide for the full assessed need for housing in the district and the publication draft does this. The requirement of 320 dwellings per year meets the expected demographic need and much of this is required to address the need arising from the present population.	
APPV515	176/515/Document/Unsound Mr David Priddis	I also feel my previous representations to the Draft Allocations plan, Enclosure 15, were not properly recorded in the draft stage, particularly my overriding points concerning the poor infrastructure. I am therefore concerned about the due process of the consideration of the Plan.	The previous points have been considered, but the examination process provides an additional opportunity for them to be raised in a process (examination) which is independent of the LPA. Any points not considered to have been properly dealt with should be raised at the examination	
APPV527	186/527/Document/Unsound Mr Martin Rudland	Environmental Impact Assessment must be carried out prior to all development proposals. Affordable housing must take priority and should be available only to local people if possible.	Comments noted, development will be required to assess its impact on the environment and this will be through a formal EIA where that is required. It is agreed that there is a need for affordable housing and this will be sought wherever possible. The need for housing overall is established against an evidence based assessment and is considered appropriate for the district. House types that meet the requirements of the district are sought where applications are submitted.	

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APPV530	214/530/Document/Unsound Ms Ruth Wollen	The presented Allocations Plan will be highly detrimental to wildlife, will degrade the quality of life for those people living and working in the area and will decrease the attractiveness of the area for tourism, which is currently an important source of employment and revenue.	The AP is considered to provide overall benefits in supporting the needs of the district and protecting the environment generally and by making appropriate allocations.	
APPV531	176/531/Document/Unsound Mr David Priddis	I have a major objection, mentioned above, that applies to the whole Allocations Plan in relation to the Wye Valley and Forest of Dean Bat SAC. The in-combination effects of all proposed development within the FOD, including minerals extraction, MUST be examined in detail in an Appropriate Assessment at this stage prior to the Plan being further considered or approved. Nearly the whole of the proposed development has the potential to affect areas used by bats protected under the SAC, their resting places, feeding areas or connectivity of the flight routes. The importance of the Forest of Dean, in a European context, for both greater and lesser horseshoe bats must not be compromised. Looking at in-combination effects and impacts cannot be left until later; this is the time it must be carried out. Looking at individual component sections, or individual planning applications within the Plan, later would be deemed "salami slicing" and would be contrary to the requirements of the Habitats Directive and the Regulations. This will lead the Plan becoming undeliverable due to further planning problems such as have already been experienced at the CNQ site, where legal challenges and appeals in the High Court are on-going and unresolved. In addition to specific comments above please also refer to all the detail in the Enclosures, which form part of my Objection. 16. I also note that whilst reference is made to maintenance .	It is agreed that the in combination effects of the plans need to be assessed, as the regulations require. This assessment should be appropriate to the plan or policies being assessed and at this stage it is necessary to show that the AP in combination with other plans is acceptable under the relevant regulations. The HRA examined AP policies in relation to the Bat SAC. It has concluded that with the mitigation effects alone or therefore in combination as a result of the AP the proposed plans are acceptable.	
APPV532	176/532/Document/Unsound Mr David Priddis	I also note that whilst reference is made to maintenance of the bat SAC, there are no included plans to enhance it.	comment noted	
APPV533	176/533/Document/Unsound Mr David Priddis	The Allocations Plan is supposed to be made "available" to the public so they can make comment. Whilst this document is on the FODDC Portal, I contend it has not been made properly available due to the massive size, over 64 MB, the slowness of the Council server and the lack of widespread high speed internet access, locally. I attempted three times to download this document over a three hour period before managing to finally download it in the early hours of the morning at 04.11 hours, when servers had little traffic. This is unacceptable.	This comment is made in support of other more detailed observations. The AP is however not considered to be detrimental to wildlife overall and promotes tourism in a sustainable manner. The alternative of not having a comprehensive plan is likely to be unplanned changes which potentially could be much more harmful to the aims of the plan.	
APPV95	174/095/Paragraph 1.1/Unsound Mr Alan Powell	The Area Action Plan for the Cinderford Northern Quarter is no longer consistent with national policy. In order to form part of the Allocations Plan it must meet current national policy.	The AP does not propose to include the AAP area, as stated in 2.8. The comments made in respect of the CNQAAP should therefore be made elsewhere. The AAP is an adopted plan and representations are now therefore expected to planning applications rather than the plan	
APPV202	047/202/Paragraph 1.1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The NPPF requires that a Local Plan should be drawn up over an appropriate time scale, preferably 15 years and take account of longer term requirements. This should be addressed by incorporating the emerging Allocations Plan and the adopted Core Strategy into a single Local Plan	Whilst it is agreed that ideally a longer plan period may be desirable, the LP system will enable a review and roll forward of the CS and AP as one plan when the AP is adopted. This is most likely to consider the period to 2031. The present review of housing needs has been conducted to ensure that a proper basis is	

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			established for future supply and will also need to be rolled forward when the whole plan is reviewed. There is much in the adopted CS and in the draft AP that is not expected to change in any review. The preparation of an AP to complement the CS is regarded as the best way to provide a comprehensive plan coverage for the district, which is strongly encouraged in the NPPF and guidance.	
APPV1	215/001/Paragraph 1.2/Unsound Mr Michael Wonnacott	Object to planning housing on what was greenbelt land	Comment noted, although there is no Greenbelt in the FoD there are large areas of protected countryside. It is considered that the plan achieves the correct balance between development and conservation	
APPV97	168/097/Section 2/Unsound Dr John Openshaw	The current version of the AP fails to demonstrate a 5 year land supply. The AP must include a clear unequivocal, unarguable, demonstration of the 5 year land supply. The AP must include a table, listing all of the components of the 5 year supply and any assumptions made regarding the land.	It is agreed that the AP must be able to provide for an adequate supply of land for housing. This currently means a supply of land available now capable of providing five years worth of dwellings, and sufficient land to meet the needs of the plan over its life The published AP provides for both these elements of supply. It cannot however provide a table that would be more than guidance as the assessment of the actual requirement has to be updated on a regular basis. For a five year supply the basis on which it is assessed changes according to the number of past completions, and the way in which it is assessed is by material which informs rather than is part of the AP. At the time of publication the Council considered there was an adequate supply, and has published material to support that claim. Further material will be added to the evidence base as required in order to inform the examination and will form part of the monitoring of the Plan.	no change required, though clarification could be added to ensure that the sources of information are referred to.
APPV43	083/043/Paragraph 2.1/Unsound Mr Richard Brock	There are no policies in the development plan documents dealing with development in rural areas such as agricultural/forestry dwellings, occupancy conditions, conversion of rural buildings, replacement dwellings, sub-division of dwellings, listed buildings etc. Need to introduce relevant policies.	Although neither the AP nor the CS contains specific policies to address the cases referred to the Plan is not considered to be silent. The CS along with the NPPF and NPG both guide the making of development management decisions in a manner that can be used to assess all forms of application. CSP1 and then the various subject policies of the CS should be considered first and then any general AP policies. CSP 1 enables the impact of a	

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			proposal to be assessed, and provides detail about some of the specific matters that need to be considered. The AP and the CS supported by NPPF provide a suitable policy framework to enable the impact of all forms of development to be properly assessed. It is not necessary to provide development management policies for the cases suggested although the situation will be reviewed on a regular basis.	
APPV203	047/203/Paragraph 2.1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The NPPF requires that a Local Plan should be drawn up over an appropriate time scale, preferably 15 years and take account of longer term requirements. This should be addressed by incorporating the emerging Allocations Plan and the adopted Core Strategy into a single Local Plan	The aims of having a single Local Plan and one with a longer time horizon are considered desirable. In order to do this the first step and priority is one of establishing a comprehensive plan using the existing adopted CS and AAP as well as the AP. Once these are all in place, then both the AP and the CS may be rolled forward as a single plan. Although a longer plan period is desirable, the current CS sets the context for the AP and 2026 is therefore appropriate for the AP. Much of the CS content is in any event not affected by the time constraints referred to.	no change required
APPV204	047/204/Paragraph 2.1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The NPPF requires that a Local Plan should be drawn up over an appropriate time scale, preferably 15 years and take account of longer term requirements. This should be addressed by incorporating the emerging Allocations Plan and the adopted Core Strategy into a single Local Pla	Whilst it is agreed that ideally a longer plan period may be desirable, the LP system will enable a review and roll forward of the CS and AP as one plan when the AP is adopted. This is most likely to consider the period to 2031. The present review of housing needs is also likely to be rolled forward with the plan review. It is considered appropriate to establish a comprehensive LP as a priority and then combine the plans into one with a longer horizon.	
APPV205	047/205/Paragraph 2.1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The NPPF requires that a Local Plan should be drawn up over an appropriate time scale, preferably 15 years and take account of longer term requirements. This should be addressed by incorporating the emerging Allocations Plan and the adopted Core Strategy into a single Local Pla	Whilst it is agreed that ideally a longer plan period may be desirable, the LP system will enable a review and roll forward of the CS and AP as one plan when the AP is adopted. This is most likely to consider the period to 2031. The present review of housing needs has been conducted to ensure that a proper basis is established for future supply and will also need to be rolled forward when the whole plan is reviewed. There is much in the adopted CS and in the draft AP that is not expected to change in any review. The preparation of an	

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			AP to complement the CS is regarded as the best way to provide a comprehensive plan coverage for the district, which is strongly encouraged in the NPPF and guidance.	
APPV207	047/207/Paragraph 2.1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The housing requirement proposed in the Allocations Plan is inconsistent with the adopted development plan. In order to rectify this the objectively assessed need should be provided for in the Allocations Plan.	The AP is considered consistent with providing for the needs of the district and is therefore compatible with other adjoining plans. It is accepted that there will be further discussion regarding what these needs are. Additional evidence is being made available in order to inform the discussion.	
APPV186	158/186/Paragraph 2.12/Unsound Mr Peter Monk	The Allocations Plan appears to be unsound because there is no reference to the considerable number of new homes and bedspaces suitable for older people, which are evidently required, in allocating land for housing development throughout the district. The document should be modified and expanded to highlight features of the predicted need for new older person homes and bedspaces that are relevant to the land allocations made in the Allocations Plan.	The AP and its supporting evidence does provide for the needs of older people, and there are within the variety of new sites identified for housing a range including some suited to older persons and others where a variety of accommodation is expected. There is one allocation for accommodation likely to be predominantly for older persons and other suitable sites also. The guidance in particular in the SHMA will be used as far as it is possible to match provision to need.	
APPV208	047/208/Paragraph 2.12/Unsound Mr Phil Hardwick, Robert Hitchins Limited	Land at Chartist Way would be more suitable site than the site which is currently proposed to be allocated as it would have a more sympathetic relationship with the Conversion Area and nearby Listed Buildings. It is also preferred as the Gloucester Road site lies on a key approach into the village and is likely to have a greater visual impact. The distribution of growth set out in Policy CSP16 of the Core Strategy will need to be recalculated. The housing requirement will also need to be adjusted to reflect the objectively assessed need and once this is done there will be a need for further allocations to be identified.	This site is the subject of an appeal which if allowed will result in a recommendation that the site be identified in the AP and allocated. If it is not allowed then the appropriate action is to retain the dsb as it is with the allocation off Gloucester rd subject to one other minor change.	
APPV130	144/130/Paragraph 2.13/Unsound Dr Ashley Lane	Whilst the plan naturally comments on the provision of housing of all tenures and focuses on the need for suitable numbers, the plan needs to better address tenure / socioeconomic need.	It is agreed that the AP needs to provide the type of housing required. In order to do so it is informed by material, most notably the SHMA which covers the likely needs. The sites are allocated in a manner that provides a variety of opportunities and there are smaller sites made available by way of the settlement boundaries (dsb) that are employed. The precise provision of housing can only be determined at the application stage and current evidence will be used at that stage to guide developers. The Council have extensive information in relation to the need for affordable housing and this includes where available local	not required

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			surveys. Provision is always sought in keeping with identified needs.	
APPV158	059/158/Paragraph 2.14/Unsound Mr Dave Kent, West Dean Parish Council	All local developments should count against the area allocations. Sites for small infill developments comprising 5 or fewer dwellings, which can be allocated without detracting from the local design character, can be identified which would have less impact than large developments. There should be regular reviews of all allocated sites to ensure compliance with the development assumptions of the AP.	The AP makes provision for small sites to continue to be made available and the calculation of land availability, especially the five year supply calculation, allows for about 74 net completions per year on sites of less than 6 dwellings. This figure is often exceeded but all such completions count against the requirement. The requirement is measured across the whole district. With small sites accounting for about 23% of the total (74/320), the larger sites most of which should be plan allocations need to come forward to meet the remainder of the supply needs. The AP allocates sites that are considered deliverable using evidence to support the view that they are deliverable and will be implemented. There are however limits to what the AP can do to ensure that development takes place.	
APPV163	042/163/Paragraph 2.35/Sound Mr Mark Funnell, National Trust	Support for local landscape assessment policies to protect particular localities including May Hill.	Noted, it is not recommended that additional areas are designated although it is agreed that they are worthy of protection. This is because it is considered that the existing tools are adequate to provide the appropriate protection.	
APPV194	057/194/Policy AP 1/Unsound Mr Peter Tufnell, Tufnell Town & Country Planning	Policy AP1 (and the AP in general) direct developments to allocated sites and within DSB's, viewing developments outside as unsustainable. Whilst the general thrust of the policy (in accordance with the CS) will be widely supported it will likely prohibit some sustainable developments that would otherwise accord with National policy, including The Framework. If such an interpretation were to prevail many otherwise sustainable developments would be rejected. The AP is too prescriptive and too restrictive	The CS and the AP set out the way in which the settlement boundaries are intended to apply and while they are key to the location of much development, there are cases where development is expected outside the boundaries and some where it is expected to be outside them. Settlement boundaries are intended to provide guidance in the delivery of the CS and AP in recognition of the levels and patterns of development that they support. As part of the Local plan when adopted, the AP is considered an appropriate location for the draft policy AP1	no change required
APPV210	047/210/Policy AP 1/Unsound Mr Phil Hardwick, Robert Hitchins Limited	AP1 sets out that planning applications will be considered in terms of sustainability identifying that where proposed developments are sustainable in terms of the NPPF they will be approved. However the green box defines sustainability in different terms. Remove green box to provide for flexible effective plan in conformity with the NPPF	The policy and its explanation is intended to be in compliance with national guidance and in terms of its local application, development that complies with the CS and AP is regarded as sustainable. Settlement boundaries do not prevent all development, and there may be certain circumstances when they may be set	no change required

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			<p>aside in some respects. One example is that they should not in themselves prevent new housing form being built outside their limits in the event of an undersupply of land for housing, or another is where there is an acceptable proposal for an exceptions site. The boundaries are not simply drawn to limit development they also mark areas which are otherwise constrained (for instance by landscape or ecological considerations). In these cases the boundaries could reflect environmental constraints which under the NPPF alone should not support development. It is not considered that the AP text needs to be amended although it is recognised that there may be exceptions to the policy including those referred to above.</p>	
APPV215	049/215/Policy AP 1/Unsound Miss Chloe Clark, Savills	<p>the CS and, consequently, the AP do not provide a sound basis upon which to plan for housing and economic growth in Forest of Dean. The growth requirements contained within the CS are out-of-date and unjustified and must be reviewed in line with current national planning policy guidance.</p>	<p>Whilst it is agreed that ideally a longer plan period may be desirable, the LP system will enable a review and roll forward of the CS and AP as one plan when the AP is adopted. This is most likely to consider the period to 2031. The present review of housing needs has been conducted to ensure that a proper basis is established for future supply and will also need to be rolled forward when the whole plan is reviewed. The preparation of an AP to complement the CS is regarded as the best way to provide a comprehensive plan coverage for the district, which is strongly encouraged in the NPPF and guidance. This representation is in support of the allocation of an additional area of land for mixed development and the site, adjoining the harbour at Lydney is not considered appropriate for allocation. The CS is in effect being modified in respect of its housing provision to take account of the latest assessment of need. Prior to that although based on the former RSS, the planned level of provision was also in accord with the current estimates at the time of the examination. The CS did not therefore under provide and was supported by the Inspector. It is not known how the suggested figure of dwelling provision was derived, but it would appear excessive when compared with evidence and is well in excess of the level that is considered</p>	no change required

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			sustainable by the market. This submission is part of one seeking to use land at Lydney for mixed use and other responses should be considered alongside this which relates only to the contention that the need for housing is not met by the AP as proposed.	
APPV396	022/396/Policy AP 1/Sound Mr Peter Dutton, Gladman Developments	Gladman support the inclusion of this policy	support noted	
APPV295	210/295/Policy AP 2/Unsound Mr Walt Williams	While renewable energy generation in some form will play an important role in the District, the area is reliant on building its Tourist industry for a significant part of its income and this will be seen as paramount. Visually intrusive development in the countryside is contra to policy. Amend last sentence of AP2	It is agreed that tourism is important and that the protection of the landscape is needed for a variety of reasons including the retention of a landscape that is attractive to visitors. The policy AP2 is intended to set out the considerations which apply to renewable energy projects. It is likely that proposals which are not acceptable in landscape terms will not comply and the visibility of an installation is taken into account when assessing the landscape impact. the fact that a development is visible does not mean that it is unacceptable, as it is the impact that needs to be considered. Where there are adverse impacts a scheme may be refused. The policy as drafted is considered to allow the consideration of visual impacts and it is not considered to need modification.	no change required
APPV262	062/262/Policy AP 4/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the Policy AP 4 Design of Development	support noted	no change required
APPV397	022/397/Policy AP 4/Unsound Mr Peter Dutton, Gladman Developments	Whilst the design of development is clearly a priority of the framework, the viability of development is a critical consideration. The council must ensure that in setting out policy requirements the viability, and thus the deliverability of developments is protected. The implementation of policy AP4 AP5 AP6 may impact on the prospect of a development being completed. Failure of these policies to be considerate of viability issues places them in the potential conflict with the framework and will render the plan unsound.	It is agreed that viability is essential for a development to proceed, however the importance of design is such that a policy is considered necessary. It supports the nppf in its view that development should add to the overall quality and respect local character. The policy it is agreed must not become an undue constraint on development but equally is required to ensure that change takes place in a manner that makes a positive contribution.	

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APPV264	062/264/Policy AP 5/Sound Mr Andrew Blake, Wye Valley AONB	Support for Policy AP5	This is support for AP5 and is noted.	
APPV398	022/398/Policy AP 5/Unsound Mr Peter Dutton, Gladman Developments	Whilst the design of development is clearly a priority of the framework, the viability of development is a critical consideration. The council must ensure that in setting out policy requirements the viability, and thus the deliverability of developments is protected. The implementation of policy AP4 AP5 AP6 may impact on the prospect of a development being completed. Failure of these policies to be considerate of viability issues places them in the potential conflict with the framework and will render the plan unsound.	It is agreed that viability is essential for a development to proceed, however the importance of design is such that a policy is considered necessary. It supports the nppf in its view that development should add to the overall quality and respect local character. The policy it is agreed must not become an undue constraint on development but equally is required to ensure that change takes place in a manner that makes a positive contribution	
APPV42	083/042/Policy AP 6/Unsound Mr Richard Brock	No sound reason why the areas chosen should be viewed as "Locally Distinctive".	The areas concerned have been identified and are supported by material in the evidence base that shows how they are regarded as locally distinctive. The policy seeks to follow the NPPF especially para 58 in responding to local character and history and establishing (maintaining) a strong sense of place. the LDAs do not preclude development but require proposals to show how they are compatible with a particular area. Reference is made in the representation to changed circumstances and these LDAs were reviewed to take account of any changed (local) circumstances. At a wider level the main change since the policy was first written has been the publication of the NPPF and its support for the approach taken. There is considered to be a case for the policy concerned with makes clear that it does not seek to prevent development. Whilst the concept is not new and the previous LP policy was considered appropriate there is further support for the approach in the NPPF in responding to local character and history and seeking development which adds to the overall quality of the area (see para 58). Additional explanatory material has been added to the evidence base which is intended to support the policy and shows the considerations that apply to each of the areas. Character and the protection of the locally distinctive features within the FoD as a whole are two areas wheer	no change required

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			the AP seeks to deliver the objectives of the NPPF in ensuring the appropriate development makes a positive contribution.	
APPV131	213/131/Policy AP 6/Unsound Mr George Wise	Objection is made to Policy AP6 relating to Locally Distinctive Areas based upon fact, in reality, those areas so designated are not truly locally distinctive. Areas with towns and villages protected from development by designations such as Important Open Areas and Locally Distinctive Areas need to be totally re evaluated against changed circumstances.	The areas concerned have been identified and are supported by material in the evidence base that shows how they are regarded as locally distinctive. The policy seeks to follow the NPPF especially para 58 in responding to local character and history and establishing (maintaining) a strong sense of place. the LDAs do not preclude development but require proposals to show how they are compatible with a particular area. Reference is made in the representation to changed circumstances and these LDAs were reviewed to take account of any changed (local) circumstances. At a wider level the main change since the policy was first written has been the publication of the NPPF and its support for the approach taken.	no change required
APPV196	120/196/Policy AP 6/ Unsound Mr C Haines and Miss N Tweed	The former tramway/railway at Soudley is used for parking and other uses ancillary to dwellings (and a PH) do not display sufficient of the characteristics for inclusion in either of the designations LCA or IOA. The designated areas should be reduced to exclude the areas that do not display the required characteristics	The LDA policy has been reviewed and the conclusion in relation to this area of Soudley was that the policy should still apply. It is one containing distinctive features and part of the village where some of the former layout can be seen. the policy does not prevent development but does require it to show how it complies. the aims of the policy are closely aligned with those of para 58 of the NPPF and the policy is considered appropriate. Additional information is contained in the Evidence base in relation to each of the defined LDAs showing how proposals will be evaluated.	no change required
APPV399	022/399/Policy AP 6/Unsound Mr Peter Dutton, Gladman Developments	Whilst the design of development is clearly a priority of the framework, the viability of development is a critical consideration. The council must ensure that in setting out policy requirements the viability, and thus the deliverability of developments is protected. The implementation of policy AP4 AP5 AP6 may impact on the prospect of a development being completed. Failure of these policies to be considerate of viability issues places them in the potential conflict with the framework and will render the plan unsound.	It is agreed that viability is essential for a development to proceed, however the importance of design is such that a policy is considered necessary. It supports the nppf in its view that development should add to the overall quality and respect local character. The policy it is agreed must not become an undue constraint on development but equally is required to ensure that change takes place in a manner that makes a positive contribution.	

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APPV323	016/323/Policy AP 7/Unsound Mr Carl Cording, Environment Agency Wales	Unclear why certain aspects of District Wide policies have been chosen for this policy framework and not others. Also wording in AP7 and AP8 could be improved and we would be happy to discuss this with you in more detail.	The additional general policies are contained in the AP partly to cover issues arising as specific allocations are made and partly in response to the current nppf and NPPG. GI and biodiversity are two particular subjects that were considered to be in need of additional policy support especially as allocations are implemented. The comments are noted in respect of flood risk and water quality. In principle if policies that cover planning matters could be drafted that add to the coverage in the CS then they could be included in the AP. Further discussion is welcomed- although there are specific issues in the district these are not considered to be untypical.	
APPV328	024/328/Policy AP 7/Sound Mr Rob Niblett, Gloucestershire County Council	The biodiversity policy has been expanded to include 'priority' species which is welcomed and is consistent with the District Council's statutory biodiversity duty	Support noted	no change required
APPV385	043/385/Policy AP 7/Unsound Mr Jamie Melvin	While we welcome the reference to net biodiversity gains for section 41 Natural Environment and Rural Communities (hereafter 'NERC') Act species and habitats, the policy does not provide guidance regarding Local, National or International Designated Sites. Account should be taken of the proximity of proposed development to these sites and to habitats, hydrology and landscape features that may be important to their interests and qualifying species. The Allocations Plan should include adequate policy guidance to ensure the interests of wildlife and geodiversity sites are protected drawing distinctions between International, National and Local sites so that the level of protection is commensurate with site status 2 . Allocations should also take into account best and most versatile agricultural land 3 , ancient woodland and the loss of aged or veteran trees found outside ancient woodland. 4	These considerations are accepted, although there is a nationally agreed context and also much guidance about how designated sites should be considered. Although the plan is considered to have sufficient guidance, along with other non planning advice, guidance and support from national agencies, it may be appropriate to explain this more in the AP. Additions to the text or a separate box is considered appropriate as it is a matter of explaining the protection conferred by other policies rather than the AP itself applying it- the level of protection and the way in which the interests of protected sites must be taken into account is a matter of fact.	
APPV478	019/478/Policy AP 7/Unsound Mrs M Newton, Friends Of The Earth	AP 7 Biodiversity Delete wording as this policy should have as basic principle the protection of species and habitats that recognises the importance of interrelated ecosystems for the survival of species as exemplified by FODFOE at the CNQ proposed development site. FODFOE wish to put forward new wording at a later date after discussion with FODDC officers for consideration and to be able to attend the examination on public on this issue if necessary.	The plan overall including the CS provides the protection necessary in policies such as CSP1. AP7 is an additional policy that seeks to ensure additional safeguards and enhancements of biodiversity. It should therefore be read in conjunction with the CS. FoDDC are keen to establish the best possible policies for the AP and would be willing to consider improved wording for this policy. These considerations are accepted, although there is a nationally agreed context and also	

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			much guidance about how designated sites should be considered in the NPPF and NPPG. The CS, particularly CSP1, provides local context to the national policy Although the plan is considered to have sufficient guidance, along with other non planning advice , guidance and support from national agencies, it may be appropriate to explain further the local context for biodiversity net gains.	
APPV135	061/135/Paragraph 3.28/Unsound Mr Justin Milward, Woodland Trust	Whilst ancient woodland that comprises semi natural ancient woodland is identified for protection in Appendix B in the glossary for your Allocations Plan for the Forest of Dean, currently this is only being taken into account with supporting text for the introduction. The Woodland Trust would like see the Allocations Plan specifically take all ancient woodland and ancient trees being taken into account within the Core Strategy Vision and Objectives as well, because these are habitats that should be protected from any development	Ancient woodland and ancient trees would be protected by CSP1 in the CS. It is considered that the references in the AP make this clear. In addition ancient woodlands are protected under the biodiversity policy.	no change required
APPV265	062/265/Policy AP 8/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the following policy AP 8 Green Infrastructure	comment noted	no change required
APPV324	016/324/Policy AP 8/Unsound Mr Carl Cording, Environment Agency Wales	Unclear why certain aspects of District Wide policies have been chosen for this policy framework and not others. Also wording in AP7 and AP8 could be improved and we would be happy to discuss this with you in more detail.	The AP does include some general policies, but subjects such as flood risk and pollution are already contained in policies supported by the EA in the adopted CS. Additional policy material could be added to the AP if it was considered necessary bearing in mind nppf/npg and the principle that additional policies should be included if they provide additional and necessary local guidance. In the case of the AP the additional policies are considered justified in response to local circumstances, a principle that would apply to any additions. Although additional policy content in respect of flooding and water quality/ pollution is not considered necessary, the Council would be happy to discuss the matter, seeking particular clarity in respect of any local justification.	no change required but the Council will be pleased to discuss the matter further.
APPV440	029/440/Policy AP 8/Unsound Miss Stephanie Pike, Herefordshire and Gloucestershire Canal Trust	Herefordshire and Gloucestershire Canal Trust are in support of policy AP 8, and would like to emphasise the importance of maintaining this policy, particularly with regard to the purposes of the Canal and securing appropriate provision toward the restoration of the Canal which is recognised as an important opportunity to provide a new or enhanced Green Infrastructure Corridor.	Support noted	

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APPV136	061/136/Paragraph 3.31/Unsound Mr Justin Milward, Woodland Trust	Site allocations should reflect the rural identity of local surroundings, whilst also seeking to enhance Green Infrastructure. Therefore, Policy AP8 should take this into account because well used local community green assets should not be put forward as development proposals for the Forest of Dean. This section should specifically include a reference to the role of trees and woodland in supporting green infrastructure.	In respect of the change suggested in the representation, there is reference to woodland in 3.31. It is agreed that this could be expanded to cover trees and woodland.	Add to 3.31 ... woodland "and trees which can make a positive contribution to green infrastructure."
APPV329	024/329/Paragraph 3.31/Sound Mr Rob Niblett, Gloucestershire County Council	This paragraph appropriately references the LNP's Strategic Framework.	Noted	
APPV326	024/326/Paragraph 4.3/Unsound Mr Rob Niblett, Gloucestershire County Council	policy 4.3 seeks to safeguard canal and railway corridors for leisure and possibly utility. It will be important to identify this opportunity and other ones whereby areas which will be receiving increases in development will have more opportunities for quiet recreation and to travel some trips without a car and away from heavily trafficked high speed roads, especially as this is such an important element of the Forest of Dean	The comment is supported	no change required
APPV190	067/190/Table 6/Unsound Mrs M Bailey	The plan does not make adequate provision for Gypsy/Traveller sites in accordance with need in the Forest of Dean. An additional small G/T site is proposed at Huntley	The representation relates to a site previously considered for possible use as a gypsy/traveller site. The previous response was that it may be able to be considered but that it was too small to be allocated. In view of the fact that the AP is considered to provide adequately for the currently identified needs of gypsies and travellers, there is not considered to be any additional need to be met. The comment that the site may be suitable remains however and this is best resolved through a planning application when its detailed suitability could be assessed against CSP6 and other relevant policies.	no change required
APPV209	047/209/Table 8/Unsound Mr Phil Hardwick, Robert Hitchins Limited	land at Chartist Way would be more suitable site than the site which is currently proposed to be allocated as it would have a more sympathetic relationship with the Conversion Area and nearby Listed Buildings. It is also preferred as the Gloucester Road site lies on a key approach into the village and is likely to have a greater visual impact.	This representation is understood to relate to the proposed allocation off Gloucester Rd Staunton/ Corse. The site that is advocated for development is at the time of writing subject to a planning appeal and is awaiting the Inspector's decision. The AP will take account of this decision and if needed will be modified accordingly	No change required unless the appeal site is permitted in which case it will be included in the AP as an allocation.
APPV342	114/342/Table 8/Comment Mr Paul Garrod	In total 3,061 houses are allocated across 22 sites. With the exception of Policy AP47 - East of Lydney all the sites are relatively modest in size with only three being allocated for 100 units or more. None of these sites is considered to warrant further consideration in respect of Strategic Road Network impacts although the overall impact of the allocations in totality should be considered	Comment noted, further consultation is welcome and especially at the time of planning applications	

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APPV276	009/276/Paragraph 4.6/Unsound Mr Graham Clark, Country Land and Business Association	The wording needs further improvement before it could be considered 'sound'. The current wording of para 4.6 (which provides the context and justification for policy AP9) fails to properly balance the reasonable general aspiration of restoration of the Canal with the rights and equally legitimate aims of businesses and property owners along the route.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	Re word para 4.6 of the AP as follows: The Council supports the reinstatement of the Herefordshire and Gloucestershire Canal whilst recognising the rights and aspirations of businesses and property owners located along its route. Land will be safeguarded to enable the canal to be reinstated along its original course and (by agreement with relevant landowners), diverted from this original course where necessary. The land to be protected to enable the canal, that necessary for agreed diversions and that agreed to be 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, through consultation and agreement between the Canal Trust and affected landowners and occupiers. 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 developers to negotiate with the relevant landowners regarding access to land .
APPV443	189/443/Paragraph 4.6/Unsound Mr G A Savage	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para4.6 should be modified by removing the underlined words Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to	

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			<p>respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV445	188/445/Paragraph 4.6/Unsound Mr R G Savage	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para4.6 and 4.8 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body</p>	

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			responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV447	103/447/Paragraph 4.6/Unsound Mr Mike Ellerby	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV449	063/449/Paragraph 4.6/Unsound Mr Cyril Amos	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring /	

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			<p>reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV451	155/451/Paragraph 4.6/Unsound RD and HE Midwinter	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection.</p>	

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			<p>Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV453	200/453/Paragraph 4.6/Unsound Mr J Tydeman	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	

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APPV455	091/455/Paragraph 4.6/Unsound Mr S Collingwood	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV457	127/457/Paragraph 4.6/Unsound Judith Hawkes	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to	

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			<p>respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV459	126/459/Paragraph 4.6/Unsound Steve Hawkes	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.6 should be modified by removing the underlined words Para 4.6The 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 . by negotiation and agreement with those who own and manage the land affected.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body</p>	

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			responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV189	106/189/Policy AP 9/Unsound Mrs Anne Evans	In order to assist interpretation the LPA is asked to confirm that the "safeguarded route" is the original route and that (and only that) is what is depicted on the proposals map. If this is not the case the proposals map will need to clearly define deviations	The Plan at present defines only parts of the historic route and does not show agreed diversions. The policy is intended to protect land from development that would prevent the re instatement of the canal and it does this by showing the land that is protected (at present the historic route of the canal where it is not obscured by other development). Where it is then the policy is that diversion of the route will be required and that this should be by agreement meaning that if a diversion route is agreed with a landowner then it can be protected from other development and be shown on the proposals map. It is not considered necessary for an agreed diversion to have planning permission although if this were the case it would provide a clear basis to show on the proposals map. The planning policy does not replace the need for the consent of the owner to carry out works on the land concerned. It is accepted that the reinstatement of the canal will have both negative and positive impacts and these may be addressed through private agreements with the owner or where planning permissions are involved, conditions and legal agreements etc. There may be temporary uses which can be permitted on the protected land subject to its availability when needed fro the restoration/ reinstatement. It is agreed that the policy can by protecting land from development cater for changes that may not take place in the plan period. Agreed diversions can also be protected in this manner although none are yet shown on the publication version of the proposals map. The Canal policy AP9 is likely to be one discussed at the Examination, and the Council will be able to take account of any information available at this time and revise the policy as recommended. At this stage however no change is proposed.	No change, pending likely discussion at examination

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APPV277	009/277/Policy AP 9/Unsound Mr Graham Clark, Country Land and Business Association	The wording needs further improvement before it could be considered 'sound'. The fact that restoration should be achieved by agreement with affected landowners should be made clearer in the wording.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	see 276.
APPV330	024/330/Policy AP 9/Unsound Mr Rob Niblett, Gloucestershire County Council	AP9 rightly highlights there needs to be consideration of potential adverse environmental impacts. In particular there is an expectation that canal restoration should make a positive contribution with regards the landscape and green infrastructure. This should provide for enhancement for biodiversity too but not necessarily so and perhaps therefore biodiversity should also have been quoted in the policy wording. However the policy clearly states that the full range of policies in the local plan will be relevant in determining any canal related planning application.	Comment noted, it is agreed that the restoration of the canal should bring biodiversity benefits and that a reference should be added to the policy... add before "provision of green infrastructure".. "Biodiversity benefits and"...	
APPV360	092/360/Policy AP 9/Unsound Mr D Collingwood	AP9 Should be modified to bring the wording into line with FoDDC's adopted core strategy and to reflect more accurately the views of the 100+objectors to the implicitly protected aims of a single interest group (Herefordshire and Gloucestershire canal trust	The paragraph(4.6) as drafted referred to diversions being agreed and also to the need for the canal trust to consent. This means that any necessary agreement with for example landowners would be required but that the diversions must also be acceptable to the	

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			Trust. The AP proposals map is intended to show such diversions as mentioned in the policy (agreed diversions). The wording can be clarified... "The protection of the route of the canal and diversions as shown on the plan may be varied by agreement between the landowners and the canal trust and such agreed diversions may be shown on the proposals map"... The policy is considered suitable as it is although an addition in respect of biodiversity is recommended (see above). The proposed change for 4.8 is in part agreed (substitute "permission" for "applications."	
APPV361	090/361/Policy AP 9/Unsound Mrs E Collingwood	AP9 Should be modified to bring the wording into line with FoDDC's adopted core strategy and to reflect more accurately the views of the 100+objectors to the implicitly protected aims of a single interest group (Herefordshire and Gloucestershire canal trust	The paragraph(4.6) as drafted referred to diversions being agreed and also to the need for the canal trust to consent. This means that any necessary agreement with for example landowners would be required but that the diversions must also be acceptable to the Trust. The AP proposals map is intended to show such diversions as mentioned in the policy (agreed diversions). The wording can be clarified... "The protection of the route of the canal and diversions as shown on the plan may be varied by agreement between the landowners and the canal trust and such agreed diversions may be shown on the proposals map"... The policy is considered suitable as it is although an addition in respect of biodiversity is recommended (see above). The proposed change for 4.8 is in part agreed (substitute "permission" for "applications."	
APPV439	029/439/Policy AP 9/Unsound Miss Stephanie Pike, Herefordshire and Gloucestershire Canal Trust	The fundamental flaw in draft Policy AP9 is that it fails to recognise that the Herefordshire and Gloucestershire Canal is a non-designated heritage asset. The Allocations Plan Map identifies the route of the Canal, however this is not a continuous route, which clearly fails to safeguard and maintain the route of the Canal. This will directly impact on the ability of the Canal to provide significant recreational, economic, and social benefits to the area.	It is agreed that the canal is a non designated heritage asset, except where there are designated assets such as the sluice and cottage at Lock Cottage Oxenhall. Although the importance of the canal is referred to it is agreed that it should be made clear that it is considered to be an heritage asset.	
APPV444	189/444/Paragraph 4.8/Unsound Mr G A Savage	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring /	

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			<p>reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment if the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (i.e. they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV446	188/446/Paragraph 4.8/Unsound Mr R G Savage	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection.</p>	

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APPV448	103/448/Paragraph 4.8/Unsound Mr Mike Ellerby	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para 4.8 should be modified by removing the underlined words Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (i.e. they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	

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APPV450	063/450/Paragraph 4.8/Unsound Mr Cyril Amos	<p>AP9 should be modified to bring the wording into line with FoDDC’s adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust).</p> <p>Para’s 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. The Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment of the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (ie they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.</p>	
APPV452	155/452/Paragraph 4.8/Unsound RD and HE Midwinter	<p>AP9 should be modified to bring the wording into line with FoDDC’s adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust).</p> <p>Para’s 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to</p>	

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APPV454	200/454/Paragraph 4.8/Unsound Mr J Tydeman	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment if the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body</p>	

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			responsible for the design and building of the canal) to be so (i.e. they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV456	091/456/Paragraph 4.8/Unsound Mr S Collingwood	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection. Agreed diversions is a term used to mean diversions that can be implemented and can therefore be shown on the proposals map as able to facilitate the establishment if the canal. They must therefore be deliverable and it follows that they need the agreement of the landowner and the canal trust (or the body responsible for the design and building of the canal) to be so (i.e. they can be implemented and are technically suitable). The representation includes a suggested revision to para 4.6 of the Plan and this is in part agreed and is suggested below.	
APPV458	127/458/Paragraph 4.8/Unsound Judith Hawkes	AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.	The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring /	

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APPV460	126/460/Paragraph 4.8/Unsound Steve Hawkes	<p>AP9 should be modified to bring the wording into line with FoDDC's adopted Core Strategy and to reflect more accurately the views of the 100+ objectors to the implicitly protected aims of a single interest group (Herefordshire & Gloucestershire Canal Trust). Para's 4.8 should be modified by removing the underlined words Para 4.8.. 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 permission and any related requirements.</p>	<p>The subject of the canal restoration/ reinstatement is likely to be one discussed at the examination. the Council's views will be explored in this event. In response to this representation, the following comments are relevant: There are other considerations beyond the planning policy in restoring / reinstating the canal. Owners consent to enter land and carry out works and agreement where there need to be diversions are two important areas. It is not considered that the text (4.6) as worded implies the consent of land owners must be given, but it can be further clarified in this respect. The Plan as a whole has to respect land ownership but planning policies and planning applications do not consider ownership as material. The AP is seeking to introduce a planning policy which secures the future of the canal by protecting its historic line from development and enabling agreed diversions to be given similar protection.</p>	

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APPV340	114/340/Policy AP 12/Comment Mr Paul Garrod	AP12 - Stone End Farm is identified in the plan under policy AP12 for 1.8ha of employment generating uses although again the policy is intended to support further evolution of the present site which has an existing access onto the A40(T). Any planning application for further development on this site will have to be supported by a Transport Assessment which considers the adequacy of the A40 (T) to accommodate the additional development .	Comment agreed, the site is however considered to be fully used (for employment) at present and the policy supports the present extent of the use, it is agreed that any application for additional use would need to be assessed against any transport impacts and a TA would be a normal requirement of many applications.	no change needed
APPV112	166/112/Policy AP 14/Sound Mrs Elizabeth Oakley	Entirely support the soundness of the Plan and the FDDC's initiative	comment noted	no change required
APPV118	088/118/Policy AP 14/Sound Mr Peter Cobby	Support for May Hill- Locally Valued Landscape	noted	
APPV161	042/161/Policy AP 14/Sound Mr Mark Funnell, National Trust	Support this policy. May Hill does not benefit from being part of an existing designated landscape such as an AONB, yet it is a very visible and distinctive landscape feature that has important community and cultural associations.	support noted	no change required
APPV120	087/120/Paragraph 4.16/Sound Mrs Anne Charnock	As May Hill is such an iconic landmark of the Forest of Dean, it requires special consideration such as is recommended in this plan.	noted	
APPV98	135/098/Paragraph 4.17/Sound Mr Francis James	The council is quite correct in supporting further protection for May Hill.	comment noted	no change required
APPV116	166/116/Paragraph 4.17/Sound Mrs Elizabeth Oakley	Support for paragraph 4.17	noted	
APPV113	166/113/Paragraph 4.18/Sound Mrs Elizabeth Oakley	Support for paragraph 4.18	noted	
APPV96	100/096/Paragraph 4.19/Sound Mr Dave Duberley	In favour of controlled change if required, as long as it does not effect the area of May Hill.	comment (support for AP14) noted	no change required
APPV114	166/114/Paragraph 4.19/Sound Mrs Elizabeth Oakley	Support for paragraph 4.19	support noted	

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APPV115	166/115/Paragraph 4.19/Sound Mrs Elizabeth Oakley	Support for paragraph 4.19	Noted	
APPV122	087/122/Paragraph 4.19/Sound Mrs Anne Charnock	May Hill can be seen from right across the Forest, so it is very important that the upper slopes are kept unadulterated by random development.	comment noted	no change required
APPV162	042/162/Paragraph 4.19/Sound Mr Mark Funnell, National Trust	Support policy AP14, but the accompanying text could perhaps be made clearer. Policy AP14 relates to the identified May Hill locally valued landscape area, yet proposed developments outside of this area could still have visual impacts on views to and from the Hill.	Support noted, the representation highlights concern that developments outside the designated landscape could have an adverse impact on May Hill, and this is agreed. For clarity an addition is recommended to the Plan text at 4.18	Add after present 4.18 "May Hill is visible from wider area outside the designated landscape and it follows that some developments in this wider area could have an adverse effect on May Hill. These will be assessed mainly under CSP1 which will not permit development that cannot be satisfactorily accommodated."
APPV341	114/341/Policy AP 15/Comment Mr Paul Garrod	AP 15 Oak Tree Park is to be allocated for gypsy and traveller accommodation. It is noted that the site is already used for that purpose and has an existing direct access onto the A40(T).	comment noted	
APPV343	114/343/Policy AP 16/Comment Mr Paul Garrod	AP 15 Oak Tree Park is to be allocated for gypsy and traveller accommodation. It is noted that the site is already used for that purpose and has an existing direct access onto the A40(T).	comment noted, the allocation would bring no change of the actual use of the land concerned	no change needed
APPV344	114/344/Policy AP 16/Comment Mr Paul Garrod	AP16 Woodlands Farm, allocates land which already has consent for gypsy and traveller pitches to be set aside for that purpose.	The present use would be retained under the allocation, which would reduce the total number of pitches. comment noted.	no change required
APPV234	007/234/Policy AP 17/Unsound Ms Joanne Akers, Chronos Technology Ltd	Chronos would like to recommend that the smaller area of land of AP17 is reclassified as being suitable for both housing and employment purposes	The representation seeks a change to the policy which would allow the smaller part of the site to be developed for mixed use rather than simply employment generating uses. The proposal is to allow an element of housing. This could enable the redevelopment of the factory premises that fronts the main road through the allocated area. It is likely that the development of the whole site will take place in a phased manner, and the small area the subject of this representation is in a different ownership to the main site. In order to provide greater certainty that it will be able to be developed, it is recommended that greater flexibility is introduced into the policy to allow an element of residential use, up to 1/3rd within the smaller southern part of the site. The remainder would remain set aside for employment generating uses which can cover a relatively wide range. It is recommended that the policy requires these two elements to be developed at the same time or with a legal agreement that the employment provision is	The policy be amended to allow an element (up to 1/3 rd) of the smaller part of the site to be developed for residential use, conditional on the provision of employment space.

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			made within a certain time of the housing been completed.	
APPV240	047/240/Policy AP 17/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The sites identified are considered able to be delivered during the Plan period and have been re considered as part of the AP process. They will however be monitored and the AP/LP will be reviewed and rolled forward taking the assessed need into account. Although the five year requirement has to be met using sites identified in the AP it is a different assessment that is used. At the time of the publication of the AP the Council considered that it had identified sufficient land to meet the five year requirement. The AP provision is subject to any change arising from the examination process	no change required
APPV266	062/266/Policy AP 17/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the following policy AP 17 'Land At Stowfield, Lydbrook	Support noted	no change required
APPV355	014/355/Policy AP 17/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	The local sewerage network can accommodate foul flows from the proposed development, off site sewers may be required. Would the end used require 'Industrial water'and or trade effluent?	The AP identifies the site as suitable for a variety of development, subject to various requirements. It is considered that the development could include housing and also employment uses. It is noted that there may need to be improvements to the STW but that the sewerage is adequate. The comment from the water company is noted and the council will engage them further along with the owner of the allocation site.	no change required
APPV430	002/430/Policy AP 17/Unsound Allaston Developments Ltd	This site relates to a former employment site and is proposed for a comprehensive mixed use redevelopment. Whilst it is considered that the aspiration of regenerating this former employment site for a mix of uses is appropriate, there is currently insufficient information to identify that the quantum or form of development being considered is achievable. It is considered that until such time as further feasibility assessment of the significant constraints are prepared and how they will inevitably impact on the delivery of a scheme, the suitability of and likelihood of achieving development on the site cannot be viewed with any degree of certainty.	This site is identified in the AP for mixed development with an element of housing and other residential uses. It is not regarded as one of the sites that will contribute completed dwellings in the short term, and the policy leaves a degree of flexibility as to the eventual mix of uses.	
APPV278	033/278/Policy AP 18/Sound Lydney Park Estate	This policy is considered to be SOUND. The proposed mixed-use nature of the site is enhanced by the inclusion of a modest level of live-work units. As a relatively sustainable location, the residential element is considered appropriate. 278	Support noted	no change required

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APPV279	033/279/Policy AP 19/Sound Lydney Park Estate		Support noted	no change required
APPV481	019/481/Policy AP 24/Unsound Mrs M Newton, Friends Of The Earth	Cycle routes and their associated infrastructure direct a pressure of use, create a change of use which can have adverse effects on the biodiversity of an area. These development should be considered as contrary to the Habitat Directive and Habitat Regulations until survey work proves otherwise . Please accept the FODFOE main document as written herein. FODFOE wish to be able to attend the examination in public on this issue and these sites.	The Plan identifies a single route based on a previous planning application for a cycle route. In respect of the other policies these are expressions in favour of the establishment of further routes but the detail is not yet known. While it is agreed that there needs to be a full assessment of the environmental impact of cycle routes they are in general terms a suitable and sustainable form of development that can provide an alternative to car journeys.	
APPV267	062/267/Policy AP 26/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the following policy AP 26 'Additional Cycle Connections'	support noted	no change required
APPV296	210/296/Policy AP 26/Unsound Mr Walt Williams	AP 26 – Add to 'Allocation' box :- ' The many disused old mining tracks throughout the district, especially the 'southern forest' will be protected where possible for future conversion for walking and cycling.'	Whilst it is agreed that tracks of the nature referred to may be suitable for cycling and walking, the policy is more generally worded to support the principle of establishing routes rather than making use of any particular feature or type of feature. It would be expected that use will be made of such features where possible and especially within the statutory forest.	no change required
APPV482	019/482/Policy AP 26/Unsound Mrs M Newton, Friends Of The Earth	Cycle routes and their associated infrastructure direct a pressure of use, create a change of use which can have adverse effects on the biodiversity of an area. These development should be considered as contrary to the Habitat Directive and Habitat Regulations until survey work proves otherwise . Please accept the FODFOE main document as written herein. FODFOE wish to be able to attend the examination in public on this issue and these sites.	The Plan identifies a single route based on a previous planning application for a cycle route. In respect of the other policies these are expressions in favour of the establishment of further routes but the detail is not yet known. While it is agreed that there needs to be a full assessment of the environmental impact of cycle routes they are in general terms a suitable and sustainable form of development that can provide an alternative to car journeys	
APPV483	019/483/Policy AP 27/Unsound Mrs M Newton, Friends Of The Earth	Cycle routes and their associated infrastructure direct a pressure of use, create a change of use which can have adverse effects on the biodiversity of an area. These development should be considered as contrary to the Habitat Directive and Habitat Regulations until survey work proves otherwise . Please accept the FODFOE main document as written herein. FODFOE wish to be able to attend the examination in public on this issue and these sites.	The Plan identifies a single route based on a previous planning application for a cycle route. In respect of the other policies these are expressions in favour of the establishment of further routes but the detail is not yet known. While it is agreed that there needs to be a full assessment of the environmental impact of cycle routes they are in general terms a	

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			suitable and sustainable form of development that can provide an alternative to car journeys.	
APPV484	019/484/Policy AP 28/Unsound Mrs M Newton, Friends Of The Earth	Cycle routes and their associated infrastructure direct a pressure of use, create a change of use which can have adverse effects on the biodiversity of an area. These development should be considered as contrary to the Habitat Directive and Habitat Regulations until survey work proves otherwise . Please accept the FODFOE main document as written herein. FODFOE wish to be able to attend the examination in public on this issue and these sites.	The Plan identifies a single route based on a previous planning application for a cycle route. In respect of the other policies these are expressions in favour of the establishment of further routes but the detail is not yet known. While it is agreed that there needs to be a full assessment of the environmental impact of cycle routes they are in general terms a suitable and sustainable form of development that can provide an alternative to car journeys.	
APPV269	062/269/Policy AP 29/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the following policy AP 29 'Wye Valley'	support noted	no change required
APPV485	019/485/Policy AP 29/Unsound Mrs M Newton, Friends Of The Earth	Cycle routes and their associated infrastructure direct a pressure of use, create a change of use which can have adverse effects on the biodiversity of an area. These development should be considered as contrary to the Habitat Directive and Habitat Regulations until survey work proves otherwise . Please accept the FODFOE main document as written herein. FODFOE wish to be able to attend the examination in public on this issue and these sites.	The Plan identifies a single route based on a previous planning application for a cycle route. At the time of the application it was considered acceptable in environmental terms. In respect of the other policies these are expressions in favour of the establishment of further routes but the detail is not yet known. While it is agreed that there needs to be a full assessment of the environmental impact of cycle route and in this case an update of assessments previously undertaken, they are in general terms a suitable and sustainable form of development that can provide an alternative to car journeys. In relation to the previous planning approval; at the time consideration was given to the potential effects on protected species and designations, and the proposal was considered acceptable.	
APPV511	176/511/Policy AP 29/Unsound Mr David Priddis	I request that this be removed and treated as a separate Planning Application, should SUSTRANS, or others wish to proceed with it. The disused Tidenham Railway tunnel is a hibernacula for horseshoe bats.It was evident that there was an increased number of bats using the site compared with when people could, and did, regularly walk through the tunnel.Ring recoveries from these showed bats present which had records from three distinct areas, Woodchester Mansion, Dean Hall and Symonds Yat(West) (Newton Court). It appears to therefore be a most important site for gene interchange between these three maternity roosts, all of which are SSSI's and two of which are important components of the bat SAC.Opening the tunnel to the public would also greatly risk noisy "raves" and vandalism, as well as being a safety hazard to those using it from	The Plan identifies a single route based on a previous planning application for a cycle route. At the time of the application it was considered acceptable in environmental terms. While it is agreed that there needs to be a full assessment of the environmental impact of cycle routes they are in general terms a suitable and sustainable form of development that can provide an alternative to car journeys. In relation to the previous planning approval;	

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		falls, falling rock and personal assault and attack, due to its long length, dark nature and alcove 'hiding places'. I request that this Cycle Track route be removed from the Allocations Plan.	at the time consideration was given to the potential effects on protected species and designations, and the proposal was considered acceptable.	
APPV45	143/045/section 5/Unsound Mrs Margaret Keating	Concern that the status of this piece of land was not sufficiently considered during the preparation of the Allocation Plan. The I.O.A. status was imposed 20 years ago when land circumstances in Cinderford were very different. A beneficial use could be put to the area by allowing this type of small- scale development and it would contribute to the housing land supply in a sustainable location whilst retaining the desired open aspect	This area of land is protected by CSP9 and although it has the appearance of Forest Waste is in private ownership. The ownership does not alter the planning status of the site but could mean that it could be altered without planning permission. Its main function is as a setting for several dwellings and as an informal open area fronting a highway. It is also used for parking. Whilst no modification to the AP is recommended, it might be that a more formal arrangement of parking on part of the site which allowed the open space to be protected could enhance the function of the area.	no change required
APPV72	025/072/Section 5/Unsound Mr Philip Staddon, Gloucestershire Diocese	Object to the continued allocation of the entire St. White's Road land as an open area / recreation due to the changed circumstances associated with the school that, in turn, have profound implications for the use, function and purpose of the land, along with associated management implications.	Noted, the site is a very important and prominent open area and it is considered that to develop all or part would be very detrimental to the amenity of the area. The implications for the future management of the land are noted but the importance of the site is considered to outweigh the provision for its future in the manner suggested.	
APPV391	053/391/Section 5/Unsound Ms Charlotte Taylor, South Gloucestershire and Stroud College	The settlement boundary of Cinderford is amended to include the Forest High School land interest as reflected by the revised site allocation. This will recognise the contribution that the school makes to the town in terms of education and publically available recreational facilities, as well as enabling any future potential redevelopment opportunities to be underpinned by a robust planning policy position.	The AP as submitted allocates a relatively large site for housing which extends beyond just the land occupied by the football club. The policy intends to permit housing and a redesigned area of open space south of Causeway Rd and only education related uses and recreation to the north. There is not in principle any objection to additional buildings for educational use or for sport and recreation to the north of Causeway Rd, although all is outside the dsb. It is the case that schools and the playing fields which are often attached are shown either inside or outside the various dsbs depending on a visual assessment. Open areas (usually playing fields are often protected by their location or if inside dsbs by being identified as important open areas.	
APPV466	051/466/Section 5/Comment Ms Dawn Williams,	. The original IDP enquiry requested capacity assessments on five separate neighbouring site allocations in the Nailsbridge area to the north west of the town. At the time of the enquiry it was unclear whether all of these sites would be allocated or just some of	comment noted. The AP allocates a number of sites in the area referred to (the catchment draining to Crump meadow). The CNQAAP	

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	Severn Trent Water	them but collectively they could allocate up to around 250 dwellings. As these sites are in the same location, and would affect the same part of the sewerage network, we would not undertake sewer modelling assessments individually but to avoid the potential of abortive expenditure sewer modelling is normally undertaken when we receive details from developers relating to their proposed drainage connection points and confirmation of flow rates. Should sewer modelling indicate that sewer improvement work is required then we would plan any upgrading work to coincide with occupation of the developments but capacity would be provided for all allocated development not just one for a single site in isolation.	area is also referred to. the company had no objection to the recently permitted development of up to 195 dwellings there and the total is likely to be around 250 which is able to be accommodated. Should this number be exceeded, as the sites will be developed in phases, they will be able to be in step with any necessary improvements.	
APPV107	169/107/Paragraph 5.7/Unsound Ms Nicola Packer	Policy states that buildings will be retained and enhanced but doesn't include retaining the Northern United Colliery buildings which are a very rare archaeological example.	The buildings concerned are in the CNQ which is an area not covered by the AP. Although the comments have been noted they are not directly relevant to the AP.	no change required
APPV104	169/104/Paragraph 5.9/Unsound Ms Nicola Packer	The Plan includes housing in the Northern Quarter site on an ecologically valuable site which should not be developed. Remove residential development from the Northern Quarter.	The buildings concerned are in the CNQ which is an area not covered by the AP. Although the comments have been noted they are not directly relevant to the AP.	no change required
APPV288	011/288/Paragraph 5.1/Unsound Mr Keith Morgan, Dean Forest Voice	Dean Forest request that the Allocations Plan be considered without the CNQ proposals and that any adjustments are made to give the required weight to future planning decisions	The buildings concerned are in the CNQ which is an area not covered by the AP. Although the comments have been noted they are not directly relevant to the AP.(please see note on p74 after 5.7).	no change required
APPV471	019/471/Policy AP 30/Sound Mrs M Newton, Friends Of The Earth	Generally Supportive of policy AP30	Noted	
APPV472	019/472/Policy AP 31/Sound Mrs M Newton, Friends Of The Earth	AP 31 Generally Supportive	Noted	
APPV473	019/473/Policy AP 32/Sound Mrs M Newton, Friends Of The Earth	AP 32 Generally Supportive with the exception that this site should be considered for office or rental for the whole site .	Noted, the use of the entire site for retail would be supported by the policy. It is considered an important part of the primary frontage.	
APPV147	191/147/Policy AP 33/Unsound Mr Andrew Stephens	Object based on concerns over safety issues and protection of proposed bat roost.	The buildings concerned are in the CNQ which is an area not covered by the AP. Although the comments have been noted they are not	

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			directly relevant to the AP. Existing highway management matters are for the Highway Authority (GCC) and the police to address and not directly relevant to the AP although the comments are noted.	
APPV241	047/241/Policy AP 33/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The sites concerned are considered appropriate for allocation and are suitable previously developed allocations which can be redeveloped beneficially.	no change required
APPV400	022/400/Policy AP 33/Unsound Mr Peter Dutton, Gladman Developments	AP 33 allocates the former works at Station Street Cinderford for 150 houses. First allocated in 2005 the site remains undeveloped. Gladman do not therefore consider this site is available, achievable or deliverable and believe the site in its entirety should be removed from the allocations plan..	The sites concerned are considered appropriate for allocation and are suitable previously developed allocations which can be redeveloped beneficially.	
APPV431	002/431/Policy AP 33/Unsound Allaston Developments Ltd	AP33 comprises a number of sites which have been the subject of planning permissions which have since expired. It is therefore considered that the LPA should be cautious in identifying such sites for redevelopment where there is a clear indication that it may not be achievable in the short term.affordable housing which is unlikely.	This site is composed of several parts but all is allocated for housing. The majority is in a single ownership and is in part occupied by vacant industrial buildings. Part is now cleared of buildings. A small part of the allocation is occupied by a former pub which has consent for conversion to residential use. The whole is considered capable of about 150 dwellings, and although desirable does not need to be developed at the same time. The council recognise that not all allocated housing sites can afford to provide 40% affordable housing and set out in the CS how this is subject to negotiation based on the viability of the site. The site is considered deliverable over the plan period with some potential for delivery in its early part.	
APPV474	019/474/Policy AP 33/Unsound Mrs M Newton, Friends Of The Earth	AP 33 Not supportive. This site should be developed for High quality office space so that the site provides employment which is a suitable complement to the development of the Cinderford Town Centre.	It is not considered that there is any great likelihood of the site being developed except for housing. If it were the case that a business use could have been established then the site could have been allocated for the purpose. It has been identified for housing for a number of years and this use is considered to be the best for the location while providing a use that is likely to be able to be achieved.	

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APPV148	191/148/Paragraph 5.15/Unsound Mr Andrew Stephens	Object over concerns regarding road safety and other problems affecting Cinderford as a whole following the closure of the police station, and which are at present often visible in the Valley Road/Station Street/Barleycorn Square enclave.	Comment noted but not directly related to the AP	
APPV242	047/242/Policy AP 34/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The site concerned is one that is appropriately identified in the AP as one to be developed for housing. It is considered to be developable but not necessarily in the early part of the plan period. One of the functions of the AP is to identify opportunities and this is one example where development can benefit the locality and where a specific allocation can provide some clarity in respect of what is intended. Representations from the owner of part of the site have been received which support this principle.	no change required
APPV392	053/392/Policy AP 34/Unsound Ms Charlotte Taylor, South Gloucestershire and Stroud College	SGSAT land (both sides of Causeway Road) and the Football Ground is allocated collectively to form a larger mixed use allocation for the provision of housing, recreation and education facilities. This approach will enable cross-subsidy funding mechanisms to be developed that deliver development that makes the most effective and efficient use of the land available.	The principle of the allocation is one of mixed development, however the nature of the area concerned and the basis of the allocation bring some constraints. The starting point is that the existing football club will need to move for operational reasons. The present ground will therefore become vacant. It is well related to the existing settlement and visually is not open in the same way that some of the adjoining playing fields are. The football club can be relocated in a manner that enables some or all of its facilities to be shared, and can be relocated in a phased manner providing that a pitch of an appropriate standard is available. The Academy school would benefit from further development and could accommodate additional recreation space. In addition land to the east of the school fields is believed to be potentially available for recreational use. The policy seeks to draw together the above and also to make an allocation that is considered to be viable. This amounts to an allocation for 80 dwellings south of Causeway Rd on both land which is part of the football ground and also the adjoining space. The land to the north is allocated for the football club and the school and for additional recreation space.	
APPV401	022/401/Policy AP 34/Unsound Mr Peter Dutton,	AP 34 is for the development of 80 dwellings and requires the relocation of Cinderford Football Club. The proposed access from Edge Hills road is not sufficiently wide enough to safely accommodate a two way road /pedestrian access to the site. It is	The site is considered able to be developed and an appropriate location for the development proposed. It is not necessarily	

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	Gladman Developments	unknown if there is an opportunity of access the site from an alternative source . Gladman do not therefore consider this site is available, achievable or deliverable and believe the site in its entirety should be removed from the allocations plan..	considered to be available in the early part of the plan period although negotiations including with the owner and potential developer are continuing	
APPV432	002/432/Policy AP 34/Unsound Allaston Developments Ltd	AP34 The site is identified for 80 dwellings. It is understood that the aspirations of the football club are to relocate in order to enhance current facilities. However, it is not considered that the level of development proposed will be sufficient to facilitate such a provision. In addition, there is also uncertainty as to the likely relocation site.	The allocation is partly in response to representations received in connection with the site. The requirement is to provide an alternative space for the football club and to provide some additional housing.	
APPV475	019/475/Policy AP 34/Unsound Mrs M Newton, Friends Of The Earth	AP 34 Not supportive This open space should be retained as valuable open recreational space for the benefit of the Town	Noted, the policy as a whole seeks to allocate additional land for recreation, and then to provide some land for housing while at the same time enabling the relocation of the football club. The policy seeks functional amenity land as part of the redevelopment and provides the means to a long term future for the club. The policy as plotted on the AP for publication adds 0.9ha recreation use north of Causeway Rd while allocating 0.7ha of the open space to its south for housing. Part of this may however be used for amenity space in conjunction with the housing. The football club is itself private ground and would be replaced within the land to the north	
APPV476	019/476/Policy AP 35/Unsound Mrs M Newton, Friends Of The Earth	AP 35 Not supportive. This site is a large and valuable site for the regeneration of Cinderford and very careful consideration needs to be given as to the development of the site as a holistic integrated entity of high grade business offices, high tec employment facilities and specialist high tec training facilities. It should not be allocated for heavy industry, housing or Lorry Parks.	This policy enables a wide range of uses over the existing employment area in Cinderford. Uses similar to those advocated in the representation would be supported in general terms. The site is likely to remain an area providing a wide range of employment for which there is a need and the council support the widening of this range.	
APPV105	169/105/Paragraph 5.19/Unsound Ms Nicola Packer	No strategy included for intensifying employment use at Forest Vale. The employment sites proposed on the ecologically valuable Northern Quarter are unnecessary, since there is ample space within the existing Forest Vale site. Change the use category of the existing estate so that it doesn't include storage. Survey Forest Vale industrial site and identify where land is not being used for employment. Abandon the scheme to develop the Northern Quarter but instead use it in a sensitive manner to generate wildlife tourism, since tourism is a large income generating sector for the Forest of Dean.	This representation in part applies to the AP and in part to the CNQ. In respect of the former it is contended that the best use is not being made of the existing employment areas in Cinderford. The AP does identify this area for employment and also a small area for housing. It is considered that it does strike a balance. The need to make the best use of the area is agreed but there are limits as to what the AP can do. In order to provide for the employment needs of the area it is considered that the AP and CS together have the appropriate policies and content.	no change required

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APPV6	139/006/Policy AP36/Sound Mr Lionel Jones	The residential development will be essential to generate finance to enable employment buildings to be constructed and as such, the owner fully supports the allocation to assist in regeneration.	comments noted in respect of a proposed housing allocation in Cinderford	
APPV243	047/243/Policy AP 36/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The delivery of this site during the plan period is expected and supported by the owner. The site was modified in the AP consultation and is considered to be viable on its current basis	no change required
APPV402	022/402/Policy AP 36/Unsound Mr Peter Dutton, Gladman Developments	AP 33 allocates the former works at Station Street Cinderford for 150 houses. First allocated in 2005 the site remains undeveloped. Gladman do not therefore consider this site is available, achievable or deliverable and believe the site in its entirety should be removed from the allocations plan..	This site is one example where the redevelopment for an alternative use is the way in which a large previously developed area can be re used. It is currently substantially unused and part derelict. The allocation for housing is in accord with guidance and offers the most likely alternative use. There is a need for additional housing and this site is in need of redevelopment. It is considered deliverable during the plan period.	
APPV433	002/433/Policy AP 36/Unsound Allaston Developments Ltd	It is a requirement of the allocation that a minimum of 1000sqm of employment space be delivered prior to the construction of any residential development. The allocation makes provision for about 45 dwellings. there is significant concern over the delivery of such a proposal. The employment provision will be in direct competition with the employment land identified as part of AP35 at Forest Vale, Cinderford.	Information received from the owner of the site is that the allocation as it is now proposed is considered viable. This resulted in a reduced requirement for employment workspace to be provided. The site is a former industrial use and part is occupied by now derelict or semi derelict buildings. These will need to be replaced and the housing element of the development will help to provide funds for the provision of additional workspace	
APPV477	019/477/Policy AP 36/Unsound Mrs M Newton, Friends Of The Earth	AP 36 Not supportive. This site is a large and valuable site for the regeneration of Cinderford and very careful consideration needs to be given as to the development of the site as a holistic integrated entity of high grade business offices, high tec employment facilities and specialist high tec training facilities. It should not be allocated for heavy industry, housing or Lorry Parks.	This site is one example where the redevelopment for an alternative use is the way in which a large previously developed area can be re used. It is currently substantially unused and part derelict. The allocation for housing is in accord with guidance and offers the most likely alternative use. There is a need for additional housing and this site is in need of redevelopment. It is considered deliverable during the plan period.	
APPV132	075/132/Policy AP 37/Unsound Mr Gavin Black	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	This representation refers to another in order to make its case. The policy objected to is one protecting the existing Linear Park (an area used and created for recreational use) from development incompatible with its use for recreation. The paragraph cited in the	no change required

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			representation simply refers to the CNQ for information, It is a factual statement and no change is required. the purpose of this statement is to make clear that the AP is compatible with the already adopted CNQ AAP.	
APPV293	216/293/Policy AP 37/Unsound Mr Leigh Wood	I object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	This representation refers to another in order to make its case. The policy objected to is one protecting the existing Linear Park (an area used and created for recreational use) from development incompatible with its use for recreation. The paragraph cited in the representation simply refers to the CNQ for information, It is a factual statement and no change is required. The purpose of this statement is to make clear that the AP is compatible with the already adopted CNQ AAP.	no change required
APPV313	105/313/Policy AP 37/Unsound Mr I G Ellis	With reference to the above & in particular to the Cinderford Northern Quarter I wish make the most strongest objection to the inclusion of statutory forest land being included into this AAP, I also state that I wish to appear and be allowed to speak at the inspectors review of this AAP.	The AP does not include the land covered by the AAP, please see note below para 5.7. The AP does cover the remainder of the district and seeks to protect the statutory forest alongside the policies in the CS. The one exception to which this representation refers is the CNQ where development if proposed on some areas of non planted forest.	
APPV333	023/333/Policy AP 37/Unsound Mrs Sue Smith, Gloucestershire Branch of Butterfly Conservation	Objection to CNQ	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	no change arising from this representation
APPV469	019/469/Policy AP 37/Unsound Mrs M Newton, Friends Of The Earth	AP37 LINEAR PARK CINDERFORD wording of policy, Green Box and text and 5.27 Cinderford Northern Quarter and replace with the following :- AP37 LINEAR PARK CINDERFORD NEW POLICY The Linear Park is an important open area with a complex ecosystem of many varied habitats supporting a wide variety of species of national and European importance. It is also an important open area for quiet recreation compatible with the maintenance and enhancement of this important ecosystem. The Linear Park is to be protected from development incompatible quiet recreational activities and the maintenance and enhancement of habitats and species. Included in the assessment of any proposal will be consideration of the following potential impacts: · Fragmentation and degradation of wildlife habitats · reduction and dispersal of	This representation appears to relate to the Cinderford NQAAP area in view of the fact that the AP only contains a policy for the Linear park which safeguards it for recreation use. The assessment of the AP therefore should and does consider the policy, AP37. This does not propose major development. The AP as a whole has been subject to the necessary assessments and this has included any consideration of cumulative or in combination	

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		wildlife species · Amenity (in addition to visual) – whether proposals affect the nature of the locality and tranquillity of the locality by virtue of noise and other disturbance (eg traffic). · Visual- either affecting distance views of the Linear Park and its setting or locally detrimental within. This is to ensure that full consideration is given when evaluating development proposals and that development that would be detrimental is not permitted. Green box This policy protects the Linear Park from development incompatible with quiet recreational activities and the maintenance and enhancement of the complex ecosystem of varied habitats and species. Text The majority of the Cinderford Linear Park is a Key Wildlife Site. It provides mainly for informal recreation and angling. The land was restored as a park by the District Council with Government grants which were not then available to the Forestry Commission. This would have been compatible with the policy of the Forestry Commission to provide public access for quiet recreational use to its land within the Dean National Forest Park. The Linear Park is subject to a grant condition requiring that unrestricted public access continue to be available for a 30-year period beginning in the early 1990s.	effects. The change suggested does include wording that emphasises the importance of the Linear park for wildlife and in this respect additional wording is recommended in the plan text.	
APPV492	012/492/Policy AP 37/Unsound Mr Derek Foster, Dean Natural Alliance	The Strategy of the Allocations Plan, the Allocations Plan Habitats Regulations Assessment and the Appropriate Assessment are unsound. Fod FoE submit that a review be undertaken and as part of that process, review the suitability of part of the Linear Park as a site for major development when there are alternative sites and alternative solutions more in keeping with the Habitats Directive and Habitats Regulations.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV499	109/499/Policy AP 37/Unsound Mrs Christine Foster	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The AP contains a policy, AP37 which is intended to ensure that the Linear Park is protected from development that is incompatible with its use for recreation. As a result of other representations the policy or explanatory text will now emphasise the importance of the site for wildlife. The AP does not cover the land which is within the CNQAAP and does not therefore cover the areas of land proposed to be transferred. Separate representations covering both the planning issues and the matter of land transfer should be made in respect of land within the CNQAAP area.	
APPV506	176/506/Policy AP 37/Unsound Mr David Priddis	Cinderford Linear Park - I am pleased to note that the Cinderford Linear Park be exempt from development (AP37). This exemption must apply to the whole area of the Linear Park that was created with a central government grant and as a result has a legally binding restriction on road construction or development. I believe AP37 precludes construction of Phase 1a of the Spine Road. I request that the Linear Park area be extended to include the whole of the Glou	The AP does not cover the area within the CNQAAP and cannot therefore contain policies for that area. Separate representations should be made in connection with the AAP's implementation in respect of planning applications.	

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APPV516	027/516/Policy AP 37/Unsound Mark and Clare Kitchen, Gloucestershire Naturalists Society	We object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV517	157/517/Policy AP 37/Unsound Mrs S Mills	Object on ecological and amenity grounds. NCB High Risk Area. Other sites available in town for major development.	The change suggested does include wording that emphasises the importance of the Linear park for wildlife and in this respect additional wording is recommended in the plan text. The bulk of the representation is however concerned with the part of the Linear park not in the AP area and these representation should be directed to the NQAAP or subsequent planning applications	
APPV519	167/519/Policy AP 37/Unsound Josephine O'Hanlon	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV521	181/521/Policy AP 37/Unsound Vlasta Rhea	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV523	111/523/Policy AP 37/Unsound Sophie Franklin	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	

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APPV525	186/525/Policy AP 37/Unsound Mr Martin Rudland	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The AP contains a policy, AP37 which is intended to ensure that the Linear Park is protected from development that is incompatible with its use for recreation. As a result of other representations the policy or explanatory text will now emphasise the importance of the site for wildlife. The AP does not cover the land which is within the CNQAAP and does not therefore cover the areas of land proposed to be transferred. Separate representations covering both the planning issues and the matter of land transfer should be made in respect of land within the CNQAAP area. The CS & CNQAAP have been subject to legal challenge and found to be sound.	
APPV528	214/528/Policy AP 37/Unsound Ms Ruth Wollen	Object on grounds including: high ecological value, lack of an Appropriate Assessment, and not based on sound consultation	The AP contains a policy, AP37 which is intended to ensure that the Linear Park is protected from development that is incompatible with its use for recreation. As a result of other representations the policy or explanatory text will now emphasise the importance of the site for wildlife. The AP does not cover the land which is within the CNQAAP and does not therefore cover the areas of land proposed to be transferred. Separate representations covering both the planning issues and the matter of land transfer should be made in respect of land within the CNQAAP area. The CS & CNQAAP have been subject to legal challenge and found to be sound.	
APPV534	197/534/Policy AP 37/Unsound Zouhair Tourmoche	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV536	116/536/Policy AP 37/ Unsound Mr Simon Glover	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The AP contains a policy, AP37 which is intended to ensure that the Linear Park is protected from development that is incompatible with its use for recreation. As a result of other representations the policy or explanatory text will now emphasise the importance of the site for wildlife. The AP does	

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			not cover the land which is within the CNQAAP and does not therefore cover the areas of land proposed to be transferred. Separate representations covering both the planning issues and the matter of land transfer should be made in respect of land within the CNQAAP area.	
APPV106	169/106/Paragraph 5.24/Unsound Ms Nicola Packer	It does not recognise the ecological importance of parts of the Linear Park and the proposed extension.	The AP and the CS need to be read together and the CS contains in CSP1 a policy that provides the necessary protection. It is agreed however that the AP could add a reference to the ecological importance of the Linear Park.	add at 5.24 reference to make clear the need to protect and enhance the ecological role of the Linear Park and to the policy a reference to its ecological value after the word "recreation".
APPV101	104/101/Paragraph 5.27/Unsound Mr Alan Elliott	Objection to the current planning permission for the Northern Arc development at Cinderford. As a local resident I consider that the present proposals are inappropriate regarding any constructive benefits to the area, population and especially the wild life and environment.	Whilst the contents of the representation are noted, it relates to the CNQ and not to an area covered by the AP. The comments made should be directed to the AAP or proposals (planning applications) arising from it.	No change required
APPV103	169/103/Paragraph 5.27/Unsound Ms Nicola Packer	No case for moving college; increased traffic; ecological impact; other sites available; hotel would have serious negative impact on surrounding businesses; impact of spine road; impact of industrial units	Although this response refers to some areas outwith the CNQ it is taken to be an objection to it and the proposed development that now has planning permission. The specific matters referred to are various parts of the NQ development This is not part of the AP.	No change
APPV142	075/142/Paragraph 5.27/Unsound Mr Gavin Black	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	This representation refers to another in order to make its case. The policy objected to is one protecting the existing Linear Park (an area used and created for recreational use) from development incompatible with its use for recreation. The paragraph cited in the representation simply refers to the CNQ for information, It is a factual statement and no change is required. The purpose of this statement is to make clear that the AP is compatible with the already adopted CNQ AAP.	no change required
APPV297	216/297/Paragraph 5.27/Unsound Mr Leigh Wood	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	This representation refers to another in order to make its case. The policy objected to is one protecting the existing Linear Park (an area used and created for recreational use) from development incompatible with its use for recreation. The paragraph cited in the representation simply refers to the CNQ for information, It is a factual statement and no change is required. the purpose of this statement is to make clear that the AP is	no change required

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			compatible with the already adopted CNQ AAP.	
APPV470	019/470/Paragraph 5.27/Unsound Mrs M Newton, Friends Of The Earth	AP37 LINEAR PARK CINDERFORD wording of policy, Green Box and text and 5.27 Cinderford Northern Quarter and replace with the following :- AP37 LINEAR PARK CINDERFORD NEW POLICY The Linear Park is an important open area with a complex ecosystem of many varied habitats supporting a wide variety of species of national and European importance. It is also an important open area for quiet recreation compatible with the maintenance and enhancement of this important ecosystem. The Linear Park is to be protected from development incompatible quiet recreational activities and the maintenance and enhancement of habitats and species. Included in the assessment of any proposal will be consideration of the following potential impacts: · Fragmentation and degradation of wildlife habitats · reduction and dispersal of wildlife species · Amenity (in addition to visual) – whether proposals affect the nature of the locality and tranquillity of the locality by virtue of noise and other disturbance (eg traffic). · Visual- either affecting distance views of the Linear Park and its setting or locally detrimental within. This is to ensure that full consideration is given when evaluating development proposals and that development that would be detrimental is not permitted. Green box This policy protects the Linear Park from development incompatible with quiet recreational activities and the maintenance and enhancement of the complex ecosystem of varied habitats and species. Text The majority of the Cinderford Linear Park is a Key Wildlife Site. It provides mainly for informal recreation and angling. The land was restored as a park by the District Council with Government grants which were not then available to the Forestry Commission. This would have been compatible with the policy of the Forestry Commission to provide public access for quiet recreational use to its land within the Dean National Forest Park. The Linear Park is subject to a grant condition requiring that unrestricted public access continue to be available for a 30-year period beginning in the early 1990s.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV493	012/493/Paragraph 5.27/Unsound Mr Derek Foster, Dean Natural Alliance	AP37 LINEAR PARK CINDERFORD wording of policy, Green Box and text and 5.27 Cinderford Northern Quarter and replace with the following :- AP37 LINEAR PARK CINDERFORD NEW POLICY The Linear Park is an important open area with a complex ecosystem of many varied habitats supporting a wide variety of species of national and European importance. It is also an important open area for quiet recreation compatible with the maintenance and enhancement of this important ecosystem. The Linear Park is to be protected from development incompatible quiet recreational activities and the maintenance and enhancement of habitats and species. Included in the assessment of any proposal will be consideration of the following potential impacts: · Fragmentation and degradation of wildlife habitats · reduction and dispersal of wildlife species · Amenity (in addition to visual) – whether proposals affect the nature of the locality and tranquillity of the locality by virtue of noise and other disturbance (eg traffic). · Visual- either affecting distance views of the Linear Park and its setting or locally detrimental within. This is to ensure that full consideration is given when evaluating development proposals and that development that would be detrimental is not permitted. Green box This policy protects the Linear Park from development incompatible with quiet recreational activities and the maintenance and enhancement of the complex ecosystem of varied habitats and species. Text The majority of the Cinderford Linear Park is a Key Wildlife Site. It provides mainly for informal recreation and angling. The land was restored as a park by the District Council with Government	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	

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		grants which were not then available to the Forestry Commission. This would have been compatible with the policy of the Forestry Commission to provide public access for quiet recreational use to its land within the Dean National Forest Park. The Linear Park is subject to a grant condition requiring that unrestricted public access continue to be available for a 30-year period beginning in the early 1990s.		
APPV496	023/496/Paragraph 5.27/Unsound Mrs Sue Smith, Gloucestershire Branch of Butterfly Conservation	Objection to CNQ	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	no change arising from this representation
APPV498	109/498/Paragraph 5.27/Unsound Mrs Christine Foster	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV502	176/502/Paragraph 5.27/Unsound Mr David Priddis	Cinderford Northern Quarter ("CNQ") and Cinderford Area Action Plan ("CAAP") – The proposed CNQ development illustrates the complete mess that has been made by the FODDC in trying to force through a totally inappropriate development without the correct surveys having first been completed, The initial Appropriate Assessment for CAAP (Enclosures 4 & 5) was only drafted and published in haste shortly prior to the CAAP Examination in Public and was completely inadequate. It did not take account of the knowledge gained by local naturalists, did not consider 'in-combination' effects, as required by the Habitats Regulations and has been shown subsequently to be very deficient in its considerations and conclusions...I cite this as an example of what will happen also to the proposals in the Allocations Plan, if the proposals are not properly considered, the requirements of the habitats Regulations are not properly addressed and public opinion is not taken into account.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV503	176/503/Paragraph 5.27/Unsound Mr David Priddis	CNQ Proposed Development – I request this proposed development be removed from the Allocation Plan as being poorly conceived, on completely the wrong site, very poor value for public money, poor or no business case to warrant the proposed development and being highly detrimental to wildlife.	The CS & CNQAAP were subject to Habitats Regulations Assessment. The CS & CNQAAP have been subject to legal challenge and found to be sound.	
APPV504	176/504/Paragraph 5.27/Unsound Mr David Priddis	I repeat my request that the housing on this site be removed from the Allocation Plan.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation	

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			the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV505	176/505/Paragraph 5.27/Unsound Mr David Priddis	I request that the proposed use of land at CNQ is removed from the Allocations Plan.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV509	027/509/Paragraph 5.27/Unsound Mark and Clare Kitchen, Gloucestershire Naturalists Society	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV518	157/518/Paragraph 5.27/Unsound Mrs S Mills	Object to Policy 37 regarding Cinderford Linear Park in the above Plan. This whole socially important path has been designated as a place for quiet public enjoyment, with unrestricted public access Object to item 5;27 regarding the Cinderford Northern Quarter. This area should be allowed to continue to revert to nature, with its many protected species, as it is partly a flood zone, and has been specifically named as a Mining High Risk Area by the NCB. Other feasible sites for the unsuitable large scale developments are available	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV520	167/520/Paragraph 5.27/Unsound Josephine O'Hanlon	Object to Policy 37 LINEAR PARK CINDERFORD and 5.27 Cinderford Northern Quarter because they make the Allocation Plan unsound as stated in the reasons submitted by the Dean Natural Alliance. I wish to support the policy, green box text and new Key Proposals Map boundary for the AP 37 Cinderford Linear Park NEW Policy as submitted by Dean Natural Alliance.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV522	181/522/Paragraph 5.27/Unsound Vlasta Rhea	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation	

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			the policy and its text is recommended to add reference to the ecological importance of the LP	
APPV524	111/524/Paragraph 5.27/Unsound Sophie Franklin	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity,	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV526	186/526/Paragraph 5.27/Unsound Mr Martin Rudland	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV529	214/529/Paragraph 5.27/Unsound Ms Ruth Wollen	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, usound consultation, and impact on visual amenity.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV535	197/535/Paragraph 5.27/Unsound Zouhair Tourmoche	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV537	116/537/Paragraph 5.27/Unsound Mr Simon Glover	Object on grounds including: site being used for enjoyment of landscape and wildlife, two national walking routes go through site, high ecological value, designated Coal Authority 'high risk' site, lack of Appropriate Assessment, and impact on visual amenity.	The policy AP37 protects the Linear Park and the representation seeks to protect it too. Much of the representation relates to the CNQ which is not covered by the AP. In view of the protective nature of AP37 no change is needed though in response to another representation	

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			the policy and its text is recommended to add reference to the ecological importance of the LP.	
APPV36	034/036/Section 6/Unsound Miss Carol Wheeler Lydney Town Council	Seeks confirmation that the Plan demonstrates the Local Planning Authority's ability to meet their five year land supply obligations. Requests evidence that the sites identified in the Allocation Plan would be developed within five years. Questions how the Allocations Plan linked with the Community Infrastructure Levy Schedule which the Local Authority should have been implementing as of April 2015. Requests the Council state the policies which underpin the Allocations Plan and requests evidence of the strategic direction which has been agreed. Questions how the document links to the Housing Needs Survey as the figures do not appear to match.	The AP as published is considered able to meet the requirement for providing a sufficient housing land supply. This will be examined and as a consequence of the examination changes may be necessary. Additional evidence will be available for the examination in order to inform that debate. CIL is not a matter for the plan and is likely to be considered only after the examination. The evidence supporting the AP and the strategic policies in the CS are considered compatible. There is a requirement to keep important matters such as housing need under review and this has so far resulted in a small change to the CS figures. However the AP needs to reflect the current need and as referred to above may be amended as a result of the examination process.	no change required
APPV152	040/152/Section 6/Comment Mr Martin Davies, Monmouthshire County Council	The levels of development proposed for Lydney and Sedbury/Tutshill have generally already been established through existing commitments, either current planning permissions or as set out in the adopted Forest of Dean Core Strategy. The Council remains concerned, however, about the potential traffic impact from these developments on the A48 through Chepstow, both in relation to traffic congestion and adverse effects on the existing Air Quality Management Area.	The concerns set out are noted and the two authorities will continue to discuss cross border issues. It is recognised that major development at Lydney is committed and approved but proposals affecting it or any changes will be the subject of consultation and discussion with Monmouthshire CC. Air quality and the general traffic management are agreed as the main issues.	no change required
APPV239	049/239/Section 6/Unsound Miss Chloe Clark, Savills	Land at Naas Farm is submitted for consideration by the Council. It would assist the Council in meeting its full and up-to date objectively assessed, maintain and enhance the role of Lydney and, importantly, the harbour area which is identified for growth.	The land subject to this representation is currently undeveloped and is in agricultural use. It is close to the estuary which is both visually and ecologically protected. The site is considered to have some potential for alternative use to agriculture but this potential (as recreation) must be realised without harm to the estuary and its protective designations. The land adjoining which is allocated is in part a redevelopment or re use of existing buildings, and is in part the designation of an area which adjoins the current employment area and has in the past had a part consent for industrial uses. This representation relates to land that is materially different and consequently is suitable for a different range of uses. Subject	

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			to its compatibility with the estuary a range of recreational uses could be considered but the impact of these on the historic, ecological and visual amenity of the area would need to be fully considered and conflicts resolved. It is not necessary to amend the plan in order to be able to consider the type of changes that are acceptable.	
APPV283	021/283/Section 6/Unsound Mr R Johnson, FW JOHNSON LTD	Land at Augustus Way Lydney should be included within the plan as a housing allocation	The site concerned is a small part of a larger area subject to an appeal. If this receives consent (ie the appeal is allowed) then the site will be recommended as a further allocation in the adopted plan. If the appeal is dismissed, the plan will remain as published, although it will be subject to any modifications arising from the examination. The allocation of a site for about 25 dwellings was incorporated into the July 2014 draft version of the AP but was not supported in the publication version. The site concerned is as shown by the inclusion in the draft plan technically able to accommodate the development proposed, although it was not supported as an allocation and is not considered necessary.	No change required (unless the pending appeal is allowed in which case the site will be recommended to be allocated in the AP).
APPV286	137/286/Section 6/Unsound C J Johnson	Land at Augustus Way Lydney should be allocated for housing .	The site concerned is a small part of a larger area subject to an appeal. If this receives consent (ie the appeal is allowed) then the site will be recommended as a further allocation in the adopted plan. If the appeal is dismissed, the plan will remain as published, although it will be subject to any modifications arising from the examination. The allocation of a site for about 25 dwellings was incorporated into the July 2014 draft version of the AP but was not supported in the publication version. The site concerned is as shown by the inclusion in the draft plan technically able to accommodate the development proposed, although it was not supported as an allocation and is not considered necessary.	no change required unless appeal is allowed in which case the site will be recommended to be allocated.
APPV429	002/429/Section 6/Unsound Allaston Developments Ltd	In light of the information set out in this representation it is recommended that the examination of the AP be suspended until such time as the fundamental concerns raised can be appropriately addresses to aid the delivered of a sound plan. it is recommended that such an approach be pursued by way of a review of the local plan given that it is not practical to deal with the extent of the issues at hand by way of main modifications.	The AP has been prepared in order to meet the OAN as assessed by the Council using evidence prepared for the purpose. The scale of provision is considered to meet the identified needs. It is recognised that the subject of housing provision is almost certain to be	

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			debated at the Examination of the Plan for which the Council is currently preparing additional and updated evidence.	
APPV461	051/461/Section 6/Comment Ms Dawn Williams, Severn Trent Water	Lydney – We still have reasonable spare capacity. Can't guarantee that there is sufficient capacity for everything listed in the IDP, but more can be provided as and when required. We don't anticipate a need to provide any extra capacity in AMP6. Timing of any capacity increase in subsequent AMPs would be dependant upon pace of the developments in the IDP.	Comment noted, the majority of the development planned is covered by existing permissions and there are also current renewals being applied for. STW have been consulted and will be able to comment on these in detail, though in the light of this representation there are not expected to be any major problems.	
APPV508	176/508/Section 6/Unsound Mr David Priddis	I am very concerned at the proposed development areas around Lydney and how they will impact on the bat populations in the area. No proper consideration seems to have been carried out on this. My comments on the Lydney Neighbourhood Development Plan, also copied to FODDC, remain valid. A copy is attached together with the comments made by NE (Enclosures 12 & 13), these form part of my objection. I believe the development proposals for the Lydney area to be unsound for the reasons given in enclosures 12 and 13.	Much of the development around Lydney is covered by existing planning permissions although there are some elements that are not. In particular there are sites in the harbour area that are newly allocated even though most are already developed in some form. It is agreed that the AP and its proposals must be subject to the proper environmental assessments and it is acknowledged that particular attention should be paid to the bat populations and the potential impact of any development on the Severn estuary. Although further information is being provided to accompany the AP when it is submitted, the council do consider the plan as prepared to be acceptable and therefore sound in this respect.	
APPV109	192/109/Paragraph 6.8/Unsound Mr David Street	The designation of a Settlement Boundary does not give sufficient protection against future planning applications. Need for a defined Green Space or Buffer Zone to guard against unwanted development between settlements creating urban sprawl as has been seen in many parts of the country.	The AP as presently written protects the areas concerned as they are in the open countryside and the developments expected in such areas would not include general housing. The likelihood is that there will be periodic reviews of the planning policies and that settlement boundaries will change over time. however the principle of concentrating development at the main centres and defining settlements in proportion to their needs and capabilities is likely to remain.	no change required
APPV236	049//236/Paragraph 6.1/Unsound Miss Chloe Clark, Savills	The Lydney allocations plan on p.84 of the AP identified various allocated sites in the Town; although, despite what paragraph 6.10 states, it does not identify all of the area that is identified for the AAP in the CS.	The AAP for Lydney was not prepared even in draft form but the basic intent of it has been carried into the AP. this site is considered in the response to APPV239	no change required
APPV244	047/244/Policy AP 40/Unsound Mr Phil Hardwick,	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The previously developed site is now substantially vacant and is considered able to deliver new dwellings in the plan period. It is	no change required

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	Robert Hitchins Limited		in a suitable location to provide accommodation close to the town centre. Current evidence from the owner's agent (for the main part of the site) is that the allocation is supported and that it is considered deliverable. There are matters such as access which need to be addressed as referred to in the AP but these can be dealt with at the application stage.	
APPV403	022/403/Policy AP 40/Unsound Mr Peter Dutton, Gladman Developments	The the proposed site access is not sufficiently wide to support a safe vehicle /pedestrian access for 25 dwellings plus other uses. Gladman do not consider 25 dwellings to be deliverable on this site as a result of the access, and believe that the dwelling provision should be reduced	This site is supported by the agent for the owner. The access is a constraint but needs to be evaluated in the context of the previous use and initial observations for the highway authority confirm this. One requirement may be to provide an alternative pedestrian access which is something that the land already has, so that the vehicle access can be optimised. The former main use was as a builders merchant with customer and delivery access but an additional use for lorry parking was also present on the site in the control of the previous occupier.	
APPV26	015/026/Policy AP 42/Unsound Rohan Torkildsen English Heritage	Policy AP 42 Lydney Harbour This scheduled monument is currently on the national Heritage at Risk register due to the poor state of the harbour walls. To accord with paragraph 126 of the NPPF, Policy AP 42 should refer to how this initiative should support the completion of appropriate repairs	The plan policy should be updated to add reference to the "at risk" status	add to 6.30 "The harbour was in 2015 identified as at risk in Historic englands national register and this will be taken into account with respect to the policy's requirement for safeguarding and enhancement".
APPV237	049/237/Policy AP 42/Unsound Miss Chloe Clark, Savills	In order to ensure comprehensive development of the Harbour area and, indeed, respond to the vision set out in the CS, all of land to the north of the Harbour, especially that adjacent to existing employment uses, should be included within the settlement boundary and, furthermore, identified for the named uses.	See APPV 239. Although the area concerned is agreed to have some potential for recreation use, it is not considered appropriate to identify it for built development	no change required
APPV59	050/059/Policy AP 43/Unsound Mr Bob Sellwood, Sellwood Planning Ltd	Objection is raised to the small triangle of Policy AP43 notation which extends from the north eastern corner of the proposed allocation towards Naas House. Objection is raised to the omission of a small triangle of land to the north west of the proposed AP43 notation.	Comments noted. The two changes to the map will be made and the support for the allocation is welcomed.	The proposals map needs to be amended as referred to in the representation.
APPV238	049/238/Policy AP 43/Unsound Miss Chloe Clark, Savills	It is considered that the land allocated by Policy AP43 is extended to include land at Naas Farm and, if appropriate, land further north. Land at Naas Farm abuts the allocated site and forms part of the frontage along Harbour Road.	See APPV239, the site concerned is not considered appropriate for inclusion within the dsb	no change required
APPV245	047/245/Policy AP 43/Unsound Mr Phil Hardwick,	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The allocation of this site is for a mixed development which may include a variety of uses. The provision of an element of residential	no change required

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	Robert Hitchins Limited		use is supported though not relied on for the AP's land supply. The mixed use allocation has the full support of the agent for the owner of the site and the site itself is substantially unused.	
APPV137	039/137/Policy AP 47/Sound Mr Barry Holmes, MMC2 Land & Regeneration	Fully supports the clear identification of Higher Lydney Phase 2 as a housing allocation within the proposed proposals map changes and identification of phase 1 as a completed development. No objection to the identification to the south west corner of the site of an important open area which corresponds to existing drainage swales and ponds developed as part of Higher Lydney Phase 1	Support noted and it is also agreed that this element of the site is complimentary to the remaining east of Lydney development.	no change required
APPV139	039/139/Policy AP 47/Sound Mr Barry Holmes, MMC2 Land & Regeneration	Full support to the policy AP47 and the allocation on the proposals map as per separate representation	Support noted for the wider policy AP47.	no change required
APPV250	047/250/Policy AP 47/Sound Mr Phil Hardwick, Robert Hitchins Limited	The East of Lydney allocation ,including Hurst Farm, is supported.However a flexiible approach shoul dbe taken in respect of potential uses of the land proposed for employment generating uses.	The employment component of the land referred to is regulated by both planning permissions and by the AP allocation. The AP however refers to employment generating use and does not seek to limit sites to say B1 or B2 uses. The land within the bypass is in part close to areas likely to be developed for housing but subject to safeguarding this is suitable for a variety of uses. the land outside the bypass also has a planning permission but again the allocation is for employment generating uses, not simply (for example B1 B2 and B8). 25.8ha is the gross area of the land west and east of the bypass but excludes the foundry area, which is allocated under a separate policy. The table would be clearer if these two areas were listed separately whereas at present the gross area of all employment land is 25.8 which includes 4.8 ha west of the bypass. separate east and west of bypass in the allocation (20.96 and 4.8ha respectively, gross.	
APPV404	022/404/Policy AP 47/Unsound Mr Peter Dutton, Gladman Developments	There is concern by the extent to which the Foddc relies upon this single allocation to meet the housing needs this site is approx 1/3 of the housing requirements up to 2016.Originally allocated in the 2005 Local Plan it has taken over 10 years to deliver any housing. Concerned that the projected delivery of this site is unreallistic. A further and a broader range of sites need to be identified in order to provide additional flexibility and maximise the reliance of the plan.	The site has taken a number of years to be commenced and now has delivered 200 dwellings on one of its four parts. The largest part of the site is the subject of discussions with a housebuilder and the second phase of the first completed part likewise (discussions with the developer). Positive replies from the two owners in terms of the availability of land confirm the land to be available. It is however agreed that the whole site will take a number	

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			of years to be developed and that estimates of completions should reflect that. The site had planning permission which was granted in part during the recent recession. This timing was such that there was an impact on deliverability.	
APPV434	002/434/Policy AP 47/Unsound Allaston Developments Ltd	Allocate land at Allaston for residential development . The strategic allocation to the East of Lydney includes provision for over 25% of the total housing requirement set out for the District over the plan period. Concerns remain over the deliverability of the level of housing identified in the time prescribed. It is considered that the identification of such a large proportion of the District housing requirement in a single location could threaten the strategic objectives of the plan.the flagship strategic housing site has not delivered any housing as intended despite being allocated for development for more than 10 years. Land at Allaston, Lydney has been identified as suitable for the delivery of approximately 200 dwellings which would be readily deliverable in the short term. The inclusion of such a site would go some way to suitably increasing the supply of deliverable housing land. The uncertainty over the delivery of this strategic allocation alone raises significant doubt over the effectiveness of the ADPD.	The site is considered to be deliverable although it is likely to be under development for the remainder of the plan period. The way in which it is likely to be developed, in phases and sections will enable the whole to be realised, and allow a number of separate areas to be developed at the same time. A development of 200 dwellings within the east of Lydney site (not now allocated because it is complete) represents the first stage in the development.	
APPV486	019/486/Policy AP 47/Unsound Mrs M Newton, Friends Of The Earth	AP 47 Some years ago FODFOE objected to this development at an Inquiry for Non Determination. FODFOE hold that all their objections presented to the Inquiry still stand and wish them to be considered as written herein. Additionally the development of this site has still not been undertaken and as there is long term non delivery of site development there should be deletion of the site and a reconsideration of a search for new sites for this allocation if it is proved at Inquiry such an allocation is necessary. FODFOE do question the housing allocation for the District and request that be reviewed as a 5 year review of the Core Strategy so that housing figures are brought into alignment with local need.	The overall housing provision has been re assessed as part of the plan exercise and the allocations proposed are considered appropriate and necessary. The site is part of a larger area part of which has been developed. The majority of the site has permission and development is expected to continue probably throughout the remainder of the plan period.	
APPV246	047/246/Policy AP 53/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	This allocated site has the support of the owner and is considered available within the plan period. At the time of writing an application was expected shortly.	no change required
APPV280	033/280/Policy AP 53/Sound Lydney Park Estate	The number of units does not make efficient use of the site, despite demonstration that the site can reasonably accommodate more, and therefore does not contribute sufficiently towards housing targets and puts pressure on other greenfield sites.	Additional capacity is sought for this allocation, from about 27 to at least 30 units. In terms of the proposed allocation for 27, it is considered that subject to a satisfactory scheme, 30 units could meet the terms of the policy. This would depend on their design and nature and the way in which the site overall could accommodate the development and ecological requirements. The Allocation is considered to offer sufficient flexibility as it is but it is emphasised that subject to a satisfactory scheme there would be no in principle objection to a development of 30 dwelling on	no change required

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			the site. the AP format is such that, taking a lead from the CS Inspector and an agreed change, allocations unless they relate to permissions as well refer to "about".	
APPV281	033/281/Policy AP 53/Unsound Lydney Park Estate	It is essential that affordable housing policy requirements give due consideration to financial viability as well as need. Concerning to note that the policy does not include any reference which explains that the Council will enter in negotiations on the matter of affordable housing if it is demonstrated that a scheme cannot bear the scale/mix of affordable homes required by the policy.	The policy refers to the affordable housing reference in the CS (CSP5) and the expectation it brings. This is explained in the CS and from this explanation and the Council's current practice it can be shown that it is accepted that affordable housing provision is subject to negotiation and that the council expect to negotiate in connection with the viability of sites.	no change required
APPV405	022/405/Policy AP 53/Unsound Mr Peter Dutton, Gladman Developments	Originally allocated in the 2005 Local Plan has yet to come forward. AP 57 allocates the site for 27 dwellings. a number of issues are identified within the policy which must be overcome prior to development. the policy identifies the need to retain existing buildings for continued use by bats, allocates the site for 27 dwellings. a number of issues are identified within the policy which must be overcome prior to development. the policy identifies the need to retain existing buildings for continued use by bats, Given the protected status of bats it is questioned whether the site should be used for housing at all especially when there are reasonable alternatives for housing that are demonstrated to be available.	This site is the subject of current discussions and has been subject to a public consultation. It is considered both available and deliverable and has the support of the owner, subject to the agreed flexibility of numbers and the negotiation of affordable housing provision.	
APPV32	134/032/Section 7/Unsound Messrs Hughes & Phillips	Land should be included within the settlement boundary for Coleford or allocated for residential development. The plan should include significantly more flexibility by opening up the defined settlement boundary for Coleford to include non contentious sites. This would give the council the opportunity to adapt the plan if allocations fail to materialise whilst still keeping control of development within the Plan objectives.	This site has been the subject of previous representations. It lies on the edge of the Forest between it and Highmeadow Wood and comprises two fields bounded by a generally thick hedge. The fields are typical features of the forest fringe and in this case provide a major part of the setting of the developed land to the west while also contributing a rural edge to part of the main north-south road. There is no disagreement that the site could be developed in terms of any access or site constraints but in visual and amenity terms it is considered that the development is unacceptable. The AP provides sufficient land for housing and the "sub strategy" for Coleford is well served by land already identified or developed. There is no need to develop the land concerned. The landscape characteristics of the site show features common in the forest fringes and these are sensitive to change whilst forming an important and very distinct characteristic. The development would be unlikely or unable to add to the overall quality of the area and would fail completely to	no change

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			respond to its local character and history. It would consolidate what was once a relatively open and sporadic edge and be detrimental to the setting of the immediate area including the housing to the west.	
APPV41	196/041/Section 7/Unsound Mr Michael Tippins	Reconsider the application made on 14/3/12 regarding land at The Lonk, Christchurch	The site concerned is not well related to the dsb and the site is one of several small enclosed fields in the area. These form an integral part of the landscape and sit between the AONB and the more intensively developed parts of Berry Hill. The site as is the whole of Berry Hill is within the statutory forest and has many of the characteristics found around its fringes. The current access is narrow and the existing mixed land uses in the area are typical of the transition between urban and rural. The AONB is less than 200m north although the landforms of the site and its surroundings are very similar, generally sloping towards and then forming part of the Wye Valley. The settlement boundaries have been drawn with reference both to the need to allow a degree of flexibility but also to protect the countryside and landscape. In this area the transition between Berry Hill and the countryside to the north is especially vulnerable to change and with the overall objective of protecting the environment it is considered that this change would have an adverse impact. It would not be possible to consider the site in isolation as if it were to be included in the dsb other adjoining areas would need to be too. In addition the generally consistent dsb would be lost or alternatively other major changes to Berry Hill and other settlements would be needed. These would individually and collectively greatly undermine the local distinctiveness of the area, potentially losing much of its local character.	no change recommended
APPV111	164/111/Section 7/Unsound Mr Stephen Munn	Objects to the proposed change to the DSB of Berry Hill at Nine Wells Road. There is insufficient justification in the original representations for a change to the DSB at this location and that the change is not in accordance with National or Local policy.	The site concerned is proposed to be added to the dsb having previously been outside it. The area includes two dwellings which form part of Berry Hill and it is considered appropriate to revise the boundary in order to recognise this. Nine Wells Rd would continue to form the hard boundary to the settlement although land to the south of the site is also	no change required

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			considered not part of the built up area and is excluded from the dsb. The site includes land which has permission for two dwellings granted in 2015 and is considered appropriate for this use.	
APPV141	154/141/Section 7/Unsound Mr and Mrs M and J Meredith	The settlement boundaries for Coleford (including Joyford), generally in common with other settlement boundaries, have not been reviewed positively or assessed on an ability to accommodate reasonable development without demonstrable harm. Rather, the boundaries have been drawn negatively to prohibit development. It is requested that the settlement boundary be amended as promoted and that the settlement boundary is further reviewed	This site has been the subject of past representations and more importantly the appeal referred to in the representation. Although that appeal did have to consider first the dsb and adopted plan and then other considerations it is clear from the decision notice that the Inspector did not support the application because of fundamental considerations relating to appearance and because of the effect on the rural area. The situation remains that the area of land proposed for inclusion in the dsb is larger than the appeal site, that it is rural in character and that no a change is justified. the area is generally is one containing many small fields and a variety of rural uses. It forms an important transition between the built up area and the AONB to the north and is part of the essential character of the forest fringe settlements. The debate about overall housing provision is expected to take place as part of the AP examination, but whatever the result, there are strong environmental reasons supported by the emerging plan, the present plan and by the nppf which make the site unsuitable for inclusion in a dsb.	no change required
APPV309	210/309/Section 7/Unsound Mr Walt Williams	Coleford generally (as well as other areas) – housing quantities qualification. It is noted that site are described as suitable for residential quantities without there being any reference to the total requirement for the area. This could lead Developers to consider that development can proceed in this plan period irrespective of total quantity. This would be unsustainable development against the evidence base which set the target requirement and could lead to infrastructure and other problems from over-development. Therefore, where ever there is a possible figure mentioned for residential use it should be qualified by a phrase:- ‘, depending upon the residual requirement for the area, ...’ Reason:- To keep to policy and ensure a sustainable residential growth as set by the evidence requirements	Whilst the overall expected number of dwellings is calculated for the district as a whole, the CS and AP are intended to deliver this number within an approximate distribution. For Coleford, the approximate number planned for over the CS period is 650. This is reflected in the AP although the latter takes account of the completions already accounted for and plans to provide for the current OAN rather than the number in the CS. Whilst there is a need to follow the strategy the precise number is not controlled, especially in the AP where the main control is to allocate sites sufficient to meet the requirement once an allowance for windfall and small sites has been made. Major departures from the AP in the form of	

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			new unidentified sites would not comply with it or the CS.	
APPV345	154/345/Section 7/Unsound Mr and Mrs M and J Meredith	Potential building land in the Lonk should be included within the Defined settlement boundary ..	This site which has an appeal history is not considered suitable as an extension to the dsb-see APPV 141 for a longer response.	no change
APPV377	008/377/Section 7/Unsound Mr Roger Drury, Coleford NDP Steering Group	The Coleford House site where health services are being consolidated elsewhere raises two concerns The gradual diminution of service provision in Coleford. The potential use should the site become available alongside the site of St John's Church. Possible uses might be housing, small green community garden, service provision, artisan.	The site is likely to be suitable for a number of uses which may involve the retention of some or all buildings. It is located close to housing and the main building forms part of the setting of the Conservation Area. It is not considered necessary to allocate the site for any particular purpose and it is not in the town centre or easily (comparatively) accessible from. Use for housing may be appropriate although there are other compatible commercial and service uses that the site may also be suited to.	
APPV378	008/378/Section 7/Comment Mr Roger Drury, Coleford NDP Steering Group	Please note that The Main Place and Library is not shown on the map as community facility	noted, the AP map does not record actual uses unless sites are allocated, but CS and AP policies would apply to them	
APPV382	195/382/Section 7/Unsound Mr Peter Thomas	Land at Coalway should be allocated for approximately 20 houses in the Allocations Plan.	the area concerned is understood to have been subject to previous representations. There are limited opportunities for further development in the area but it is not considered necessary or appropriate to identify additional large sites such as would be necessary to allocate land for 20 additional dwellings. The AP provides sufficient land for the present requirements and the site which is served by narrow roads forms an integral part of the forest fringe. It is not well related to existing development.	no change required
APPV409	022/409/Section 7/Unsound Mr Peter Dutton, Gladman Developments	Allocated land at Lower Lane for up to 200 houses. Lower land is 2/3a agricultural land, has a sustainable location, is a logical location for infill development, The site sits on a plateau and is beyond long views visible from the south minimising the impact upon the setting of Coleford. the site has easy access to shops and services., a good quality bus service. The capacity of local services has not been identified as an issue in previous planning applications.	The site is not considered appropriate or necessary. The land is in a prominent location between Coleford and Berry Hill. This area is identified as a local landscape the role of which is to be protected so that the character and nature of Coleford and the surrounding settlements is maintained. A major aspect of this character is the the open fields between Berry Hill and the town of Coleford. Historically Berry Hill developed within the fringes of the forest and Coleford at a junction at the head of a valley. The open landscape between the	

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			two is key to their understanding nature and character. It also serves to give an open undeveloped impression to travellers along the A4136. It is not necessary to develop the site as adequate provision is made in the AP.	
APPV488	028/488/Section 7/Unsound Mr Conor Lee, Hannick Homes	Policies relating to proposed housing allocations for Coleford (proposed policies AP 55, AP 57, AP 58 and AP 62) are unsound as they do not ensure that sufficient housing is delivered over the remainder of the plan period. Land off Ellwood Road - Amend Settlement Boundary to include site.	Over the whole district which is the level at which housing provision is assessed the AP is considered to provide sufficient land for housing. There is therefore not a need for additional sites, including the one proposed. There is under the CS an approximate distribution of new housing between the towns and villages and the AP is also considered provide sufficiently for Coleford in this respect. Although there is no need for additional allocations, the issue of overall provision and sites is likely to form part of the examination and further debate is expected.	
APPV489	028/489/Section 7/Unsound Mr Conor Lee, Hannick Homes	SA Objective 3B - the score attributed to the site should be revised upwards to reflect the fact that the site is located in close proximity (less than 800m) to the following services and facilities: Village Hall, Local Shop, Post office (within village shop, Public House, Social Club, Equipped play space.	The site subject of this representation is located in reasonable proximity to some services and is essentially as described. There is however no need for its allocation and as an undeveloped field on the edge of the settlement, it would need to be evaluated against any other options in the event that additional land was shown to be needed to meet the Plan's housing requirement.	
APPV79	209/079/Paragraph 7.1/Sound Mr Chris Williams	Policy has been fully supported by the local population during NDP consultation events and as a consequence has been included as policy in the Coleford Town and the Forest of Dean emerging NDP's.	support noted, including the comments in relation to the local landscape area and the role of the A4136 as a tourism route. see also APPV78	no change required
APPV88	209/088/Paragraph 7.1/Sound Mr Chris Williams	Support for paragraph 7.1	noted	
APPV123	201/123/Paragraph 7.1/Sound Mrs Maryse Van Buuren	Support for paragraph 7.1	support noted	
APPV167	095/167/Paragraph 7.1/Sound Mrs Maisie Crawford	Support paragraph 7.1	noted	
APPV76	177/076/Paragraph 7.2/Sound Mr Dennis Priest	Support for paragraph 7.2	support noted	no change
APPV89	209/089/Paragraph 7.2/Sound Mr Chris Williams	Support for paragraph 7.2	noted	

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APPV124	201/124/Paragraph 7.2/Sound Mrs Maryse Van Buuren	Support for paragraph 7.2	support noted	
APPV168	095/168/Paragraph 7.2/Sound Mrs Maisie Crawford	Support paragraph 7.2	noted	
APPV179	212/179/Paragraph 7.2/Sound Mrs Katherine Winterborne	It should be noted just how important the space between Coleford and the surrounding settlements is. We need to avoid sprawl between settlements and ensure that land outside the settlement boundaries is not considered for development.	support noted, the importance of the areas referred to are agreed	no change
APPV87	115/087/Paragraph 7.3/Sound Mr William Gayler	Coleford is beneficially surrounded by a visually attractive collar of green land which serves as a buffer between Coleford and the surrounding villages. Loss of this open land would cause a blurring of identity of settlements until eventually the whole lot would be an amorphous clump	support noted. the policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change
APPV100	068/100/Paragraph 7.3/Sound Mr John Bain	The maintenance of an open aspect free of development is vital to maintain the character of the Forest of Dean, Coleford and the surrounding area.	noted	
APPV133	206/133/Paragraph 7.3/Sound Mrs Jane Wellings	Support for paragraph 7.3	comment noted, it is agreed that the "buffer zone" is important	no change
APPV138	207/138/Paragraph 7.3/Sound Mr Geoffrey Wellings	The area of green around the village is important to maintain its individuality, areas of housing in this buffer zone would also give a negative impression for people coming to the log cabins etc for holidays and look like just another built up area.	support noted, it is agreed that the policy protects the area. It is also agreed that the protected area is important in safeguarding the view and perception of the area from the A4136.	no change required
APPV181	160/181/Paragraph 7.3/Sound Mr Mark Monk	A very well put together document taking into account the public and government considerations for the people of the area	comment noted	
APPV213	101/213/Paragraph 7.3/Sound Eileen Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV218	102/218/Paragraph 7.3/Sound Mr D Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV222	112/222/Paragraph 7.3/Sound R Fretwell	I consider this section to be legally compliant and sound.	comment noted	
APPV226	208/226/Paragraph 7.3/Sound Mr M Wilce	I consider this section to be legally compliant and sound.	comment noted	

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APPV77	177/077/Paragraph 7.4/Unsound Mr Dennis Priest	The development of Coleford in a sustainable manner with small developments is in line with the wishes of the local population of Coleford and the surrounding villages.	support noted, the AP and the emerging NDP are broadly compatible	no change
APPV125	201/125/Paragraph 7.4/Unsound Mrs Maryse Van Buuren	Support for paragraph 7.4	noted	
APPV298	210/298/Policy AP 54/Unsound Mr Walt Williams	AP 54 – Add to box: 'While architectural anomalies have been allowed in the past, all new and refurbishments should visually respect the market town appearance to maintain its role as an important and pleasant area for tourism.'	Whilst it is agreed that there have in the past been a variety of developments not all of which have been well designed, The policies of the AP and CS together will ensure that proper note is taken of design. It is agreed that the policy should be amended to emphasise the importance of design of good quality.	add reference to policy AP54" good design is especially important in the town centre with its extensive public areas and conservation area."
APPV362	008/362/Policy AP 54/Unsound Mr Roger Drury, Coleford NDP Steering Group	Amend the policy wording to include the bold typeThroughout the plan period opportunities for environmental improvements SUCH AS SMALL GREEN AREAS, SHOP FRONT REGENERATION IN THE CONSERVATION AREA CONSISTENT SIGNAGE,HERITAGE IMPROVEMENT will be taken against.....	The policy be amended as suggested	add SUCH AS SMALL GREEN AREAS, SHOP FRONT REGENERATION IN THE CONSERVATION AREA CONSISTENT SIGNAGE,HERITAGE IMPROVEMENT in lower case to the policy
APPV363	008/363/Paragraph 7.6/Unsound Mr Roger Drury, Coleford NDP Steering Group	Paragraph wording should be amended to read 'In early 2014 planning permission was given for a retail facility to satisfy the additional convenience space requirement for Coleford. The intended developer has withdrawn from this area, it use of the site/(now for sale) could be combined with some possible mixed use including tourist information facilities and tourism based employment opportunities.	The site remains suitable for retail and the supporting information for the AP suggests that there is scope and a need for additional retail space in Coleford. The site should therefore remain as an allocation to meet this requirement. It is considered important that the site which is in the town centre, is able to be used for retail as this would benefit the town and the centre as opposed to out of town locations which may have an adverse impact on the existing centre.	no change
APPV299	210/299/Policy AP 55/Unsound Mr Walt Williams	AP 55 – "Special requirements" – Replace "If possible it should...." With:- ' As one of the few remaining sites in the town centre it will be important for any redevelopment to incorporate some pleasant public open space.'	It is agreed that open space would be a desirable additional feature of any development. However the main aim of the allocation is to provide scope for the redevelopment of part of the town centre in a manner that makes the best contribution to it. There is however a requirement to make use of the trees on the site and the words "if possible" could be deleted.	delete " if possible" from the policy to strengthen the requirement to provide open space
APPV300	210/300/Policy AP 55/Unsound Mr Walt Williams	AP 55 – Add or make new policy to cover the 'Annex' area which should be allocated to mixed retail/commercial use. Reason:- The Annex area is not included in the Lawnstone House boundary shown on the Coleford Town Centre map, page 113.	The policy refers to the "annexe" area as a possible addition to the allocation but it is now considered appropriate to allocate it alongside Lawnstone House.	include the "Annexe" as apt of the allocation for mixed development, amend Policy AP55 accordingly

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APPV347	014/347/Policy AP 55/Sound Mr Ryan Norman, Dwr Cymru Welsh Water	No problems are envisaged with the public sewerage system for domestic foul flows from this proposed location . Coleford is served by our Newland WwTW which can accommodate the domestic foul flows from this location	support noted	
APPV364	008/364/Policy AP 55/Unsound Mr Roger Drury, Coleford NDP Steering Group	AP 55 should be extended to include the building known as The Annex. Otherwise The annex should be identified for either,retail, community development or tourism opportunity.	It is agreed that the property "The Annexe" could be included in the area to be redeveloped. If the proposal has yet to be implemented at the time of the Plan's adoption, then a change is recommended. the site as a whole may have capacity for a larger number of residential units, and this would need to be referred to in the policy	If the site is not being developed at the time of the plan's adoption, teh Annexe will be included in the allocation for a revised policy AP55
APPV365	008/365/Policy AP 55/Sound Mr Roger Drury, Coleford NDP Steering Group	AP 55 The open space proposed for Lawnstone House is welcomed by the NDP as being suitable for community use but should not be restricted by being defined as small. It would be a welcome environmental improvement and would make a positive contribution to the town centre.	Comment noted, however the site itself is small so any ancillary provision will also be so. It is agreed that there is a shortage of open space in Coleford that can be used for quiet enjoyment	no change
APPV301	210/301/Policy AP 56/Unsound Mr Walt Williams	AP 56 – Add to “Special requirements” ‘It is noted that Coleford has lost a significant amount of Town centre car parking in recent years and therefore an amount of car park space should be incorporated into this central town site.’ Reason:- Policy to promote the town as a tourist centre to create a sustainable environment and economy.	Car parking needs will be kept under review but at present there is considered to be sufficient and especially since the introduction of charges, there is available space in a variety of locations convenient for the facilities. Parking would however need to be considered in respect of this site.	no change
APPV366	008/366/Policy AP 56/Unsound Mr Roger Drury, Coleford NDP Steering Group	AP56 After permitted add the words 'as part of the allocation' The term place af assembly requires some guidance for developers. Landscaping should be emphasised as important in order to keep this gateway site attractive .	The site is agreed to be an important gateway site, and landscaping will be required. Equally the design of any building is important. Any design will need to be of a high standard. Place of assembly is a term covering a variety of uses, and should be added to the AP's glossary.	review policy to emphasise need for quality landscpaing and add place of assembly to glossary.
APPV27	015/027/Policy AP 57/Sound Rohan Torkildsen English Heritage	AP 55 – “Special requirements” – Replace “If possible it should...” With:- ‘ As one of the few remaining sites in the town centre it will be important for any redevelopment to incorporate some pleasant public open space.’	The building is agreed to be an important one within the Coleford Conservation Area and it is considered highly preferable that it can be retained. The policy requires retention of the main building and the only acceptable situation where its loss could be agreed is referred to in the text of the policy as an exception. There is a need to achieve a viable long term future for the building which the policy seeks to do but if this is not possible then it is considered that a different solution may have to be	Add to policy explanation "after "Conservation Area"... " The loss of the main building would have to be considered in the context of national guidance and in the context of a positive conservation strategy that applies in conservation areas."

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			considered. It is agreed that the tests referred to in the representation are relevant and reference could be added to the policy.	
APPV308	210/308/Policy AP 57/Unsound Mr Walt Williams	AP 57 – Amend recommended number of flats from “12” to ‘a maximum of 8’, and ground floor should be retained for commercial use. Coleford centre already has a potential on street parking problem detracting from the appearance and facilities of the town. This building has only limited (not quantified) parking to the rear. Reason:- To follow policy on town centre building use retained and create a sustainable environment.	The policy allows some flexibility and makes clear that the retention of the ground floor in commercial use could be supported. The main purpose is to provide a guide for development that can offer a viable future for the building and for this reason the additional flexibility of about 12 units is considered appropriate.	no change required
APPV348	014/348/Policy AP 57/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	No problems are envisaged with the public sewerage system for domestic foul flows from this proposed location .Site is traversed by 300mm diameter public sewer through the west of the site. Coleford is served by our Newland WwTW which can accommodate the domestic foul flows from this location	Comments noted	
APPV367	008/367/Policy AP 57/Unsound Mr Roger Drury, Coleford NDP Steering Group	AP 57 insert the words 'as part of the allocation for Coleford' after the word Flats in the Special Requirements box. Parking for the flats would need to be provided on site or exclude car ownership from the letting/ownership. The estimated figures of 12 1 and 2 bed flats should be changed to 6 1 bed flats	The policy includes land to the rear of the main building and its capacity is considered to be about 12 flats. This will be partly dependant on parking provision, which may be a combination of on and off site.	no change required
APPV435	002/435/Policy AP 57/Unsound Allaston Developments Ltd	Kings Head Public House – the allocation identifies the delivery of up to 12 apartments, 40% of which would be delivered as affordable. However, there is no additional information to support it, the future of the public house is unknown and it has not been supported by any additional technical assessment. The suitability, availability and achievability of such an allocation is unknown.	It is agreed that there is only a limited amount of information about this property. The policy requires part to be retained and the result is that it will provide a variety of dwellings. The current use is or appears to be an interim one and the property is essentially vacant.	
APPV369	008/369/Paragraph 7.9/Unsound Mr Roger Drury, Coleford NDP Steering Group	Wording after viable should read' Redevelopment of the main building is not supported by policy given the character and appearance of the town centre, its important role and location in the conservation area. The site is close to Bank House which is listed.	The building is an important one in the Conservation Area and should be retained. The policy does not support redevelopment and is proposed to be modified to take account of representations from Historic England in order to emphasise the need to retain it. The exception is however required to cater for a situation where the building cannot be viably converted. In this case evidence will be necessary to show that conversion is not possible. Any new building will need to demonstrate its suitability for the key location it occupies.	no change in response to this representation
APPV180	212/180/Paragraph 7.10/Sound Mrs Katherine Winterborne	It should be noted that the local NDP and local residents do not consider 'best use of land and a focal point' to be taking away these facilities and open space feel of the area and replacing it with housing	Comment noted	

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APPV60	056/060/Policy AP 58/Sound Mr Ross Anthony, The Theatres Trust	The Theatres Trust supports the amendments to the site to include recognition of the Forest Theatre on the site. However, for clarification, we would recommend that options in table for the theatre are amended to read: 'May be retained or a replacement theatre be provided'	Clarification is sought by way of a reference to the possibility of replacing the theatre. The current policy allows the retention of the theatre but does not require it. The policy could allow replacement elsewhere or on the site, it is intended to be permissive and take account of the likely redevelopment of the site and allow performance space to be provided as part of the changes that may take place. Subject to the qualification that while highly desirable there is no requirement to retain or re provide a theatre, the change below is recommended.	'May be retained or a replacement theatre or performance space be provided'
APPV247	047/247/Policy AP 58/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	This representation refers to a policy which enables but does not require housing as part of a mixed development. The AP does not depend on the site for its housing requirement to be met, but does support housing as a part of a mixed development under certain conditions.	no change required
APPV302	210/302/Policy AP 58/Unsound Mr Walt Williams	AP 58 – Add to first paragraph of box:- ' While there are many permutations of housing allocations in Berry Hill, it is envisaged that no more than 40 would fulfil the Coleford/Berry Hill housing quota for this plan period and any further areas suitable for residential use could be retained for future allocations. Reason:- To keep to policy and ensure a sustainable residential growth as set by the evidence requirements	The policy enables the development of housing subject to other requirements and does not require any particular number. The site could be developed to incorporate fewer than the 80 dwellings referred to. Provision in excess of 80 would not comply with the policy. It is however not considered appropriate to lower the limit to 40 given the uncertainties that apply to the site and the need for flexibility. It is however emphasised that the development of the site for housing is qualified in a manner that would not prejudice other use(s) for which it is allocated but could enable them to be achieved.	no change
APPV349	014/349/Policy AP 58/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	Due to the size of the public sewer in this area and the likley demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site .	The comments are noted. The allocation proposes a variety of potential uses and may include housing. As the main part of the site is currently in use and for it to be available the relocation of the college is required, most of the development that is likely to take place will be unlikely to be in the short term. As more detail is known it is considered that the issues referred to in the representation can be addressed.	
APPV370	008/370/Policy AP 58/Comment Mr Roger Drury,	AP58 Housing quality should be assessed with remaining housing requirement of Coleford. Development would need to include education and community facilities, the	Comment noted, the policy enables housing on certain conditions but allocates the site for	no change needed

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	Coleford NDP Steering Group	proportion of the site for any housing would be in the context of the agreed allocation and in consideration of the cultural ambitions and a focus for the whole Forest community.	a variety of community uses. The site is an important one but not the only one able to provide for the cultural needs of the community.	
APPV406	022/406/Policy AP 58/Unsound Mr Peter Dutton, Gladman Developments	There is no evidence that this site can accommodate 80 dwellings whilst retaining existing uses. Applications approved/submitted for this area amount to 7 dwellings on the former bus depot. Gladman appreciate that this policy is made to enact change on this site over the remainder of the plan period, but do not consider the council should be reliant on such a site for the delivery of its full objectively assessed housing needs. the site should be treated strictly as an aspiration with any delivery achieved contributing in excess of the overall housing requirement	The site is not counted as one delivering housing in the short term, and the nature of the allocation is such that it is not essential for the delivery of the AP requirement. It is therefore treated in the manner sought by this representation.	
APPV303	210/303/Policy AP 59/Unsound Mr Walt Williams	AP 59 – Add to “Special requirement” after “...overall setting,...” ‘, taking into account the sites position as a gateway to Coleford and the need to keep it attractive by masking landscaping and site design.’ Reason:- Policy to promote the town as a tourist centre to create a sustainable environment and economy.	It is agreed that the site is in an important location and that a high standard of landscaping is required for this site. The benefits would apply to visitors and residents so it is not considered necessary to further alter the policy.	
APPV350	014/350/Policy AP 59/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	Due to the size of the public sewer in this area and the likley demands from the proposed allocation it is unlikely the public sweres will be adequate to accommodate this site .	Comments noted. The end uses are not known but the importance of early consultation is accepted.	
APPV371	008/371/Policy AP 59/Unsound Mr Roger Drury, Coleford NDP Steering Group	AP 59 Landscaping requirements after' advance insert 'high quality landscaping.	The policy and its explanation do refer to landscaping in several places and it is agreed that a high quality should be achieved. The site requires comprehensive landscaping which clearly should (as with all schemes) be of a high quality.	no change required
APPV304	210//304/Policy AP 60/Unsound Mr Walt Williams	AP 60 – Add similar gateway setting and need for careful design and landscaping as above. Reason:- Policy to promote the town as a tourist centre to create a sustainable environment and economy.	It is agreed that parts of these allpcated sites are prominent and that they will need careful landscaping. Given the general principles that encourage good design and the other policies of the plan, no change is required to this policy	no change
APPV351	014/351/Policy AP 60/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	Due to the size of the public sewer in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required.	Comment noted, the policy is mainly included in order to safeguard existing uses and any constraints in terms of sewerage will need to be addressed at the time the remainder of the site is developed. The policy is considered able to remain even if some development has to wait for or provide improvements	no change required

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Rep ID	Reference number Name/Organisation	Summary of Representation	Draft Officer Response	Changes
APPV372	008/372/Paragraph 7.15/Sound Mr Roger Drury, Coleford NDP Steering Group	'Further developments may need improvements to sewerage' is important. The implications for the sewerage system in terms of pipe capacity through the route toward Newland works is Significant, given the pipe diameters and gradients at points in the town/down Whitecliff valley.	It is agreed that adequate sewerage is important and must be able to accommodate new development. Current information is that the AP's proposals can be accommodated so no change is required.	non change
APPV373	008/373/Paragraph 7.16/Sound Mr Roger Drury, Coleford NDP Steering Group	Landscaping at Pingry Farm will be important to maintain an attractive character and environment, the views from the B4228 which are part of the Green Ring and the local footpaths which are important to tourism Special requirements. The implications for the sewerage system in terms of pipe capacity further down Whitecliff, toward Newland works needs to be addressed.	Although it is likely that there is relatively little scope for additional development at Pingry Farm the importance of landscaping is agreed and an addition is recommended to the text of 7.16..." The site is quite prominent from the approaches to Coleford and where possible additional landscaping will be sought."	
APPV273	062/273/Policy AP 61/Sound Mr Andrew Blake, Wye Valley AONB	The AONB Partnership supports the following policy AP 29 'Wye Valley'	support noted	
APPV352	014/352/Policy AP 61/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	Comment noted, development may need to await or provide improvements. The allocation is for a use or uses which may or may not place significant demand on the infrastructure. Further discussions with the water company would be welcomed.	No change but the need for discussion and possible investment is noted	
APPV374	008//374/Policy AP 61/Sound Mr Roger Drury, Coleford NDP Steering Group	The implications for the sewerage system in terms of pipe capacity further down Whitecliff, toward Newland works needs to be addressed.	noted, the proposals in the AP can be accommodated but will be assessed again at the planning application stage	
APPV425	031/425/Policy AP 61/Comment Lefarge Tarmac	Whilst we do not object to the allocation of this site as a potential employment/ hotel site, we wish to highlight the fact that the site is in reasonably close proximity to the existing Stowfield Quarry access (approx. 200m). We have concerns regarding the incompatibility of potential sensitive uses (such as a hotel) in terms of noise, dust/ air quality, blasting and HGV movements. Essentially, we would seek to ensure that the development of potentially sensitive uses (such as a hotel) at the site does not unreasonably hinder or fetter the future operation of the quarry.	Comments noted, and it is agreed that there will need to be a suitable design including careful placement of any development on the site if it is developed for an hotel. If an alternative use for the site is proposed then it will need to take full account of the neighbouring uses and be able to be satisfactorily accommodated.	
APPV248	047/248/Policy AP 62/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	This site has been amended in the AP in response to the owners views that it would benefit from being changed in order to make it better able to be developed. As presented in the AP it is now considered viable and is quite similar in nature to the land currently being developed at Owen Farm in Coleford.	no change required

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Rep ID	Reference number Name/Organisation	Summary of Representation	Draft Officer Response	Changes
APPV306	210/306/Policy AP 62/Unsound Mr Walt Williams	AP62 – Add in “Special requirements box after “...vulnerability...”:- ‘, as well as down stream..’ Reason:- To ensure that the current town centre culvert capacity and flooding problems are not acerbated and achieve a sustainable environment.	There are responsibilities placed on developers in respect of flood risk which would ensure that the downstream impact of any development is taken into account. Although a change to the policy is not considered necessary it is therefore agreed that the developer of the site will need to demonstrate a satisfactory situation following the development in respect of the watercourse and any other flooding and run off issues.	no change
APPV353	014/353/Policy AP 62/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	No problems are envisaged with the public sewerage system. The site is crossed by a 225mm public sewer through the centre of the site.	Comment noted,	no change required
APPV375	008/375/Policy AP 62/Sound Mr Roger Drury, Coleford NDP Steering Group	Special requirements: The design of the buildings and landscaping to become a new edge to the town must reflect the character of the area of the green ring to the north and the existing buildings to be incorporated. Add 'Foul drainage requirements will need to be assessed carefully and potential for ecological solutions considered, depending on infrastructure capacity through the town centre.	It is agreed that drainage requirements will need to be assessed at the application stage, current information is that the APs proposals including this site can be provided for.	no change required
APPV407	022/407/Policy AP 62/Unsound Mr Peter Dutton, Gladman Developments	Objection to this site as it is located within the Locally Value Landscape. Alternative sites available such as Lower Lane.Originally allocated in 2005 Local Plan and has yet to come forward for development . There is no evidence provided by FoDDC to suggest the situation experianced over the last 10 years has changed. Therefore it is questioned whether there is actually any appetite to develop this site for housing. Gladman do not consider the site is deliverable.	The site's deliverability is made clear from the agent's representations. The site is very well placed in relation to the town and although it has been identified since the 2005 LP, it has been amended following representations to make it better able to be delivered. The site is on the edge of the landscape between Coleford and Mile End/ Five Acres but its location is one that is able to be accommodated without significant erosion of the gap between Coleford and the nearby settlements.	
APPV420	142/420/Policy AP 62/Unsound Mr Harry Kear	The allocation of land for housing under ‘Policy AP62: Land at Poolway Farm, Coleford’ is strongly supported. However, the issue stated below must be updated for the policy to be ‘sound’ . : 1) ‘ Policy AP62: refers to an allocation for “ up to about 80 dwellings ” . This is clearly a typing error, highlighted at the previous consultation, but has not been corrected. It must be amended to either “up to” or “about” to provide certainty It is suggested that “about 80 dwellings” would be more appropriate. it would not be effective to cap the number of dwellings to a maximum of 80. Flexibility is required.	The policy will be amended to allocate "about 80 dwellings"	
APPV421	142/421/Policy AP 62/Unsound Mr Harry Kear	The allocation of land for housing under ‘Policy AP62: Land at Poolway Farm, Coleford’ is strongly supported. The text within the policy has been amended to state a site area of “About 3.2 ha of land” However, the supporting text at paragraph 7.19 still refers to “approximately 2.6 ha” .Thmust be updated to refer to " 3.2 ha”	Comments noted, the total area to be allocated is about 3.2ha, although the area likely to be occupied by new development is about 2.6ha when the farmhouse and an allowance to accommodate the watercourse is made. The text will be modified to make clear the extent of the site (3.2ha) overall.	

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APPV422	142/422/Policy AP 62/Unsound Mr Harry Kear	The allocation of land for housing under 'Policy AP62: Land at Poolway Farm, Coleford' is strongly supported. The site boundary for ' Policy AP62: Land at Poolway Farm, Coleford' has previously been amended to incorporate additional land that allows the western boundary of the site to better relate to the surrounding landscape (i.e. field boundaries). This is entirely logical and strongly supported. Accordingly, the text within the policy has been amended to state a site area of "About 3.2 ha of land" . However, the supporting text at paragraph 7.19 still refers to "approximately 2.6 ha" The text at paragraph 7.19 must be updated to refer to "3.2 ha" for the allocation to be consistent and effective.	The total area of the site as proposed is about 3.2ha, the reference in 7.19 will be changed.	
APPV423	142/423/Policy AP 62/Unsound Mr Harry Kear	The allocation of land for housing under 'Policy AP62: Land at Poolway Farm, Coleford' is strongly supported. The supporting text at paragraph 7.19 states that 80 dwellings "is probably at the upper end of the likely range" it is very likely that the site could accommodate more than 80 dwellings to make efficient use of land and result in sustainable development. Therefore, it would not be effective to cap the number of dwellings to a maximum of 80.Flexibility is required.The site area has increased in size since this text was drafted; however,the text has been carried forward without amendment. the wording quoted in bold above should be removed to allow flexibility to ensure efficient use of the site based on more detailed assessment.	The allocation of about 80 dwellings is considered to provide sufficient flexibility and under the terms of the policy the likely developable area is less than the 3.2 ha gross occupied by the entire site. The net area that may be available is closer to the 2.6ha originally allocated. Given the retention of the farmhouse (and the need to allow space around it) the total of 80 dwellings is considered realistic, especially when account is taken of the watercourse crossing the site and provision is made for the existing rights of way.	
APPV424	142/424/Policy AP 62/Unsound Mr Harry Kear	The allocation of land for housing under 'Policy AP62: Land at Poolway Farm, Coleford' is strongly supported. 4) The allocation confirms that ' access for vehicles ' should be from Gloucester Road" . Due to the fact that the site is close to the point where the road name changes from Gloucester Road to Bakers Hill, it is suggested that the 'Access for Vehicles' should be changed to "From B4028" for the avoidance of doubt.	The intent of the policy is clear, access from a suitable location off Gloucester Road/ B4028 is the policy requirement. Add .../ Bakers Hill, B4028" after Gloucester Rd.	
APPV376	008/376/Policy AP 63/Sound Mr Roger Drury, Coleford NDP Steering Group	Special Requirements Landscaping After 'carefully' add 'High quality landscaping is important as the site is vital part of the green ring,separating the town from Coalway. This is locally valued landscape.	Support is welcome, and the role of the landscape area is agreed. The intent of the policy is to protect the character of the area and help maintain its distinctiveness.	no change required
APPV73	209/073/Policy AP 64/Sound Mr Chris Williams		support noted	no change required
APPV92	123/092/Policy AP 64/Sound Mr Robert Harris	The specified interest of the council in maintaining open area especially applies to the Gladman proposed development of the Lower Lane Berry Hill. The need to keep a green boundary around the small town of Coleford is essential for the diversity that exists in a small rural community. The infrastructure will not be able to cope with the huge influx of inhabitants	Noted	
APPV121	178/121/Policy AP 64/Sound Mrs Sheila Priest	I consider that the intention to maintain the integrity of Coleford and the surrounding villages vitally important so as to avoid the urbanisation of the area.	Comment and support for the policy noted.	no change
APPV128	173/128/Policy AP 64/Sound Mrs Valerie Pittaway	The maintenance of the buffer zone entrance is essential in order to maintain the increasing number visitors to the area and is also vital to retain the nature of the Forest of Dean, Coleford and al the surrounding Villages.	Comment and support for the policy noted	

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APPV149	211/149/Policy AP 64/Sound Mrs Sandra Williams	Support for policy AP64	noted	
APPV165	177/165/Policy AP 64/Sound Mr Dennis Priest	The Coleford valued landscape area is vital to maintain the visual environment of Coleford and the integrity of Coleford and the surrounding villages	Noted	
APPV166	178/166/Policy AP 64/Sound Mrs Sheila Priest	The land shown is both visually important to Coleford and the surrounding area and strategically important in terms of the integrity of Coleford and the surrounding villages.	Support noted and comment agreed	
APPV169	095/169/Policy AP 64/Sound Mrs Maisie Crawford	Support for the concept of the visual importance of the area surrounding Coleford and the integrity of both Coleford and the surrounding villages	support for the policy noted	
APPV172	159/172/Policy AP 64/Sound Mrs Alison Monk	Locally valued landscape should be maintained as it is vital to preserving the area.	support for the policy noted	
APPV175	131/175/Policy AP 64/Sound Ms Lesley Hopkins	Support AP64 Coleford Locally Valued Landscape	noted	
APPV176	140/176/Policy AP 64/Sound Marcus and Jane Jones	The area designated in this Allocations Plan as Locally Valued Landscape - is just that, it is locally valued green space, and in accordance with the widely held views of the local population, should remain as such.	support noted. the policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change
APPV177	212/177/Policy AP 64/Sound Mrs Katherine Winterborne	Support AP64 Coleford Locally Valued Landscape. The green space is around Coleford is important and should be protected.	support noted. the policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change required

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APPV178	212/178/Policy AP 64/Sound Mrs Katherine Winterborne	The town of Coleford and it's Allocation Plan has been quite clear where there are areas of land that could be considered for development and I feel that in general they are sensible approaches.	Support noted. the policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change required
APPV182	160/182/Policy AP 64/Sound Mr Mark Monk	Valued landscape which gives each community its own identity and leaves the Forest of Dean with stunning natural landscape is so very important	This comment supports the Coleford landscape policy. It is agreed that the policy has wide support and it is considered appropriate and necessary in the AP in order to provide the protection needed.	no change
APPV183	119/183/Policy AP 64/Sound Mr Martyn Gunter	It is important that the land identified in the plan as locally valued landscape is maintained as that and not developed	The comment is noted and it is agreed that the policy is required because of the importance of the local landscape	no change
APPV193	187/193/Policy AP 64/Sound Mr David Salmon	The Forest of Dean is a unique area holding special charters. The green land surrounding Coleford serves as a buffer identifying Coleford as distinct from the surrounding villages which is important to maintain its character. This policy has been fully endorsed by the local population and has been included in the policy of the Town Council and the Forest of Dean emerging NDPs.	support for the policy is noted	
APPV195	069/195/Policy AP 64/Sound Mr Robert Baird	The maintenance of an open aspect, free of development, is vital in order to maintain the character of area and the Forest of Dean, Coleford and the surrounding villages.	support noted. the policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change required
APPV197	179/197/Policy AP 64/Sound Miss Kate Priest	It is important to maintain separation of Coleford from surrounding villages. They are distinct settlements, with their own amenities and facilities. To build on land which is intended as a barrier between Coleford and other villages such as Berry Hill, risks blurring them in to a much bigger, sprawling settlement.	support noted, the policy AP64 is intended to help achieve the protection sought	no change required

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APPV199	099/199/Policy AP 64/Sound Miss Sandra Day	The ongoing open aspect free of development is vital in order to maintain the character of the Forest of Dean, Coleford and the surrounding villages, otherwise the towns and villages of the area will all merge into one big concrete jungle.. This policy has been fully endorsed by the local populations during NDP consultation events and as a consequence has been included as policy in the Coleford Town and the Forest of Dean emerging NDP's	support for the approach and policy AP64 is noted	
APPV214	101/214/Policy AP 64/Sound Eileen Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV219	102/219/Policy AP 64/Sound Mr D Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV223	112/223/Policy AP 64/Sound R Fretwell	I consider this section to be legally compliant and sound.	comment noted	
APPV227	208/227/Policy AP 64/Sound Mr M Wilce	I consider this section to be legally compliant and sound.	comment noted	
APPV307	210/307/Policy AP 64/Unsound Mr Walt Williams	AP 64 – Add in box to end of line after “Coleford”:- ‘ and which may detract from its pleasant setting and further development as a Tourist centre. Reason:- Policy to promote the town as a tourist centre to create a sustainable environment and economy.	The need to respect the setting of Coleford arises for a variety of reasons and the retention of an attractive appearance to tourists is included in them. Although it is not considered that the policy should be amended it is agreed that the policy will be beneficial to residents and visitors by helping to preserve the attractive appearance of the town	no change
APPV408	022/408/Policy AP 64/Unsound Mr Peter Dutton, Gladman Developments	.Remove land at Lower Lane Berry Hill from the AP 64 Locally valued Landscape designation.	The evidence base includes an assessment of the landscape in the area concerned and for the policy overall. It is considered that the area referred to is a key part of this distinctive landscape and that the protection of the setting of Coleford and the surrounding settlements is an important objective of the Plan. This aim of retaining local character is supported by the nppf.	
APPV78	177/078/Paragraph 7.21/Sound Mr Dennis Priest	The maintenance of an open aspect free of development is vital in order to maintain the character of the Forest of Dean, Coleford and the surrounding villages. This policy has been fully endorsed by the local populations during NDP consultation events and as a consequence has been included as policy in the Coleford Town and the Forest of Dean emerging NDP's	Support noted. The policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at	no change required

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			the point where it enters the FoD. Development in this area would remove this.	
APPV90	070/090/Paragraph 7.21/Sound Mr Roger Bateman	Coleford is a small and picturesque town in the Forest of Dean which is surrounded by open areas and the forest itself. It maintains a separation from the surrounding villages by maintaining the areas of locally valued landscape which allow views of Coleford and the villages to remain in keeping with the surrounding area. If these areas were lost the traveller from the adjoining AONB would be presented with an immediate transition to an urban sprawl of new housing which would detract from the local area and thus from the objective of promoting tourism which is one of the major aims of the policy.	Support noted. The policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change required
APPV126	201/126/Paragraph 7.21/Sound Mrs Maryse Van Buuren	This land is part of the Coleford valued landscape area. It is supported by many local residents as well as West Dean Parish Council and Coleford Town Council. It is mentioned in their respective emerging ndp's	Support noted, it is agreed that the landscape is worthy of a local policy in order to protect its character.	no change
APPV127	173/127/Paragraph 7.21/Sound Mrs Valerie Pittaway	The maintenance of this open access is essential in order to encourage visitors to the area and is also vital to retain the nature of the Forest of Dean, Coleford and all the surrounding Villages. This plan has been fully endorsed by the local population and has been included in Coleford and the Forest of Dean NDP's	Support noted. The policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this.	no change required
APPV150	211/150/Paragraph 7.21/Sound Mrs Sandra Williams	Support for paragraph 7.21	noted	
APPV157	065/157/Paragraph 7.21/Sound Mr David Atherley	Support for paragraph 7.21	support noted	
APPV170	095/170/Paragraph 7.21/Sound Mrs Maisie Crawford	Support paragraph 7.21	noted	
APPV192	194/192/Paragraph 7.21/Sound Mr Charles Taylor	I agree that there should be an area of largely undeveloped land around Coleford particularly maintaining the separation between the town and the Berry Hill settlement	comment, support for the policy, noted	

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APPV216	101/216/Paragraph 7.21/Sound Eileen Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV220	102/220/Paragraph 7.21/Sound Mr D Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV224	112/224/Paragraph 7.21/Sound R Fretwell	I consider this section to be legally compliant and sound.	Comment noted	
APPV228	208/228/Paragraph 7.21/Sound Mr M Wilce	I consider this section to be legally compliant and sound.	comment noted	
APPV151	211/151/Paragraph 7.22/Sound Mrs Sandra Williams	Support for paragraph 7.22	noted	
APPV160	059/160/Paragraph 7.22/Sound Mr Dave Kent, West Dean Parish Council	Support paragraph 7.22	Support noted. The policy as written is intended to protect the setting of Coleford and the surrounding settlements in a manner which retains their character and local distinctiveness. The locally valued landscape is for much of its extent a transition between the settled edge of the FoD and the town of Coleford. The clear and prominent setting of the town is an important aspect of this and protection of this is central to the policy. The area alongside the A 4136 also is agreed to provide a relatively rural aspect at the point where it enters the FoD. Development in this area would remove this. As the site referred to is not proposed for development in the AP there is little information about infrastructure. Comments are however noted.	no change required
APPV171	095/171/Paragraph 7.22/Sound Mrs Maisie Crawford	Support paragraph 7.22	noted	
APPV217	101/217/Paragraph 7.22/Sound Eileen Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV221	102/221/Paragraph 7.22/Sound Mr D Dyer	I consider this section to be legally compliant and sound.	comment noted	
APPV225	112/225/Paragraph 7.22/Sound R Fretwell	I consider this section to be legally compliant and sound.	comment noted	
APPV229	208/229/Paragraph 7.22/Sound Mr M Wilce	I consider this section to be legally compliant and sound.	comment noted	
APPV37	003/037/Section 8/Unsound Mr Mike Bartlett, Bartlett Total Build Ltd	Request inclusion of a plot of land that I own in Cliffords Mesne, Newent	From the point of view of the Plan Clifford's Mesne is regarded as a settlement in the open countryside and does not have a dsb. This is	no change required

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			<p>in reflection of its nature which in common with many small settlements is that of an open cluster or clusters of buildings in the countryside, interspersed with fields and agricultural uses. There are few if any services, and an additional dwelling would depend on private transport. The location is not one supported by the AP or the nppf as suitable for further development not related to or requiring a countryside location. The site appears reasonably related to the group of dwellings that form the main part of the settlement but overall the dominant character is one of open countryside with groups of buildings rather than one of being in a town or village. In order to support this development either the AP would need to identify Cliifords mesne a defined settlement or add another policy allowing housing in the countryside. The latter is strictly controlled at a national level and the former is not justified because of the nature of the settlement which is similar to many (May Hill, Glasshouse, St Briavels Common, Hangerberry etc) which are also part of the countryside and do not form suitable locations for further development. An appeal recently dsmissed did not support the development of the site close by, for reasons of being in an unsustainable location.</p>	
APPV75	145/075/Section 8/Unsound Mr and Mrs Len Lawton	The settlement boundary shown on the proposals map should be amended to encompass Rosewood Villa. this is shown in red on an extract of the map attached	<p>The representation seeks an amendment to the dsb at Newent in order to include a dwelling close to but presently separated from the by a road. The site concerned is one of several outlying properties at Newent which are close to but not part of the settlement as currently defined. These properties are often part of a group or sporadic line and are invariably bordered by open countryside to the point where their appearance is one of small pockets of development in the open countryside. In this case the property is bounded by the arboretum and by a country lane which skirts around the edge of the town. Newly within the boundary (which was amended in the AP process) and opposite the property is a site allocated and with permission for housing. Included in the dsb is the nearby cemetery but not the fields associated</p>	No change required

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			<p>with the nearby school/ leisure centre. The arboretum the playing fields and the agricultural land to the south form part of the countryside setting for Newent. Although the arboretum is a facility associated with the town its appearance is one of planted woodland used for recreation. Bradfords lane forms a clear demarcation between the town and the surroundings although it does then exclude the property that is the subject of this representation. The excluded property does however have the appearance of a single dwelling very much as may be encountered along many of the surrounding lanes. It does not visually seem to be part of the town. Bradfords lane is itself very narrow and appears as a country lane. It may carry more traffic than expected but its appearance is as part of the countryside. The overall perception of the site is that it forms part of the countryside and not the town, and there is therefore no case for its inclusion in the dsb. To do so may not change the appearance of the area or could make a major difference if development proposals were made especially any that involved the improvement of the lane. The basic control would be lost. The site has recently been the subject of an appeal which was dismissed seeking an amendment similar to this representation. The Inspector agreed with the general analysis above. The AP makes a variety of provisions for additional development in and around Newent. It seeks to retain its character and that of the surrounding countryside. It is considered that this site should not be included in the dsb.</p>	
APPV411	022/411/Section 8/Unsound Mr Peter Dutton, Gladman Developments	Gladman believe that the context provided by the Objectively Assessed Housing Needs of the district demonstrate the need for further allocations at Newent . Allocate land at Ross Road for housing development ref P0969/14/OUT .P0969/14/OUT for 85 houses appeal to be heard June 2015.	This site is the subject of an appeal due in June 2015. The development sought is the allocation of land for up to 85 dwellings on a prominent site west of the town. The development of the site would have an adverse impact on the landscape and on listed buildings which adjoin. There is no need for the land to be released as the AP provides sufficient land for its housing requirement and the housing requirement is considered appropriate.	

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APPV427	044/427/Section 8/Sound Mrs D Morley, Newent Town Council	P.130 Map "That the development boundaries be adhered to particularly relative to any major additional housing proposed outside that boundary shown on the appended map for Newent."	support noted	
APPV441	029/441/Section 8/Sound Miss Stephanie Pike, Herefordshire and Gloucestershire Canal Trust	The Canal Trust support the approach t in para 8.6 which 'carries forward the previous safeguarding of land for the restoration of the Herefordshire and Gloucestershire Canal', However the plan shows a break in the route of the Hand G Canal as it runs along the northern boundary of Newent settlement. Herefordshire and Gloucestershire Canal Trust are in support of the requirement in The canal trust support the requirements of policy AP72 · 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; and · Provide a pedestrian and cycle link from Ross Rd to the Canal.	The policy support is noted. It is acknowledged that there are breaks in the safeguarded land shown on the proposals map. It is recognised that this is not an ideal situation either in respect of providing certainty for the canal trust or for the adjoining or nearby landowners. The policy makes provision for showing in addition to the safeguarded historic route, agreed diversions. These must however be acceptable to the Trust and to the relevant landowners as they will need to be agreed. It is desirable that an agreed diversion be established for the canal where needed so that the route can be protected. In the case of the land north of Newent there is a need to protect the interests of businesses and other landowners whilst providing an achievable route for the canal and preferably one that best accommodates the AP wish to enable a tourism/ recreational use.	
APPV464	051/464/Section 8/Comment Ms Dawn Williams, Severn Trent Water	. Newent – will be subject to a quality improvement project in AMP6 to meet WFD requirements. Capacity to cater for growth will be included in the design	Comment noted along with the consideration that the changes proposed can be accommodated or provided for.	
APPV428	044/428/Paragraph 8.1/Unsound Mrs D Morley, Newent Town Council	P.132" That Newent and FoDD Councils recognise that no significant areas of land are planned in or retained for "recreational use." It is apparent that a number of recent developments have provided young children's play areas local to the development rather than consider the greater community need. Newent Town Council wish to have "Jones' field" reintroduced into the Plan and that ti be designated for mixed housing and recreational use. Recreation would comprise use for major sporting activities such as, but not limited to, soccer and rugby. Than an area of land adjacent to Newent Community School and bordered by Watery Lane, be allocated for recreational use, the uses being as above."	There is a need for new development to consider both the local need for younger children arising form a development and more general "youth/ adult provision. It is necessary for new development to be able to show that the needs arising can be met. It is not however possible to provide over and above any additional need arising form the development so if there are already adequate facilities it is likely that no additional provision will be sought.	
APPV31	182/031/Paragraph 8.3/Sound Mr Tim Rickard	support paragraph 8.3	support noted	
APPV201	165/201/Paragraph 8.3/Unsound Mr Timothy Nash	Recommend land identified on the plan is allocated for residential development.	This representation and related submissions seek the allocation of land to the west of Newent for mixed development to include housing and a new access road. It is a comprehensive proposal though not submitted in any great detail. Generally the location is regarded as more sensitive to development	no change required

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			<p>than the areas that are allocated and have recently been developed to the east of the town. The scale of change proposed is also not in keeping with the CS and the updated housing requirements which already provide for a larger number of new dwellings than originally envisaged. It is agreed that the town of Newent is a generally sustainable location for some new development. It is considered however that the scale should be closely related to the needs of the town itself and that there is considerable pressure for additional development to serve commuting to Gloucester and Cheltenham. The proposed scheme could add to this by providing housing in excess of what is required. The CS has been updated in effect by the adoption of a new OAN serving the AP. This effectively updates the CS although it should be noted that the CS drew on information that was up to date at the time, and not just the former RSS information. The NPPF has an emphasis on sustainable development and the use of a plan led system to deliver the needs of an area. In considering sustainable development the environmental social and economic balance has to be obtained. Whilst there is an undoubted drive towards housing provision, this can be delivered best through up to date plans that make the appropriate provision and the AP is considered to do this. Newent has developed in the areas referred to and the largest remaining undeveloped site is at Foley Rd. There are however allocations at Watery Lane and Ross Rd both of which are in the western part of the town. Further provision for mixed development is made by the town centre allocation north of Church Street/ Broad Street. These are in keeping with the scale of need that exists, and take full account of the constraints in respect of landscape and currently access that apply in the west.</p> <p>Community Facilities: The principle which applies to the location of community facilities is that they should be accessible and that retail and other central functions are best placed in the centre of towns, as explained in the nppf. It is agreed that open space, including in town centres is vital. It is also essential to retain the</p>	

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			<p>open setting of the town and incidentally its modest scale and pedestrian accessibility that follows. Transport and access: While there is some congestion and the roads to the west of Newent are affected especially at travel to school times, the impact of the proposed scheme would add to this in areas that were not improved. It is also unclear that the scheme as proposed would be adequate to provide (ie fund) the additional infrastructure needed, were additional road building to be needed. there would be major additional infrastructure needed in addition to the "western relief rd" On balance there is no need for the development proposed, it is in the more sensitive location where it would have an adverse impact on the landscape and the AP is already considered to provide in a more suitable manner for other developments such as community facilities. While there are undoubted problems of road congestion at peak times and relative to the scale of the town itself, the provision of a new highway is an unproven and potentially expensive and unnecessary solution.</p>	
APPV388	165/388/Paragraph 8.4/Unsound Mr Timothy Nash	Land to the south west and west of Newent would be ideal for development. Newent should be allowed to grow to create a strong, vibrant and healthy community by providing the supply of housing required for present and future generations.	The CS contains general policies which guide the overall development of the area and within that it is recognised that Newent has a role as a market town supporting its locality. the CS allows for additional change in the town centre and promotes additional employment and housing. It is agreed that the town could benefit from certain additional development and that it should include employment, services and a degree of housing.	no change required
APPV389	165/389/Paragraph 8.5/Unsound Mr Timothy Nash	More land should be allocated to the west and south west of Newent for a mixed sustainable development.	See 201 for main reply to this representation. In addition to those responses, it is now considered that there is sufficient land available to demonstrate a five year land supply, and that in addition, the needs of the AP over a longer period can be met by its proposed allocations. In the event that there was not sufficient land, further allocations could be made in accord with the CS hierarchy and that could include additional land at the towns and larger villages. This however would not include the allocation of land in inappropriate sensitive	no change required

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			locations and nor would additional land be released that would potentially add to existing commuting to Gloucester. A major allocation to the west of Newent would be unlikely to be acceptable. It is agreed that the town centre should focus on retail and tourism and ensure there is sufficient car parking for visitors who are shopping etc, however this can be achieved by promoting mixed development of an appropriate scale as is the case in the AP.	
APPV254	121/254/Paragraph 8.6/Sound Colonel R G R Hall	We would like to be reassured that any future projects by the HGCT, other than the restoration of the original canal route and profile, will be subject to the normal approvals process and in full consultation with landowners affected by such a project, and the wider community.	The AP is seeking to provide some clarification in respect of the canal by revising the policy contained in its predecessor, the 2005 local plan. The intent is to safeguard land from other development in order to protect a line for the canal and this protected line is where possible the historic line of the canal. The policy is likely to be the subject of further discussion during the examination of the AP but the councils view is that the policy as currently drafted provides a workable solution allowing as it does the addition to the protected land of agreed diversions. The Council support the reinstatement of the canal but require a policy that facilitates this along with the safeguarding of adjoining properties.	no change required but the policy is considered likely to be discussed as part of the examination
APPV28	015/028/Policy AP 66/Sound Rohan Torkildsen English Heritage	There is perhaps the potential to clarify this policy. Currently it implies demolition and redevelopment within the tight knit historic core. To fulfil the statutory obligation in section 72 of the Planning (LB and CA) Act 1990 you should emphasise in the text accompanying Policy AP66 that any proposal within the Newent town centre should demonstrate that special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and in accordance with NPPF paragraph 132 that great weight has been given to maintaining and managing change in a way that sustains and, where appropriate, enhances all affected heritage assets and their settings. This is a significant test.	This representation seeks clarification about managing any change especially within the Conservation Area. It is agreed that the policy could be clarified to make clear the importance of preserving the character and appearance of the CA and heritage assets and their settings	Add to the policy a revised point to include "enhance heritage assets and their settings"
APPV257	136/257/Paragraph 8.12/Unsound Mr Neil Jennings	There are a number of concerns in regards to the proposed plans for the area: a limited resource; a safe area for children to play; used by community groups; ecological impact; flooding; and limited use as a community centre	The plan allocates land for a community building . The location is close to the existing well used park (Lakeside) and the allocation is one for a modest (0.34ha) site to include a building used for community purposes. The building would complement the existing park and could make use of the nearby parking. Although the present use is as a paddock, the land is considered suitable subject to the wording of the policy which is intended to ensure that the building is compatible with its	no change required

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			surroundings. Should the site not be required for community use the plan would not support other buildings. The site is not considered vulnerable to flooding and would need to be developed in a manner that did not add to any existing problem elsewhere.	
APPV258	136/258/Paragraph 8.12/Unsound Mr Neil Jennings	There are a number of concerns in regards to the proposed plans for the area: a limited resource; used by community; ecological impact; and flooding	See 257. The site is not considered vulnerable to flooding and would need to be developed in a manner that did not add to any existing problem elsewhere.	
APPV91	125/091/Policy AP 67/Unsound Ms Namfon Hasuk	There are a number of concerns in regards to the proposed plans for the area: a limited resource; a safe area for children to play; used by community groups; ecological impact; flooding; and limited use as a community centre	The plan allocates land for a community building . The location is close to the existing well used park (Lakeside) and the allocation is one for a modest (0.34ha) site to include a building used for community purposes. The building would complement the existing park and could make use of the nearby parking. Although the present use is as a paddock, the land is considered suitable subject to the wording of the policy which is intended to ensure that the building is compatible with its surroundings. Should the site not be required for community use the plan would not support other buildings. The site is not considered vulnerable to flooding and would need to be developed in a manner that did not add to any existing problem elsewhere.	no change required
APPV253	071/253/Policy AP 67/Comment Mrs Tracy Beaumont	Need reassurance that this area will remain part of the lake area. Leave the lake area to be a natural conservation area.	The plan allocates land for a community building . The location is close to the existing well used park (Lakeside) and the allocation is one for a modest (0.34ha) site to include a building used for community purposes. The building would complement the existing park and could make use of the nearby parking. Although the present use is as a paddock, the land is considered suitable subject to the wording of the policy which is intended to ensure that the building is compatible with its surroundings. Should the site not be required for community use the plan would not support other buildings. The references to the manner in which the present land is used are not planning matters. Much of the Lakeside area is managed for its conservation value as well as to provide a recreational resource.	no change required

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APPV154	141/154/Policy AP 71/Unsound Mrs G M Jones	I consider the plan to be unsound on the grounds that the settlement boundary has been extended into viable agricultural land when a more suitable alternative for the provision of employment generating use is available close by on unviable agricultural land with existing development on all sides.	<p>The Plan proposes to allocate an additional 4.2ha of land for employment adjoining the current development off Gloucester Road. It would be both accessible and developable from the present estate and from a frontage onto Gloucester Rd. The site is available and is currently in agricultural use. There is a need for additional new employment land in Newent. Locations in this area are considered most suitable having access to the bypass. The land to the south of the Gloucester Rd is considered preferable to land to the north, it is less prominent and is not directly bounded by housing. It is also able to be developed in an incremental manner from the present estate, as well as providing a new and potentially more attractive frontage to Gloucester Rd. This latter point is believed to be one reason why the previous allocation made in 2005 was not developed. The land to the north is agricultural too and is of similar quality though its use has been more as grazing in recent years. The western portion is believed to be grade 1, and like much of the allocated land to the south the remainder is likely to be grades 3a and 2. The site is undeveloped though both the filling station to the south and the sewage treatment works to the north are inset into it. The latter has historically been a constraint on development although not the main reason for not allocating the land. It would be a greater constraint on residential development than for other uses. The plan provides additional land for housing and for employment as drafted and there is considered to be an adequate provision over the whole period both in Newent itself and over the whole district. Revision of the overall needs assessment does not support the release of additional land. Employment land is considered best provided on an alternative site and by means of the other policies promoting redevelopment in Newent and in the plan as a whole. There is a need for employment land and the CS and its supporting documentation together with the AP provide sufficiently for the future needs in a manner that can be best implemented. The representation site has also been suggested as suitable for recreation and was allocated</p>	no change recommended

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			for this in the 2005 LP. Although the LP allocation is not continued in the AP the land is still considered suitable and appears to be available for recreational use. This use would be compatible with the location of the site and the STW constraints. The representation does not include details of how the site could be developed. It is accepted that the land could be developed, for example for recreation, although it is regarded as inappropriate for housing or employment use. The nearby land uses constrain its potential and the overall prominence makes it inappropriate for intensive built development such as housing and employment.	
APPV7	032/007/Policy AP 72/Sound Mr David Walker LFI (Newent) Ltd	It is critical to the company as a major employer in Newent with significant expansion plans that their operational area adjoining the historic line of the canal is safeguarded for their continued employment use.	Support for the revised policy is noted. It is however considered likely that the examination process will include further discussion in relation to the canal and that the AP could be modified as a result. The policy as it is in the publication draft is considered suitable by the Council although further detail in respect of agreed diversions (agreed between all interested parties) could be added. This respondent is one of the key parties in respect of the policy its wording and any related safeguarding and the Council would welcome further discussions.	no change in respect of this representation but see response.
APPV252	121/252/Policy AP 72/Sound Colonel R G R Hall	Agree that the AP has been positively prepared and do not see any need to alter the broad aspirations for the Community Centre site Plans for the remainder of the site are the subject of an ongoing feasibility study, but we note the comments in the AP on public use and access for the site of the adjacent Canal restoration project. Our own plans will include the incorporation of a suitable Chapel building onto the site.	comments noted, the policy is considered to have sufficient flexibility to allow development as suggested without being committed to a single scheme.	no change required
APPV410	022/410/Policy AP 72/Unsound Mr Peter Dutton, Gladman Developments	The proposal for mixed use is not suitable nor deliverable. Site is occupied by active uses that may be lost or require relocation. It is questionable whether existing or new employment uses will be compatible with residential, issues include noise, light, air pollution order heavy goods vehicles and operating hours. The site is in multiply ownership, delivery will be highly complex, the timing and yield is far from certain.	The site is partly occupied and is allocated for mixed uses. Although one use expected is housing, the contribution from the site is not relied on for either the five year requirement or the plan's overall needs. The site is however considered to be one that can be developed to provide a better balance of uses and these are expected to be compatible with the restoration of the canal.	
APPV249	047/249/Policy AP 73/Unsound Mr Phil Hardwick, Robert Hitchins Limited	These sites are not deliverable during the plan period, due to environmental, suitability, ownership and/or viability constraints. The identified sites should be removed from the Allocations Plan and replaced with alternative deliverable sites.	The planning permission for this scheme has lapsed but discussions are continuing with the owner who is also an RSL. The land is	no change required

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			considered an appropriate allocation able to be developed when required. It is regarded as available for development within five years. The site is regarded as a commitment it is allocated and has had a recent permission.	
APPV282	033/282/Section 10/Unsound Lydney Park Estate	Land at Aylburton should be allocated for housing	The land concerned occupies a gap between the village of Aylburton and the mixed development at Taurus Crafts. It is considered desirable to retain a gap between the village and the mixed development in order to protect both. Part of the likely access is identified as potentially affected by flooding. It is considered that the AP overall provides for an appropriate level of change and that new allocated housing sites should be concentrated in the towns and then in the larger villages. Aylburton is very close to Lydney with its very wide range of new housing and other facilities.	no change required
APPV314	098/314/Section 12/Unsound Mr Ken Davis	Land to west of Blakeney should be included within settlement boundary.	The representation seeks a large allocation for new housing west of Blakeney. It is contended that there is insufficient provision throughout the Plan and that there is not enough flexibility in the dsbs The plan provides for a five year land supply and for its own requirements for the longer period. It does not require additional land to be allocated. It is agreed that the councils list "waiting list" for housing is high and shows a high demand for housing. Housing need has recently been reviewed taking account of the need for affordable housing and a revised level (OAN) has been proposed in the AP. The existing sites, strategy and settlement hierarchy is considered appropriate. The appeal evidence is all available but the council will also provide additional material to inform the AP Examination. It should be noted that "recent appeals" cover a period when the AP was less developed and when the OAN had not yet been reviewed. The evidence will therefore have been superseded, it will be further updated for the examination. The site the subject of this representation would not be considered appropriate to be allocated even if there were a need for additional land to be released. It is not well related to the village and is of a scale beyond that which would be	no change required

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			expected to be allocated in a service village. The site adjoins the Conservation area and is in part affected by flood risk. Most is very prominent and forms an important open transitional area between the settlement and the more sporadic development of Blakeney Hill which lies inside and on the margins of the forest. The site includes the former railway embankment in its lower reaches but is mainly a steeply sloping hillside. It is not suitable desirable or necessary to identify it as a housing allocation.	
APPV462	051/462/Section 12/Comment Ms Dawn Williams, Severn Trent Water	Blakeney – we are still in discussion with the EA about to possible closure of Cinderford Crumpmeadow STW and transfer of flow to Blakeney. A final decision hasn't been made yet. Capacity will be available for the developments outlined (either at Blakeney or Cinderford) as and when required.	Comment noted (made in conjunction with STW capacity for a number of locations including Blakeney).	
APPV110	118/110/Section 13/Unsound Mr and Mrs D Groves	Revert to 2005 LP dsb in respect of land at Sun Rise Rd	The land concerned is an addition to the dsb made at the AP stage. It is proposed to include land that visually forms part of the settlement and was not formerly included. It will be within a locally distinctive area on the western edge of the village. The site concerned is on sloping ground but properties along Sun rise road appear part of the village rather than of the surrounding forest fringe countryside. The revised approach is considered consistent with the inclusion of other properties such as on Hang Hill Rd and The Tufts. The inclusion of land within the dsb does not mean that it is automatically suitable for development but it does mean that it is in an area where new development of most types will be expected to take place. Individual applications for particular areas still need to be assessed against the remainder of the AP and any other material considerations.	no change required
APPV5	077/005/Policy AP 75/Sound Mrs Menna Bonsels	The allocation is logical and justified given the proximity to the village centre and to the good range of facilities and services. It is confidently considered that a modest development of her land can be achieved without harm to neighbouring development and in a highly sustainable way so as to accord with the Core Strategy and national advice.	Support for this allocation is noted. The site concerned is part of an allocation and the bulk of the remaining part already has planning permission. This element of the proposed allocation has a permission for the provision of 9 dwellings.	no change required
APPV38	217/038/Section 14/Unsound Mr Leslie Worgan	To include all the property to 1 Rose Cottage in the settlement boundary	Although the land subject of this representation is functionally part of the curtilage of a dwelling the visual appearance is one of enclosed land	no change

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			adjoining the more built up part. It appears as open land on the edge of the settlement and should therefore be excluded from the dsb.	
APPV47	153/047/Section 18/Unsound Ms Meek and Chamberlain Webber	Little change has occurred over the past 20 years in respect of Important Open areas. The APPV is unsound in retaining particularly privately owned designated Important open areas within settlements specifically land identified at Harrow Hill. The IOA designation should be deleted from the Allocations Plan. No policies relating to IOAs in the APPV or Core Strategy is a deficiency of the Planning Framework for the area.	The principle of IOAs is considered well established and while most are in public ownership and enjoy public access this is not the case for all. there are a number which are of visual importance to their localities have no public access and are in private ownership. These areas are important for local amenity and are typically enclosed small fields in the settlements of the forest fringe. The site that is the subject of this representation is one of a number which form an important characteristic of Harrow Hill. Part of the land to which this IOA appears to relate is occupied by buildings and these are excluded from the ioa so some change could be possible. The land is within a locally distinctive area but this does not rule out development. Additional information regarding ioas is within the keynote "Important Open Areas" and all are individually listed. There is also a note explaining the individual LDAs.	no change required
APPV467	051/467/Section 18/Comment Ms Dawn Williams, Severn Trent Water	. Presume Cinderford or Blakeney (see comments above ref possible closure) Blakeney – we are still in discussion with the EA about to possible closure of Cinderford Crumpmeadow STW and transfer of flow to Blakeney. A final decision hasn't been made yet. Capacity will be available for the developments outlined (either at Blakeney or Cinderford) as and when required. The original IDP enquiry requested capacity assessments on five separate neighbouring site allocations in the Nailsbridge area to the north west of the town. At the time of the enquiry it was unclear whether all of these sites would be allocated or just some of them but collectively they could allocate up to around 250 dwellings. As these sites are in the same location, and would affect the same part of the sewerage network, we would not undertake sewer modelling assessments individually but to avoid the potential of abortive expenditure sewer modelling is normally undertaken when we receive details from developers relating to their proposed drainage connection points and confirmation of flow rates. Should sewer modelling indicate that sewer improvement work is required then we would plan any upgrading work to coincide with occupation of the developments but capacity would be provided for all allocated development not just one for a single site in isolation.	Comment noted (made in conjunction with STW capacity for a number of locations including Blakeney)	
APPV18	204/018/Policy AP 77/Unsound Mrs Valerie Watts	If the land of the farm is reduced the farm will become less viable. Productive farm land should not be used for housing. 50 Houses is too many and will mean at least 100 cars on to a B road parking will take place on the High Street which is already crowded with parked cars. The facilities in Drybrook, doctors, school, local shop will not be able to cope with additional demand.	Part of the reason for making allocations is to support local services. The CS identifies Drybrook as a major village and one where there are services to support some additional development. In addition to a nearby permission this site is considered suitable for	no change required

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			about 50 new dwellings. It is agreed that it is at present in agricultural use, but the need for additional land is such that some new (greenfield) allocations are needed. The allocation is in keeping with the CS and is considered available for the purpose.	
APPV316	016/316/Policy AP 77/Unsound Mr Carl Cording, Environment Agency Wales	The Keynote paper acknowledges the watercourse at the entrance of the site. However, the flood risks associated with this ordinary watercourse are unknown as it has not been modeled to date. The watercourse goes into culvert immediately to the south west of the site entrance which is likely to act as a throttle to flows which in turn increases the likelihood of flood risk at the site entrance.	Comment noted, the site is considered able to be allocated. The watercourse lies to the northwest, although the flood map shows an area of risk along the southern edge. It is "less susceptible", indicating a marginal risk. There are now understood to be no other infrastructure issues following further information from the water company. It is considered that any necessary FRA should take place when an application is prepared and that this will provide an appropriate level of detail. there is no evidence to suggest that the site is not able to be developed in a satisfactory manner. The relief in the area concerned suggests that the site is unlikely to become inaccessible, but also that an FRA will need to demonstrate that the downstream properties will not be adversely affected.	no change required
APPV256	073/256/Section 19/Unsound Mr and Mrs Bennion	The proposed settlement boundary of Dymock should be amended to include land to the south of the village and allocated for mixed use development. the land has been purchased with the intention of providing additional facilities and to help achieve the aspirations of the herefordshire and gloucestershire Canal.	The representation seeks the allocation of a large area of land for development adjoining the present site at Western Way. A mixed development is sought to include housing, parking and recreation facilities with a canal basin. The current proposal that is being developed at Dymock will provide a car park and give access to a new canal. There is also a play area. It is not considered that there needs to be additional provision although this could be provided and could be the subject of a planning application. "Enabling" development is however not appropriate for something that is not required. Some of the uses referred to would not require planning permission and could be provided irrespective of the AP, others (recreation and tourism based development) would normally be expected in the area outside the dsb so could be supported under the plans general policies and those of the CS.	no change required

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APPV259	074/259/Section 19/Unsound Bennion family	The settlement boundary of Dymock should be amended to include land to the south west of Dymock to enable the reinstatement of a stretch of the canal using a diverted route and the re-routing of the road,	Although this representation could benefit the canal it is considered that the proposed development that would also take place would not be appropriate. The re instatement of the canal is supported, however the allocation of an additional site for housing is not. The CS and AP establish a policy of permitting only limited change at Dymock and with the exception of affordable housing to deliver against a proven local need there is no case for additional housing as proposed. An exceptions scheme could be considered but that would need to be assessed against local needs and these may be met by current or recent developments. In addition to the lack of need and the way in which the proposal would not accord with the plan strategy, the area of land concerned would if developed result in a large and prominent area out of keeping and scale with the remainder of the village.	no change
APPV442	029/442/Section 19/Sound Miss Stephanie Pike, Herefordshire and Gloucestershire Canal Trust	· Herefordshire and Gloucestershire Canal Trust support the approach taken toward the development at Western Way Dymock which incorporates a scheme for the restoration of the Canal. The plan at page 180 of the Allocations Plan identifying the settlement of Dymock shows a break in the route of the Herefordshire and Gloucestershire Canal as it enters the settlement boundary of Dymock. The same concerns set out above under Policy AP 9 in relation to the failure to safeguard a continuous route of the Canal also apply here.	Support noted, the example is one where new mainly affordable housing was provided along with market housing so that the latter could enable the provision of the canal and also a village car park. The gaps shown in the plan's safeguarded route of the former canal exist where it is not possible to protect that route. The policy provides for agreed alternatives to be protected but there is not one covering the gaps referred to. The planning permission being implemented at Dymock does provide and permit part of the alternative route for the canal. This could be protected by the policy but is in the control of the Canal Trust and has a planning permission so does not need to be safeguarded from other development by a separate policy.	
APPV2	097/002/Paragraph 19.2/Unsound Mrs Barbara Davis	The document makes no reference to the establishment of a recreation area at this point. It is obviously vital that full access suitable for children and the disabled as well as the general public is guaranteed.	The representation refers to general facilities which are to be provided as part of a planning permission currently being implemented. These are a car park and playground being provided in association with development at Western Way. It is agreed that they are important and useful assets for the village and they will need to be provided as part of the implementation of the permission and the text of the plan refers	no change

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APPV4	097/004/Paragraph 19.3/Comment Mrs Barbara Davis	I believe the document substantially understates the local amenity and thus risks the years of work that have gone into the establishing of a cohesive network of paths with great appeal to our many tourists.	The CS might have been a more appropriate place to refer to wider designations such as the Geopark. Circular routes such as the Daffodil Way are agreed to be important and are of national significance because of their associations. Although there are already references, it is possible to amend these to emphasise Dymock as a focal point for the walks which relate to the poets. Reference to the Geopark can also be added to the AP.	Amend text to refer to geopark and emphasise the importance of the village as a focal point as above
APPV289	097/289/Paragraph 19.3/Unsound Mrs Barbara Davis	Paragraph 19.3 should be amended to reflect the four named circular walks of the Dymock area and acknowledge their importance to attract visitors to the canal Basin which is under construction.	The importance of the walks is agreed and additional reference will be made.	change as referenced, refer to the circular walks
APPV23	199/023/Paragraph 19.4/Sound Mrs Jackie Tweedale	Support for paragraph 19.4	noted	
APPV24	199/024/Paragraph 19.4/Sound Mrs Jackie Tweedale	Support for paragraph 19.4	Noted	
APPV200	190/200/Paragraph 19.4/Sound Mr Richard Simkin	This should include reference to the numerous named paths and their links to other villages and communities that contribute to the nationally significant heritage of the landscape. These should be maintained, protected and developed, with other paths to further improve visitor numbers and tourism spend.200	support noted	
APPV294	054/294/Paragraph 19.6/Sound St Mary's Parish Church Dymock	We write to support the proposed plans for the present field at Dymock, situated opposite the Beauchamp Arms Public House. The development proposed to support the canal and carpark through some well designed housing together with additional field area for functions, can only improve our village and bring in more tourism to support its infrastructure and income to assist maintenance of our Grade 1 listed church building and its regular use.	noted- the scheme supported is assumed to be another representation seeking additional development adjoining the present site. This additional scheme is not supported by the AP.	no change required
APPV143	084/143/Section 23/Unsound Mr David Brookes	The settlement boundaries for Hartpury, generally in common with other settlement boundaries, have not been reviewed positively or assessed on an ability to accommodate reasonable development without demonstrable harm. Rather, the boundaries have been drawn negatively to prohibit development	The dsbs have all been comprehensively reviewed and many have been amended. In the case of Hartpury substantial changes have been made in order to arrive at a defined settlement which is more representative of the entire village including the new hall, recently developed housing and an area which includes the shop. Hartpury is therefore considered a good example of a case where the AP is responding correctly to change. The boundaries in the plan as a whole are drafted in order to balance the need for development with that of conservation and new allocated sites are included in a number of locations. Dsbs are intended to define settlements and to allow for an appropriate level of change. They are not intended to be	no change required

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			restrictive or to allow development of an inappropriate scale having regard to the need to safeguard the countryside. Over the whole plan a variety of allocated sites windfalls and small sites are provided for. No further change in the dsb at Hartpur is considered necessary	
APPV418	035/418/Section 23/Unsound M E Wynn & Co Ltd	Land off the A417 should be allocated within the Allocations Plan for housing. The site has permission for a replacement dwelling P1741/13/FUL .	The land concerned is proposed to be included in the revised dsb as published.	
APPV494	132/494/Paragraph 23.2/Unsound Jim Houldey	The Allocations Plan is not sound and is not in accordance with paragraphs 47 - 49 of the NPPF. The site has not been shown on the proposals Map despite it being adjacent to the settlement boundary.	The dsb has been reviewed for every settlement and changes made where considered appropriate. In respect of Hartpur major changes have been made in order to establish a dsb that reflects the settlement better and includes recent development such as the school and new village hall. This is considered to be a flexible and appropriate boundary for the village which has some local facilities.	
APPV495	132/495/Paragraph 23.2/Unsound Jim Houldey	Allow additional development in Hartbur by increasing settlement boundary	The dsb has been reviewed for every settlement and changes made where considered appropriate. In respect of Hartpur major changes have been made in order to establish a dsb that reflects the settlement better and includes recent development such as the school and new village hall. This is considered to be a flexible and appropriate boundary for the village which has some local facilities.	
APPV39	198/039/Section 24/Unsound Mr G Tovey	Land should be included within the defined settlement boundary for Huntley.	Taken as a whole the dsbs have all been reviewed and changes made where appropriate. There are some where additional land has been allocated for development and others where more minor amendments have been made. The principle remains that the dsbs should reflect the plan strategy and ensure that it can be delivered. There is therefore a need for development of a variety of scales, and this variety is in general accord with the settlement hierarchy and the need for the AP to allow about 4800 dwellings to be constructed by 2026. This representation seeks the release of a particular parcel of land at Huntley which reads as part of a much larger field. It is however separate from it. There is some scope for limited change in Huntley and	no change required

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			the dsb as proposed is considered appropriate to allow this. The addition to the dsb of the area concerned is not considered to be necessary or beneficial in terms of providing the potential to add to the overall quality of the area and would detract from the mixed developed and open feel of the immediate locality.	
APPV412	022/412/Section 24/Unsound Mr Peter Dutton, Gladman Developments	Land at Newent Lane Huntley should be allocated within the Allocations Plan for upto 60 dwellings	The site has recently been the subject of a planning application and refusal for the development of up to 60 dwellings. It is considered that there is no need for the development proposed and that it is out of scale with the provision expected at a service village such as Huntley. The site is one of open countryside which even though it is on the edge of the village would if developed have an adverse impact. The nearby Church and school are Listed buildings as are several others which are visible from the site and in two cases are close (30 and 100m). The development of the land concerned has the potential to have an adverse effect on the settings of these.	
APPV52	072/052/Section 26/Unsound Mr K W Bell	Inclusion of land at Nailsmith Court for new residential development	This representation relates to the possible extension of the dsb of the village into an area originally believed to be enclosed when an access was provided for nearby development. As a result an area of land has been taken from agriculture to form a road and attendant open space. It still retains an open character and projects along a lane. While the current position is accepted and the new access is not entirely rural in character, new built development along it would make a much more significant and detrimental change to the area. The site lies within the conservation area and its development in the manner which would be inevitable is not considered likely to protect or enhance it. It is therefore not considered appropriate to amend the dsb in respect of this representation.	no change required
APPV419	036/419/Section 26/Unsound Mr Neil Jones, M F Freeman	Land off Beech Way Littledean should be included within the settlement boundary and allocated for housing	This site is one where at the time of writing an appeal is pending. If the appeal is allowed then the development as proposed will be allocated in the AP. If it is not then the	

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			allocation will not be made. The site is considered inappropriate mainly because of its potential adverse impact on the landscape. In addition any impact on the nearby jail (listed) could be detrimental.	
APPV463	051/463/Section 27/Comment Ms Dawn Williams, Severn Trent Water	Longhope – sufficient capacity should be available for the 100 or so houses proposed	Comment in respect of sewerage noted (the works serves both Longhope and Mitcheldean)	
APPV379	013/379/Policy AP 79/Unsound Mrs J Weston, Diocese Of Gloucester	The Diocese of Gloucester support the allocation of the site. for about 15 dwellings, however The allocations plan should be positively prepared by allocating the larger site, make provision for access from church road and specify a higher housing provision.	This representation relates to a site which has received consent but owing to viability issues a larger development is sought. The current AP draft allocates a smaller site which corresponds to the previously granted consent. Although the site is quite large and there are issues relating to the need to preserve and enhance the conservation area as well as the setting of nearby listed buildings, the principle that an amended scheme could be acceptable is agreed. The current situation and this representation relate to a planning application yet to be determined for a revised scheme. From the AP point of view there are a number of matters to be resolved and it is therefore not possible to amend the AP to reflect it at present. The AP allocation could be modified in the event that a revised permission is granted and the site differs from that previously allocated and permitted. At the present time however the current scheme as proposed in this representation is not considered appropriate for allocation. Whilst it is inevitable that the revised submission seeks an increase in numbers, the acceptability of this is yet to be resolved. The AP could be amended to allow an increase in numbers but only when shown to be acceptable. No change is therefore recommended at present.	No change unless a revised permission is given for a scheme in which case the allocation in the AP should be amended to reflect it.
APPV33	058/033/Section 28/Sound Venaglass	Support Lydbrook Chapter	Support noted, the site is the subject of discussions with the agent and its redevelopment is supported by the AP.	no change required
APPV99	213/099/Section 28/Unsound Mr George Wise	The Important Open Area designation at Camomile Green should be deleted from the allocations Plan. A radical re consideration of privately owned land within settlements so designated would add flexibility to the APPV and create some small but valuable opportunities for developments in sustainable locations .	This area has been the subject of past representations. While it is a privately owned area to which there is no public access it is also a very visible open field within a settlement. As such it is considered that it	no change required

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			makes a contribution to the visual amenity of the area and should be retained as an open area. The area appears substantially unchanged since at least 1880 (approx) when it was an orchard. It is also within a locally distinctive area reflecting the settled nature of the whole. To delete this IOA would leave it vulnerable to development pressure and its loss would adversely affect the character of the area, its local distinctiveness and the general amenity. Protecting the locality and its character is considered to be in accord with the NPPF.	
APPV275	062/275/Policy AP 82/Sound Mr Andrew Blake, Wye Valley AONB	Support the following site allocated in the Plan that falls within the AONB: • Policy AP 82 - Former Tinplate Works, Lydbrook	Support noted. the site is an important one capable of being developed in a manner that offers a major improvement over the current situation.	no change required
APPV354	014/354/Policy AP 82/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	No problems are envisaged with the public sewerage system the WWTW is however overloaded.	Comments noted, the constraint at the WWTW will be further investigated as part of the implementation of the allocation.	no change required
APPV436	002/436/Policy AP 82/Unsound Allaston Developments Ltd	Former Tinplate Works, Lydbrook. It is acknowledged that the site has recently been granted planning permission for the construction of up to 26 dwellings. However, there is concern that, despite the grant of planning permission, there remains unresolved objection from the Environment Agency to the level of development proposed due to flood risk issues. It is therefore considered that the full delivery of this allocation is unrealistic and should be amended accordingly	The site has a permission and the EA have confirmed that they do not object although there are conditions that require additional work. (EA letter 9/7/14 on application file P1303/13)	
APPV390	017/390/Section 29/Unsound Euston Park Developments Limited	The Mitcheldean chapter of the Allocations Plan should allocate lane at Wilderness Quarry for residential development .	This site is considered to have potential for employment as following its original development in association with the quarry it has been used for a variety of general employment purposes. This is a reflection of its history as it is located on its own although only about 300m from the dsb of Mitcheldean. The CS and the AP support continued employment generating uses, and these may cover a wide range. The development of the land for housing would result in an isolated enclave, and although only some 300m from the dsb it would be about 1000m from the facilities in the village with part of the trip along the A4136. Development in the form of employment on this site is accepted as a response to the historical fact of its presence and permissions have continued to allow changes so that the site as a whole offers a	no change required

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			range of accommodation. It is a location unsuitable for new housing being divorced from the village and close to a major road. The site adjoins or is in part an SSSI which may impose additional constraints to the policy objections referred to above.	
APPV129	218/129/Paragraph 29.1/Unsound Mr Colin Wozencroft	The addition of land off Silver Street to the dsb, to allow housing.	Mitcheldean is a major village and there are proposed allocations for about 70 dwellings on three sites in the AP. While the dsb itself is not recommended for major change these allocations show that a degree of change that is appropriate to the needs of the settlement can be provided for. In addition there is the possibility that land not identified could be developed for affordable housing. The settlement boundaries are drawn to represent the limits of the settlements but also to allow flexibility and include new allocations. The land concerned while it is separated from the adjoining agricultural use and adjoins the settlement does have the character of open undeveloped land and is also occupied by a hedge and trees of considerable size. It is not considered to be visually or functionally part of the settlement and there is no current need for additional land for housing at Mitcheldean over and above that already allocated.	no change required
APPV211	004/211/Policy AP 84/Unsound Brian Griffin P & CC LTD	Objection to the allocation of land at vantage point for housing of the scale proposed, an alternative site off Gloucester rd should be re instated or developed for a reduced number.	The Vantage Point site is very large and the proposed scale of the change to allow the development of about 40 dwellings is small in comparison, so that the potential of the employment site remains. It will be constrained by the proposed allocation but it is a previously developed site with adequate remaining capacity for a variety of employment uses. It can therefore address the need for additional employment even if part of the site as proposed is developed for housing. The part alternative land, off Gloucester Rd was allocated in the draft AP and is therefore considered able to be developed and is regarded as available by the owner, and agent. It was however not supported in the publication version of the plan in favour of the present allocation. This remains the current position, that the site is not required and that the previously developed site at vantage point	no change required

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			is considered preferable. the allocation at Vantage point is supported by the owner and has local support.	
APPV270	203/270/Policy AP 84/Unsound W Waddell	Objection to further housing in Mitcheldean as existing services ie Schools Doctors, Shops are not adequate.	Objection noted. The facilities are considered appropriate for the level of development planned and where there are increased demands for education and GPs it is expected that there will be developer contributions equivalent to any shortfall arising from the development. Developers cannot be expected to contribute where there is already adequate capacity.	no change
APPV29	015/029/Policy AP 85/Sound Rohan Torkildsen English Heritage	The policy should therefore emphasise that any proposal should demonstrate a high quality contextual development that positively responds to the setting of the neighbouring heritage assets ensuring their significance is conserved. Any development will need to be a creative and bespoke response to the tight knit historic core rather than the generic and standard architecture and layout reflected in the most recent development to the SW of the site.	Comment noted, the present narrative and policy will be amended to make more clearly apparent the need to design the site so that it is fully compatible with the Conservation area and the church	amend policy and text to strengthen reference to the need to take full account of the conservation area and church
APPV271	203/271/Policy AP 85/Unsound W Waddell	Objection to further housing in Mitcheldean as existing services ie Schools Doctors, Shops are not adequate. The former coach depot should be developed for shops not houses.	See APPV 270. It is unlikely that there is additional demand for shops in Mitcheldean although there is scope to provide or convert premises should the need arise. Other services can be supported where needed by developer contributions.	no change
APPV317	016/317/Policy AP 85/Unsound Mr Carl Cording, Environment Agency Wales	The Keynote paper concludes the site is not at risk of flooding. However, our attached map shows a culverted ordinary watercourse within close proximity of the site. The plan needs to be certain that this is a sustainable site to promote and indeed whether it passes the ST.	The comment refers to the possible risk from reservoir flooding which is presumed to relate to the nearby water treatment works. This is considered to be a remote possibility and the possible effect on the site is not known. The site is not shown as affected by other flooding. The possible risk is considered very low as the facility is modern and the water stored is in several reservoirs. Its location appears to be such that any flooding would not impact only in one direction.	no change
APPV437	002/437/Policy AP 85/Unsound Allaston Developments Ltd	Old Coach Depot, Mitcheldean. It is currently understood that the Old Coach Depot is not currently available for development. It is therefore recommended that further information is sought regarding the availability of this site before inclusion within the Allocations Plan.	This representation does not provide any further information, however the site is vacant and may be regarded as suitable for development whether it is allocated or not.	
APPV30	015/030/Policy AP 86/Sound Rohan Torkildsen English Heritage	The George Hotel makes a positive contribution to the character and appearance of the Conservation Area and as a result should be afforded due protection. The Policy fails to do so suggesting that its demolition will be entertained.	The site is the subject of a current planning application to provide residential accommodation. HE do not object to the scheme which now has a resolution to permit a total of 31 dwellings on the site.	

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APPV272	203/272/Policy AP 86/Unsound W Waddell	Objection to further housing in Mitcheldean as existing services ie Schools Doctors, Shops are not adequate.	Objection noted, this site is the subject of a current planning application and any deficiencies in facilities will have been considered in its processing.	no change
APPV318	016/318/Policy AP 86/Unsound Mr Carl Cording, Environment Agency Wales	The Keynote paper concludes the site is not at risk of flooding. However, our attached map shows a culverted ordinary watercourse within close proximity of both sites. Indeed, the Old Coach Depot abuts this watercourse. The plan needs to be certain that this is a sustainable site to promote and indeed whether it passes the ST.	The site is the subject of a current planning application to provide residential accommodation. The scheme which now has a resolution to permit a total of 31 dwellings on the site.	
APPV119	169/119/Policy AP 87/Unsound Ms Nicola Packer	Change the Northern Quarter use to retention of a wildlife site with no development other than possibly a wildlife interpretation centre for tourists and concentrate on supporting new employment use at Vantage Point.	For the purposes of the AP this representation is taken to relate to the potential over supply of employment space. Whilst it is accepted that there is a considerable quantity of employment land and premises available, it is equally the case that there is a need for a range of premises and opportunities and that the district's employment offer is in need of diversification. The available premises at Vantage Point are a very important part of the total offer, but by the nature of this site it may not suit all types of potential occupant. Other sites throughout the district are promoted in the AP and in the AAP in order to deliver the whole strategy contained in the CS. No change is required.	no change
APPV339	114/339/Policy AP 87/Comment Mr Paul Garrod	AP 87 - Vantage Point Mitcheldean is to be safeguarded for the continuation of existing employment uses and for further employment development. The plan is silent in respect of how much new development would be allowed and it may be the case, subject to the quantum proposed, that any planning application for additional uses would need to be supported by a Transport Assessment which considered the adequacy of the A40 (T) to accommodate the additional development .	Comment noted, the AP is likely to result in the same degree of use that could presently take place. There is without the AP considerable scope for changes in occupiers and both intensification and for less intensive uses to be established within the site. The proposed housing will provide about 40 dwellings on land presently used for employment. The AP does include assessments of the likely scale of change although in the case of AP87 it is really protecting the existing site for the range of uses that it is currently able to provide.	no change required
APPV62	107/062/Section 31/Unsound Mrs Susan Faircloth	The proposed allocation of 60 additional houses in Newnham appears to ignore the assumptions in the Forest of Dean District Council Core Strategy of 2012 that the notional housing need in Newnham until 2026 was for an additional 34 dwellings. The increase in the number of houses proposed, from 34 in 2012 to 60 in 2014, is totally unacceptable. The construction of 60 additional houses in Newnham will exacerbate the traffic along the A48.	The AP is considered to strike a suitable balance in terms of provision of new housing, making allocations in keeping with the nature of the settlements concerned. Newnham is a major village with a good range of services relative to its size. The proposed addition of about 60 dwellings over 12 years is considered	no change required

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			able to be accommodated and could meet a proportion of local needs as well as providing for the needs of the district. The site of about 40 north of the village is also able to improve access to the school. The number, 34 referred to in the representation is the residual number of dwellings required in Newnham if the needs of the area as identified in the CS in 2010 were to be precisely met. In practice these figures vary with some under and some over provision and are not intended to be precise. In addition a range of new sites is required that in some cases replace older ones that were taken as part of the supply. A five year supply needs to be maintained and in addition a degree of flexibility is needed to ensure that the sites identified in the plan can deliver sufficient housing. The allocations in Newnham are regarded as appropriate and deliverable.	
APPV63	151/063/Section 31/Unsound Mr Gordon McDonald	A substantial increase in new housing with development for employment opportunity is the only sensible option and we need to now encourage the District Council to promote this as one of their highest priorities.	comment noted, the AP seeks to achieve a balance and to provide additional housing in keeping with the overall strategy	no change required
APPV284	219/284/Section 31/Unsound Mr Paul Yarworth	In principle the Core Strategy Policies for Housing are becoming increasingly outdated. This is demonstrated by the Call for Sites in January 2014 which in general has not been properly dealt with subsequent to the submission being made.	The Plan is considered to provide appropriately for its future housing needs and the information used to support this is able to demonstrate the adequacy.	
APPV285	219/285/Section 31/Unsound Mr Paul Yarworth	Despite a 'call for sites' due to insufficient housing land, the Allocations Document does not appear to identify any changes to the settlement boundaries.	This site is not considered to be in a suitable location for housing. It is divorced from the settlement. There is no requirement for the release of additional land and even if this were not the case the site proposed in this representation is not appropriate to be allocated.	
APPV311	219/311/Section 31/Unsound Mr Paul Yarworth	Land to south of Newnham on Severn should be included as allocation in Allocations Plan.	The site that is the subject of this representation is not well related to Newnham and is not considered suitable for housing because it would become an isolated enclave in the open countryside. Although it is only some 200m from the dsb it is not visually related to the village and is separated by a road in cutting. In landscape terms the site is set apart and is a collection of agricultural style buildings. Even in the event that the AP required additional housing, the site is not considered suitable.	no change

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APPV334	045/334/Section 31/Unsound Mr David Tingle, Newnham Parish Council	The Allocations Plan does not address the car parking problem in the centre of the village. This dimension needs addressing when land is allocated, in particular on the Victoria Hotel site.	The allocation for the development of the hotel will need to address car parking required in connection with the development. The site includes land to the rear of the hotel and also the neighbouring garage so there is scope for parking to be provided. The AP does not separately allocate land for parking at Newnham, though the proposed development to the north should offer an opportunity to change access (and parking) in relation to the school. If there is a need for parking there is no reason why a planning application should not be submitted. Before the 2005 LP additional parking was provided adjoining the Masonic Hall, it is not known if this is still available but the land does not appear to be used for any other purpose. If there is a need for parking there is no reason why a planning application should not be submitted. Before the 2005 LP additional parking was provided adjoining the Masonic Hall, it is not known if this is still available but the land appears not used for any other purpose.	no change required
APPV337	045/337/Section 31/Unsound Mr David Tingle, Newnham Parish Council	Newnham Parish Council support the WI in their application for small scale housing on their land. The WI Hut is clearly brownfield developed land, and the meadow land adjoining (also owned by the WI) is a logical infill site for appropriate small scale high quality housing – perhaps 4 houses in total. The resulting development line would then form a logical line between existing development fronting Littledean Lane highway, and would complete the development at this south end of the village. The Parish Council were very surprised that the WI's reasonable application was not met in full and find this decision incomprehensible, particularly in the light of the unreasonably excessive scale of the proposals muted north of the village and at the Victoria Hotel site. There is furthermore considerable social benefit accruing from this proposal as the capital raised would be reinvested in a local community project.	The publication version of the Plan shows the land referred to as within the dsb.	
APPV187	158/187/Paragraph 31.1/Unsound Mr Peter Monk	The Allocations Plan makes no provision for developments that will provide purpose built new housing at an appropriate scale close to High Street for older people. Mitigate the impact of the A48 on the village.	The suggested reference is agreed as important although it applies across the entire district and the AP is intended to address this. A variety of sites are identified and some are intended for or are more suited to particular types of accommodation. There are also extra care schemes such as the recently completed one at Coleford and the proposed and allocated one at Newent. While relevant to Newnham, the point that the plan should seek to meet the changing housing requirements is accepted generally, and an additional comment in the AP introduction is proposed.	Add at the introduction (2.13) a statement making clear the need for increasing provision for housing of older persons.

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APPV64	107/064/Policy AP 89/Unsound Mrs Susan Faircloth	Question the proportion of affordable housing at the Victoria Hotel. Poor vehicular access.	Comments noted, the starting point for negotiations for affordable housing is 40%, which is sought as a proportion of new developments. In terms of access the development would replace an hotel and a garage with residential use. detailed studies at the planning application stage will be needed and will show the difference between traffic generation between the existing (albeit not current) use and the new proposed. Parking will need to be provided on site.	no change
APPV188	158/188/Policy AP 89/Unsound Mr Peter Monk	Older people housing as an option for the AP89 site Proposal AP89 does not mention older persons housing, but there are strong indications in the evidence base for the housing quantum proposed in the Allocations Plan that new housing for older people, in the form of both one and two person flats and of bedspaces in care homes, should be a priority in the mix of new housing built in the Forest of Dean up to 2032.	The allocation is made for general housing as currently proposed and the representation seeks particular reference and provision for older persons both in terms of access and accommodation. although there may be particular constraints in adapting the hotel to residential use, it is appropriate to make a reference to the ability of the provision on this site to cater for older persons, and in view of the fact that the development is in part likely to be new build this may be able to be designed for that purpose. This is best expressed as an option rather than a requirement.	add to 31.4 "although not a requirement of the policy, the site and especially the new build element may be particularly suitable for accommodation for older persons"
APPV336	045/336/Policy AP 89/Unsound Mr David Tingle, Newnham Parish Council	Victoria Hotel Site Comments Suitable development within the Victoria Hotel site is supported in principle, given the Parish Council's consistent argument that Newnham's organic growth can be achieved within the settlement boundary of 2012. There is an essential proviso, namely that any proposals take the utmost care to protect the character of this important historic building. There is currently no clarity if the 20 units proposed include any units from the redevelopment of the hotel or are in addition to the hotel. In any case the proposed provision appears highly speculative and excessive, attempting as it does to shoehorn a large number into a confined space. Irrespective of numbers the proposed development is almost certainly going to falter due to Highways refusing to connect the access road servicing it to the A48 at an extremely dangerous blindspot.	The allocation is for a mix of new build and units created from the present hotel. The allocation requires the retention of the coach house and hotel. The access to the site is at present to the frontage (hotel and garage) to the rear car park and is considered likely to be suitable and may represent a lower scale of use than when the hotel and garage were in use.	
APPV480	019/480/Policy AP 89/Unsound Mrs M Newton, Friends Of The Earth	AP 89 object The Victoria Hotel is a prominent feature in Newnham and was an important venue for local communities and visitors to the area. It should be restored to its original function and no change of use supported by the Allocation Plan.	The hotel has been vacant for a number of years and the policy which seeks an alternative beneficial use is considered appropriate to both provide additional housing and to provide a viable future to enable the building to be safeguarded.	
APPV65	107/065/Policy AP 90/Unsound Mrs Susan Faircloth	Object on several grounds including: greenfield site; create a 'satellite settlement'; infrastructure problems; public footpath; inappropriate access; and affordable housing proportion	The comments are noted and it is accepted that there will be a major change likely at the point of access from the A48. It is however not considered that the development	no change

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			<p>will become a satellite and the policy requires its integration with the remainder of the village. A better access to the school will be needed and the existing footpaths and minor routes will need to be provided for. The existing trees are important and landscaping and design will need to be well designed and to a high standard. It is essential that a suitable range of house designs is provided and that they are of an appropriate mix. There is a need for additional housing over the whole district and the scale and nature of the proposed development in Newnham are considered to be appropriate and in keeping with the strategy which seeks to provide for the identified needs. It is also a scale and location that is compatible with the conservation interests of the village.</p>	
APPV185	158/185/Policy AP 90/Unsound Mr Peter Monk	Amend AP90 to (a) delete the road access land shown east of Unlawater Lane, and (b) identify a smaller area west of Unlawater Lane for a well landscaped older persons home or extra care home to be developed within the current field boundaries and with additional planting to extend the existing protected tree along its frontage to Unlawater Lane.	<p>The allocation is considered justified in relation to the future needs of Newnham. The scale is in keeping with the allocations at other villages and the site is considered to be in the only part of the locality where land can be identified that is reasonably free of constraints. It is considered essential that there should be pedestrian access between the main part of the village and the new development and that this will be beneficial to the old and new development. Walking to school is also supported. The comments about the cricket ground etc are noted and the provision of a better access is required as part of the allocation. Footpaths across the site should be provided for and this should as far as possible retain the character and nature of the existing paths. The majority of the new site is intended to have a new vehicle access, but all will be linked for walking and cycling to the existing village in a manner not using this main access to the A 48. The school site should be able to expand and it is agreed that there should ideally be provision for additional land. The allocation could include an option for this although there may be other land that is suitable if any is necessary. Add a note to the policy that additional provision for the school can be made if required.</p>	<p>This representation seeks a smaller and different development for (older persons) on land north of Newnham. It is agreed that there is a need for this type of development across the district and there is no reason why the allocation could not at least in part be developed in this manner. It is a reasonably accessible location and there are some facilities available in the village. The more detailed suggestions regarding landscaping are also compatible with the allocation as in the AP. There may be additional land onto which the school could expand but if the need were proven then it could be met on the allocation land, as a variation of the policy or in addition to the development of housing. No representations other than this one have been received which suggest such a need although it is prudent not to restrict the potential of the school to expand. On balance however it is generally preferable to make provision for the more specialist housing in larger centres and an allocation for general housing is considered appropriate. It would still within this be possible for housing for older persons to be developed. Provision for cycling and walking is needed as part of the development as allocated. In addition the allocation expects a new access from the A48 and this is then expected to provide improved vehicle access</p>

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				to the school. The representation does not advocate this additional access. It is however not likely to replace what will now be a less congested Station Street access and it is good practice to encourage access to the school by walking. no change
APPV319	016/319/Policy AP 90/Unsound Mr Carl Cording, Environment Agency Wales	AP90 - Land North of Newnham on Severn The Keynote paper acknowledges that the site adjoins Flood Zone 3. However, from our attached map it can be seen that the site is also marginally within Flood Zone 2. The plan needs to be certain that this is a sustainable site to promote and indeed whether it passes the ST.	The potential for flooding from FZ2 and FZ3 is noted. this relates to part of the A48 frontage of the site which is at a lower level than the site itself. The land allocated is contiguous with other development and existing paths and minor routes and will also serve the school. Alternative access should therefore be readily available in the event that the FRA for the site shows this to be necessary. The flooding issue is believed to affect the A48 closer to the village and may be able to be addressed by alleviation measures. The development site itself is not affected, and is regarded as able to be developed subject to the design which provides the alternative access detailed above. Detailed investigation of the watercourse referred to will be part of the FRA at the time of the planning application. There is an area not part of the site where a "less susceptible" SW issue is identified, but this appears minor and does not directly affect the site. The minor watercourse referred to will be addressed at the planning application stage, it is not shown on the site.	
APPV335	045/335/Policy AP 90/Unsound Mr David Tingle, Newnham Parish Council	Newnham Parish Council most strongly believe that the quantum identified in the Allocations Plan must be reviewed to bring about sensible, organic growth for the village, whilst seeking to retain its unique character.	Newnham is a major village and it is appropriate that there is further provision for its growth in a manner that supports the local services and provides a small share of the housing required over the district. For this reason a new allocation is sought, in general accord with the scale of provision at other major villages, and in response to the CS requirement as amended by the more recent evidence of need. Although the representation accepts some development, the scale is considered too great and the cost in terms of the access presumed to be needed is thought to be unacceptable. In response, the land to the west of the village and to the north is generally in agricultural use so an allocation in either general areas would involve the loss	no change required

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			of agricultural land. The land to the west would be hard to access as the current road is not suitable. It would also be split from the village as land above the railway tunnel would need to be retained undeveloped. It is agreed that the proposed development north of the village will involve a major change in the formation of a new access but this may also serve to slow traffic at the entrance to the village. Quality design and landscape are vital as referred to in the policy, and the new access should also serve the school, providing some relief of the present congested situation.	
APPV413	022/413/Policy AP 90/Unsound Mr Peter Dutton, Gladman Developments	AP 90 Land North of Newnham on Severn and adjoining Unlawater House this allocation should be removed from the plan as there are alternative sites available to the council that should be developed ahead of this site .	It is agreed that any new access from the A48 would be a major change and that careful design and landscaping will be essential. The access may be able to provide a new entrance to the village and could also have the benefit of slowing traffic. There are alternative sites to any but the largest of the AP allocations but they are not regarded as providing the optimum balance of providing a range of development opportunities in accord with the adopted CS. Newnham is a major village and the allocation as proposed is considered appropriate.	no change required
APPV479	019/479/Policy AP 90/Unsound Mrs M Newton, Friends Of The Earth	AP 90 Object This proposed development has come forward without the necessary survey work with regard to possible flight paths and feeding areas of the Greater and Lesser Horseshoe bats from Littledean Hall maternity roost. Contrary to the Habitat Directive and Habitat Regulations . Please accept the FODFOE main document as written herein/ It is a ribbon development which will adversely affect the character of the area and adversely affect the A48 by the increase in traffic	The site is considered able to be developed, although it is recognised that there will need to be information provided in respect of the estuary SAC and the nearby bat SAC sites sufficient to demonstrate that it is acceptable in respect of these nature conservation interests.	
APPV191	096/191/Paragraph 31.5/Unsound Mr Antony Davey	Plan for development only served off the existing Unlawater Lane for the time being. Remove the proposal to form a new road access off the A48 where presently indicated.	The representation seeks to provide a smaller interim development to the north of Newnham and avoid the likely new access from the A48. The AP proposes a development which would almost certainly require an new and potentially intrusive access. It is however seeking a balance between the need to provide new development land and the number of new dwellings allocated. It can also support the establishment of a better access to the school for vehicles. The representation suggests that a larger development than that allocated may be required in the longer term. This may be the case but at present and for the AP it is not	no change required

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			necessary although a larger or possibly smaller scheme than that allocated could still be broadly compatible with the CS. It is considered that the policy should remain unchanged with the land identified remaining within the allocation.	
APPV94	185/094/Section 32/Unsound Mr James A Rowe	Include land adjacent to Sandalwood within the defined settlement boundary	The dsb for Northwood Green is drawn to provide only limited further opportunities and as a small village with few facilities the intent is to represent the existing settlement. The representation would allow additional undeveloped land to be included with some potential for additional development. The location is generally only suitable for limited change and the particular site appears as a small field rather than a domestic curtilage. It is not considered appropriate to extend the dsb in response to this representation.	no change
APPV40	005/040/Section 34/Unsound Mr Richard Brock Brock Planning Consultancy	Amend settlement boundary for Parkend to include site	This site has been the subject of previous representations. Although it appears part of a larger open area with the exception of the small area used as a builders yard it is in private ownership. It occupies land between the existing group of dwellings to the north and the main part of the village. Although to include the site in the dsb would not necessarily result in its development, it would be likely to be the case given the content of the representations. The land concerned is visually typical of the fringes of forest settlements, and its inclusion in the dsb would potentially change the appearance of the locality. Parkend is one of the forest villages that shows a variety of open land including some that was previously developed many years ago. The AP is now seeking to allow some limited change but retain the character and protect important features. This site was occupied by a tramway and sidings but appears to have been mainly of the nature of forest waste except for the present builders yard. It is not considered that the dsb should be amended.	no change required
APPV71	138/071/Section 35/Unsound Mr Mike Jones	Request the Council consider amendment to the settlement boundary to include land at Hillside Road, Redbrook.	The general comment that Redbrook is constrained by steep topography is agreed. The area is also constrained by land uses and by the AONB. There are therefore only limited	no change

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			opportunities for change in Redbrook. The land that is the subject of this representation is less constrained than some areas but is on a steep slope with narrow access. The location would also be prominent. Over the AP as a whole there are changes which provide additional development opportunities but there are also areas where there are constraints which effectively provide long term boundaries, especially where there are protected landscapes. This consideration applies in this instance. For these reasons the extension of the dsb in the manner sought is not supported.	
APPV74	133/074/Section 35/Unsound Mr Rudolph H Hudson	Settlement boundary change adjacent 1 Highbury Terrrace Redbrook	The settlement boundaries have been reviewed as part of the AP process. Where appropriate changes have been made but equally where the overall policy is one of regulating change there are relatively few amendments to the dsbs that allow additional development. Redbrook has some services and is identified as a service village. It is also quite heavily constrained by relief and landforms and lies wholly within the Wye Valley AONB. The site concerned appears part of the vegetated area which runs into Old Crow Wood and has the appearance of being part of the surroundings of the village rather than part of it. Adjoining is an ioa which provides a verge in front of the existing dwellings. In view of the nature of the area concerned it is not considered appropriate to include it within the dsb. This would be consistent with the treatment of similar areas over the remainder of the plan area	no change
APPV394	083/394/Section 35/Unsound Mr Richard Brock	Land at Highbury Road should be included within the Settlement Boundary. The settlement boundary has remained largely unchanged for the last 20 years and for the next 10 years, no new opportunities are being provided for small scale development. The current proposals contained within the APPV are unsound, providing no opportunities for additional development in Redbrook	The settlement boundaries have been reviewed as part of the AP process. Where appropriate changes have been made but equally where the overall policy is one of regulating change there are relatively few amendments to the dsbs that allow additional development. Redbrook has some services and is identified as a service village. It is also quite heavily constrained by relief and landforms and lies wholly within the Wye Valley AONB. The site is steeply sloping and forms part of the hillside setting of the village. It is unclear how access would be gained and how	no change

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			the site would relate to adjoining properties. It is not considered appropriate to include it in the dsb, and to do so would be inconsistent with the treatment of other land at Redbrook or elsewhere	
APPV34	046/034/Section 36/Unsound Ms Frankie Defeo Redmarley Parish Council	Add information for the Redmarley section of the Allocation Plan	The additional information is welcomed but given the constraints of the AP there is not scope to include it together with similar narrative for other settlements. It is suggested that the most appropriate course of action for the PC is to consider some form of character appraisal that will provide background material that can be taken into account when considering planning applications. This could be similar to the work by Staunton Coleford PC (contact the Clerk). The AP section, Local Character and Assets (3.20) considers the issue and promotes actions by PCs.	no change to AP
APPV108	156/108/Section 36/Unsound Mr John Mill	Settlement boundaries (including that for Redmarley) have been "negatively" prepared (with little change or meaningful review) over a 40 year period. The boundaries are designed to tightly constrain settlements, rather than facilitating development that can be delivered in accordance with National Policy, without harm	The representation submitted is a general one seeking greater flexibility in this and other settlement boundaries. Further discussion is welcome and is expected at the examination. The boundaries were first drafted about 20 years ago and have been reviewed as part of the 2005 plan exercise and as part of the present AP. The reviews have resulted in changes which mean that they are considered fit for purpose in terms of defining the settlements concerned and accommodating allocations. Smaller villages tend to have closely defined boundaries although using the example of Redmarley the boundary was changed for the AP in order to accommodate the recently completed scheme of 10 dwellings.	no change
APPV15	046/015/Paragraph 36.1/Comment Ms Frankie Defeo Redmarley Parish Council	It is considered that the Key Issue statement needs to be strengthened in view of the threat that the area is under from the development of large areas of polytunnels and cloches.	There is a balance that needs to be struck in assessing the impact of development. In some cases this requires judgement of the impact of a scheme against the benefits and the impact may be on the landscape and the benefits economic. The CS and especially CSP1 provide a context for this and enable a judgement to be balanced. A more direct reference in the AP is appropriate in response to this representation.	add to 2.24 a comment that CSP1 in particular requires a comprehensive assessment of the impact of any proposed development. Ehere this is not acceptable development will be refused.

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APPV16	046/016/Paragraph 36.1/Comment Ms Frankie Defeo Redmarley Parish Council	It would be useful if the second sentence of the comments noted section could also be added. " It is agreed that the landscape in some of the areas referred to is vulnerable and it is also agreed that where possible the setting and the actual paths (especially the themed routes eg Poets path) should be safeguarded.	The comment relates to the landscapes and is more appropriate to the supporting material to the AP than the plan itself. It is agreed that the setting of footpaths is often critically important to their enjoyment and it follow that they are vulnerable to change. This is covered in the Landscape assessment and can be evaluated in CSP1.	no change
APPV25	199/025/Paragraph 36.1/Sound Mrs Jackie Tweedale	Support for paragraph 36.1	noted	
APPV140	170/140/Section 37/Unsound Mr David Parsons	The plan should be modified to include the area of land adjacent to Belle Vue Turners Tump Ruardean within the Defined Settlement Boundary	This area is not visually part of the settlement and is similar to the area between Pettycroft and the main part of the village. It is on a steep slope and is quite prominent. The policy which applies to pettycroft seeks to retain its present open character and the setting for this is important. To add the area proposed to the dsb would have an adverse impact on the immediate area and it is not considered that the plan should be amended	no change
APPV145	048/145/Section 37/Unsound Mr and Mrs J Huggins, Ruardean Garden Pottery	The whole of Ruardean Garden Pottery should be included within the defined settlement boundary.	Part of the land in the same ownership and subject to previous representations was added to the dsb for the last version of the AP. This area is developed and contains buildings. The representation now being considered includes a further area of garden and an old tennis court. It is more in the nature of the larger gardens/ small fields to the west that are excluded from the dsb and is considered that it should remain outside the boundary. The dsb is drawn to visually define the extent of the settlement with the intent of including buildings and other features that are usual within a built up setting. In this case the balance is that the built area (and hence the defined settlement) should include the buildings associated with the pottery but that the adjoining area of land should be excluded. Whether a site is in or outside a dsb clearly has major implications for its development potential. The fact that a site is included means that although generally a greater range of developments are expected inside dsbs it does not follow that every area in a dsb is suitable for development.	no change

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APPV359	089/359/Section 37/Unsound Mr & Mrs A L and S J Cole	Land opposite West View in Ruardean should be included within the defined settlement boundary.	Visually this area of land appears to be divorced from the bulk of the village and is separated by a road. It is considered that it should remain outside the dsb despite its use as part of a (detached) domestic curtilage.	no change
APPV44	113/044/Section 38/Unsound Mr Paul Frowen	Amend settlement boundary to include the land edged red on the attached plan.	The site which is a former quarry is now used as a garden. A small part has been surfaced and is hardstanding in connection with a dwelling and this and the remainder of the land are the subject of a current planning application. The small hard surfaced area will be added to the dsb, but whether or not the larger area has consent for a garden use, it is large and generally open and is considered not to form part of the dsb.	Amend the dsb to include only the hard surfaced area adjoining the house.
APPV164	079/164/Section 39/Unsound William & Adrienne Brain	The settlement boundaries for Ruardean Woodside, generally in common with other settlement boundaries, have not been reviewed positively or assessed on an ability to accommodate reasonable development without demonstrable harm. Rather, the boundaries have been drawn negatively to prohibit development	The site is undeveloped land on the edge of the village, having been outside the dsb in this and the previous plan. The area is one where the transition between the developed area and the surrounding countryside is not clear and the dsb is the result of judgement. In the area around the fringes of the forest it is particularly important to retain the character of the area and to protect open areas which add to this whether enclosed or not. The representation seeks an addition that would consolidate the settlement and could provide a number of dwellings if developed. It is however considered that no change should be made and that this is consistent with the approach elsewhere in the plan. In the case of settlements around the forest fringe the distinction is between sporadic open settlement and more consolidated "centres". In the case of this site its inclusion in the dsb would potentially lead to a loss of the present open character of the village. Comments about the nature of the review are noted. The AP has been the subject of a comprehensive review and the dsbs have all been reconsidered. In this the aims of the NPPF have been taken into account, both to ensure that adequate provision is made and to protect the nature of the area and deliver the aims of para 58 in particular. Policies that respect and enhance the local character and history and the need	no change

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			for change or plans to add to the overall quality of the area are especially important.	
APPV21	171/021/Section 40/Sound Mr Julian Perkins	I support the change that land adjacent to sedbury Lane/Park View (known as The Elms) has been removed from the Settlement Boundary.	support (for the deletion of a draft allocation) noted	no change
APPV61	183/061/Section 40/Sound Mr Paul Roberts	I consider that the Allocation plan as it stands is both legally compliant and sound, based on the guidance in para 182 of the NPPF. Based on my own local knowledge and experience, having been a local resident for 18 years, I consider that "fill-in development" on brownfield land is most appropriate for Tutshill. However, taking in to consideration the identified housing need in the Forest of Dean and the policies of the Core Strategy, I consider that the land identified for large scale development in the Allocation Plan (AP91 & AP92) is the most appropriate	This representation offers general support with the qualification that the total number of dwellings allocated is higher than that mooted in the CS in 2011. This is accepted and agreed, however the allocations proposed are considered to be appropriate and will contribute new dwellings in sustainable locations in broad accord with the CS.	no change
APPV66	076/066/Section 40/Sound Mr Tim Blandford	The land that has been put forward for development in the Allocation Plan (AP91 & AP92) together with other " in fill" developments is acceptable as there are no other similar parcels of land within the Tutshill/Sedbury which would fulfil the needs and requirements of the Core Plan but even these levels of development would put considerable strain on facilities and infrastructure in the future	Support noted, as is the comment regarding infrastructure. The allocations are considered appropriate and able to be supported by available infrastructure or with improvements that can be related to the developments concerned. Development of a significantly greater scale may be more difficult to provide for.	no change
APPV67	180/067/Section 40/Sound Dr Patrick Purcell	As a local resident for over 10 years and realising the large scale developments that have already taken place at Bigstone Meadow and Piermont it would now appear that further development is strictly confined to within the identified boundary identified in the map provided. However, if further development of a more substantial scale are necessary given the identified housing need in the Forest of Dean and the policies of the Core Strategy, I consider that the land identified for large scale development in the Allocation Plan (AP91 & AP92) is the most appropriate;	Support noted as is the concern for the scale of new development and the emphasis on the importance of the provision of adequate infrastructure. It is considered that the level of development in the AP is both acceptable and appropriate and that it can be provided for given existing infrastructure and improvements that can be sought and required from developers.	no change required
APPV81	180/081/Section 40/Sound Dr Patrick Purcell	I consider that the land identified for large scale development in the Allocation Plan (AP91 & AP92) is the most appropriate.	The comments are noted, including those in relation to the increased numbers now proposed to be allocated.	
APPV86	122/086/Section 40/Sound Mr Lyndon Harris	As a local I consider the Allocation Plan shows the most appropriate land available and that the scale is broadly compatible with the development needs of Sedbury and Tutshill and the Forest as a whole. However, I think that urgent discussions between Gloucestershire C.C. Highways Engineers and their counterparts in Monmouthshire C.C. and Welsh Government Highway Engineers are imperative to resolve the serious traffic congestion being experienced on the A48 Wye Bridge before any further large scale housing developments are given planning approval.	Comment noted. It is agreed that the subject needs to be discussed and the impacts of traffic will need to be addressed. Discussions are continuing in respect of the highway issue raised. The various bodies are involved. The scale of development proposed at Tutshill Sedbury and Chepstow is material to these discussions though the issue is wider. FoDDC members are also involved although it will be appreciated that the authority responsible for the A 48 is Gloucestershire County Council.	

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APPV102	128/102/Section 40/Sound Mr James MJ Hewitt	Support for general strategy for villages close to Chepstow	The representation below supports the AP and raises concerns about additional development beyond its provision. It is accepted that the AP strategy is appropriate and that there is a need to protect the area from additional development.	
APPV146	081/146/Section 40/Sound Mr Andrew Brambell	Agreeing with the deletion of The Elms housing allocation	support for this deletion is noted	
APPV153	040/153/Section 40/Comment Mr Martin Davies, Monmouthshire County Council	It is recognised that the levels of development proposed for Lydney and Sedbury/Tutshill have generally already been established through existing commitments, either current planning permissions or as set out in the adopted Forest of Dean Core Strategy. The Council remains concerned, however, about the potential traffic impact from these developments on the A48 through Chepstow, both in relation to traffic congestion and adverse effects on the existing Air Quality Management Area.	See 156 for a general response. This comment has been registered against the specific allocation at Beachley Rd which was approved on appeal. the site is supported by the AP and although it is recognised that the scale of allocated development at Tutshill/ Sedbury is greater than the CS envisages the allocations are considered to be sustainable and able to be accommodated by the infrastructure that is available. Continuing discussions between the LPAs is welcome.	
APPV173	184/173/Section 40/Sound Mrs Louise Roberts	I consider that the plan is in accordance with the NPPF. I consider that the scale of proposed development is the maximum sustainable level for the local area. However with the acceptance, on appeal, of the development on the land adjacent to Wyedean School the proposed level of development is already greater than was identified as being needed in the Core Plan 2012.	Support noted	
APPV184	172/184/Section 40/Sound Mr Andrew Pierce	It is my understanding that the current Allocation plan is legally compliant and just, based upon the guidance set out in para 182 of the NPPF. I reiterate part of my initial objection letter that such a large imposing destructive proposed development will ruin all local harmonies in an already stretched environment. The use of Brownfield site and small natural infill would be far more suited and sustainable to a village environment,	These comments are noted. In terms of the allocated site adjoining Wyedean School it is considered appropriate and in keeping with the plan strategy. The scale of new development proposed is also appropriate having regard to the population (4000 approx) of Tutshill/ Sedbury and the overall level of development being promoted.	
APPV231	082/231/Section 40/Sound Mr R J Brambell	Support line of settlement boundary at the Elms Sedbury Lane	Noted	
APPV232	080/232/Section 40/Sound Mrs Jane Brambell	Support line of settlement boundary at the Elms Sedbury Lane	Noted	
APPV260	175/260/Section 40/Sound Mrs Patricia Pratt	Support for the plan now that it excludes the allocation on land adjacent to the property know as The Elms Sedbury Lane.	noted	
APPV393	083/393/Section 40/Unsound Mr Richard Brock	An area of land currently excluded from the Settlement boundary which is considered to be appropriate to be now included within the Settlement Boundary of Sedbury	This representation relates to an apparent anomaly in the dsb, and seeks its amendment. the land concerned does not however have the appearance of being part of the settlement	no change

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			and is not well related to the main part of the village. It is well covered in trees and includes part of a former railway embankment. On balance although it is an enclave west of the Beachley Rd, its retention outside the dsb is considered preferable. Land to the south (south of Model Cottages) shows clearly the role of the former railway as a boundary to the settlement. Model Cottages themselves although within the dsb are better related to Beachley Rd and the countryside than to Sedbury itself.	
APPV415	022/415/Section 40/Unsound Mr Peter Dutton, Gladman Developments	Land at Gloucester Road Tutshill should be allocated for residential development .	The site has been assessed in the light of the current situation and along with the land adjoining Wyedean School is considered appropriate for development. The site has the support of the owner and it is able to be available either in the short or longer term.	
APPV80	183/080/Paragraph 40.3/Sound Mr Paul Roberts	The provision of healthcare (primary, secondary and specialist services) to the residents of Tutshill and Sedbury is almost exclusively the responsibility of the Welsh Government. GP services are provided by three practices in Chepstow, whilst hospital services are provided by Aneurin Bevan University Health Board. Currently approximately 30% of the patients registered with the GP practices in Chepstow are English residents. Any further housing development, beyond that in the Allocation Plan, will place a substantial burden on the already-strained GP services in Chepstow and the hospital services in Gwent, and will consequently potentially disadvantage the wider population of Gwent.	The comment is noted and the LPA are in contact with the relevant health board. The principle is that contributions can be sought where the needs of a development require them in order to meet the demands arising. In other words additional support for GP provision could be obtained equivalent to the needs of a particular development if existing facilities cant meet the need. The health boards or other providers would need to make a case for additional support and it would normally be secured through S 106 contribution. As far as current developments are concerned, where they have permission any S 106 matters will have been resolved but where they do not, then the necessary provision and contributions if needed will be expected to be resolved at the planning application stage.	no change required
APPV83	180/083/Paragraph 40.3/Sound Dr Patrick Purcell	Given the functional relationship with Chepstow for services, including healthcare, in both Tutshill and Sedbury any developments should clearly demonstrate that consultations and agreements with those service providers in Wales and Monmouthshire as necessary, including both transport and healthcare in particular.	It is agreed that consultation and cross boundary liaison is important and that this is especially the case in respect of transport and common services such as health care. There is scope for procedures to be reviewed and possibly improved but this is not within the remit of the AP.	

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APPV93	076/093/Paragraph 40.3/Sound Mr Tim Blandford	The Allocation Plan is such that it limits and controls the development of housing within the Sedbury and Tutshill areas, and if this was not the case the already stretched Health Authority in Wales which services the area from GP practices in Chepstow would be at saturation point, plus the infrastructure and road system which is already at breaking point would be unable to take the extra traffic from Gloucestershire side of the River Wye, where many of the increased residents would need to travel for employment outside of the forest area towards Bristol and Cardiff	Comments noted, although it is considered that the AP's proposed level of development can be accommodated, major additions could require additional contributions or potentially be unacceptable because of their impact. Healthcare provision and transport (highways) are two areas where careful monitoring of demand and provision is needed.	
APPV68	180/068/Paragraph 40.4/Sound Dr Patrick Purcell	The importance of maintaining the tightly drawn settlement boundaries is particularly important to retain the distinct characteristics of Tutshill, Sedbury and Woodcroft as independent communities rather than allowing these communities to become a single sprawl of development along the B4228, thus affecting one of the primary routes of entry into the Forest and affecting the actual recreational routes (such as Offa's Dyke Path and other long distance paths) or proposed routes such as the cycle route	Comment noted. The boundaries referred to are proposed to be modified to facilitate additional allocated development but are otherwise intended to retain the separation of the settlements (Sedbury/ Tutshill and Woodcroft).	
APPV8	078/008/Policy AP 91/Sound Mr Richard Bradley	As owner of the site proposed to be allocated for residential development, my client fully supports the proposal	This representation supports the allocation of land adjoining Bigstone. It has been submitted on behalf of the owner.	no change required
APPV155	040/155/Policy AP 91/Comment Mr Martin Davies, Monmouthshire County Council	It is recognised that the levels of development proposed for Lydney and Sedbury/Tutshill have generally already been established through existing commitments, either current planning permissions or as set out in the adopted Forest of Dean Core Strategy. The Council remains concerned, however, about the potential traffic impact from these developments on the A48 through Chepstow, both in relation to traffic congestion and adverse effects on the existing Air Quality Management Area	See 156, this comment is registered in response to a particular allocation but relates to an overall issue that the two LPAs are aware of and are discussing together.	
APPV356	014/356/Policy AP 91/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	Water - A hydraulic modelling assessment of the water network will be required to establish whether the supply can cope without impacting existing customers. Sewerage - No problems are envisaged with the public sewerage system. The site is crossed by a 225mm diameter pipe which may restrict density and require easement width or diversion of the pipe. The area is served by Nash WwTW which can accommodate the foul flows.	Comments noted. The necessary modelling is assumed to be required at the planning application stage	no change
APPV414	022/414/Policy AP 91/Unsound Mr Peter Dutton, Gladman Developments	AP91 Land adjoining A48 and Bigstone Meadow should be removed for the Allocations Plan. Gladman question whether the site can be safely accessed from Gloucester Road, the location of the site fails to promote safe pedestrian access to existing services, The site is located on grade 2 agricultural land, this land should be protected where other more suitable land is available for development	The land is considered able to be developed and in a suitable location. It has the support of the owner. The scale of the allocation takes account of the need to provide a buffer along the A 48. This site along with the land adjoining Wyedean School is considered appropriate as an allocation.	
APPV507	176/507/Policy AP 91/Unsound Mr David Priddis	Land at Sedbury AP91. This proposed housing site is close to Sedbury Park for which there is a recorded lesser horseshoe bat maternity roost. It is also within 3km of the Caerwood and Ashberry House SSSI SAC. Surveys will be needed on this site and very careful consideration given to maintenance and the continuity of flight routes and foraging areas. This proposed development illustrates the requirement for 'in-combination' impacts to be fully assessed for the whole Allocations Plan before it can be validated.	The development proposal is considered able to be achieved in a manner that takes the bat roosts into account. It is agreed that any assessment of the AP should take in combination effects into account.	

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APPV82	180/082/Paragraph 40.5/Sound Dr Patrick Purcell	The importance of maintaining views and landscape on this side of Tutshill is vitally important, given its position on the A48 and with the B4228 into Tutshill acting as a main route into the Forest of Dean as well as the close proximity to national footpaths including Offa's Dyke Footpath and the proposed cycle route. Landscaping will also be necessary to preserve views of and from Woodcroft and the ridge it is on.	This comment is taken as support for the AP as it is in respect of Tutshill/ Sedbury and Woodcroft. It is agreed that one of the main aims of the AP is to protect landscapes and that the views and features referred to are worthy of protection.	
APPV156	040/156/Policy AP 92/Comment Mr Martin Davies, Monmouthshire County Council	It is recognised that the levels of development proposed for Lydney and Sedbury/Tutshill have generally already been established through existing commitments, either current planning permissions or as set out in the adopted Forest of Dean Core Strategy. The Council remains concerned, however, about the potential traffic impact from these developments on the A48 through Chepstow, both in relation to traffic congestion and adverse effects on the existing Air Quality Management Area.	It is agreed that the levels of development proposed at Tutshill/ Sedbury and also at Lydney have increased over time. Concern is shared for the impact of developments on the A48 both in Tutshill and in Chepstow and further discussion is welcomed. The likely scale of development at Chepstow is noted and it is accepted that it is and will remain a suitable location for additional development within Monmouthshire, who's recently adopted plan is supported. Continuing liaison involving the relevant highway authorities will be encouraged. The two authorities have discussed Air Quality issues for some time and will continue to do so in order to explore possible courses of action. It is equally acknowledged that at Chepstow there is no real alternative to the A48 being the main through route.	
APPV174	149/174/Policy AP 92/Unsound Miss Sarah McCarty	There needs to be a shared plan in relation to housing allocations between Chepstow and Sedbury & Tutshill as the population of these two areas draw upon the same services and infrastructure, as such housing decisions cannot be made in isolation when services and infrastructure are already under significant existing pressure.	Consultation has taken place between the various LPAs, mainly at the CS stage when the general scale of development was being determined. The current allocations of approximately 145 have been the subject of consultation	
APPV357	014/357/Policy AP 92/Comment Mr Ryan Norman, Dwr Cymru Welsh Water	AP 92 given there is an extant planning permission for this site we are content to rely upon our planning application consultation response for the site ref P1792/13/OUT	Noted	
APPV85	180/085/Paragraph 40.7/Sound Dr Patrick Purcell	Having had this development approved at appeal it would appear inappropriate to allow any further large scale developments in Sedbury and Tutshill apart from possibly that in AP91 listed above. Otherwise the level of developments would appear to be over and above the allocations deemed sustainable for this area	The level of development advocated by the AP is considered appropriate and there may be problems if this was exceeded in respect of traffic and infrastructure. This representation is taken as support for the AP as published.	
APPV487	152/487/Section 41/Unsound Mr M McGirr	Change the existing proposals map to allow allocation of the site for housing	It is not agreed that smaller settlements are dealt with in an inappropriate manner, rather that they are considered in respect of their overall nature and character and in respect of the CS hierarchy. Clements End itself is not a settlement which has a dsb and is of the	

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			nature of a small settlement in the open countryside. Whilst some change is expected new dwellings would in effect be in the open countryside and would not be supported by the AP the CS or in the NPPF.	
APPV159	057/159/Section 44/Unsound Mr Peter Tufnell, Tufnell Town & Country Planning	The settlement boundaries for Staunton and Corse, generally in common with other settlement boundaries, have not been reviewed positively or assessed on an ability to accommodate reasonable development without demonstrable harm	The plan needs to identify settlements relative to their physical framework following logical boundaries well related to framework that can be delivered without real harm. It is agreed that the plan must deliver or enable development without harm. It is required to facilitate quality development while protecting the environment. It must respond positively to local character and history in its policies. As a result the AP seeks a balance and does enable additional development in villages such as Staunton/ Corse. Redmarley also referred to in the representation has seen the recent provision of 10 new dwellings, and 15 were completed recently in Staunton. The situation in Staunton/ Corse is that a particular consideration, the impact of any development on the chartist plots and other features needs to be considered. this impact can take the form of the adverse effect of development outside the conservation area as evidenced by the recent appeal decision at Treona Nurseries where the inspector considered the protection of heritage assets vital and dismissed an appeal. There are likely to be some small scale opportunities for further development within the defined settlement but for reasons explained in the AP the dsb is not a representation of the full extent of the settlement. Development opportunities are however not confined to the area inside the dsb (see Staunton court; employment, Corse Grange; housing, for example). The AP is considered to have the correct balance between development and conservation appropriate to the make up of the village, and overall.	no change required
APPV69	001/069/Policy AP 95/Unsound Mr Alan Steele, AGS Development Consultants	It is my view that the current allocation plan encourages a vehicular and pedestrian access from the main road in a location that would be harmful to the setting of the heritage asset and the preservation of the Chartist layout generally. The alternative access via the drive to Staunton Lodge would not cause any harm to the Heritage assets, nor would it adversely effect the enjoyment of the neighbouring properties.	The current allocation does not suggest the access as proposed, though it could accommodate it, a direct access from the A 417 was envisaged. This may not be required if the alternative proposed were to be suitable.	Amend the policy to allow but not require an alternative access in the manner suggested

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			It is not known if this would be acceptable to the highway authority but if it were to be so then it could provide a means of access to the allocated land (subject also to it being acceptable in respect of the impact on the adjoining properties). The revised access would also need part of the site of Staunton Lodge to be available and this does appear to be the case. the AP as proposed would not prevent the development taking place in the manner proposed by the representation. Staunton Lodge is inside the proposed new dsb, the access can be used if technically possible with regard to amenity considerations. It is not considered appropriate to change the policy to preclude a direct access from the A 417, but the current policy could be amended to allow for the alternative to be used, subject to the above qualifications.	
APPV70	001/070/Policy AP 96/Unsound Mr Alan Steele, AGS Development Consultants	Consider allocating alternative site at Staunton Lodge	The land concerned with this representation could whether allocated or not be included in the development of a larger site. If however it is not included within the allocation it could also be developed independently and would therefore be less constrained in having to be part of the larger scheme. It is agreed that the settlement as a whole and any development proposals need to be considered in respect of the past history of the layout and development of the chartist village. Development that has an adverse effect on the conservation area or individual heritage assets will not be acceptable. The alternative access and the use of the land concerned is one option for development of the area but although it is intended to modify the AP to make this clear it is not considered appropriate to require the development to include this land. It follows that the site need not be included in the allocation, but equally it is agreed that the land could be developed, subject to the usual considerations which apply. Amongst these are the consideration of the impact on the heritage assets and policy AP96.	no change required but note amended reference to access arising from APPV 69.
APPV212	047/212/Policy AP 96/Unsound Mr Phil Hardwick, Robert Hitchins Limited	The policy is inconsistent with the NPPF which provides protection for designated heritage assets. AP96 should be deleted as sufficient protection is afforded by national policy additional protection is not justified .	The policy is intended to be a local expression of the requirements of the NPPF and simply identifies an area within which special	no change required

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			<p>consideration is needed because of the potential for developments to have a harmful impact on the conservation area, its setting or features (eg heritage assets) within it. The approach identifies the area as an heritage asset in keeping with the NPPF which refers to landscapes as being able to be defined. As such the asset needs to be considered in making planning decisions (NPPF Glossary). The significance of the Locally Valued Landscape arises simply because a development in the area identified has the ability to impact on the conservation area, its setting or features within it. The overall intent of the policy is to enable proper recognition of the character of the area, to ensure that development makes a positive contribution and to protect the existing features for themselves and in a manner that enables their significance to be seen. New development should be complementary to the positive attributes of the existing settlement. The policy is a bespoke tool for the AP and is applied to one unique area, it should be retained and if used in the manner intended will deliver a locally the aims and objectives of the NPPF.</p>	
APPV20	162/020/Section 49/Unsound Messrs Morgan & Toombs	The important open area designation be deleted from Allocations Plan the maintenance of the important open area status of such sites demonstrates the APPV is unsound given the definition thereof in Paragraph 182 of the NPPF.	<p>This site has been the subject of past representations, and also an appeal that referred both to the then LP and to the basic principles associated with the importance of the open area concerned to its immediate surroundings. In view of this and the enduring importance of retaining open areas as part of the character of settlements, the plan should remain unchanged. The representation suggests that an additional policy is required which sets out the principles of protection. This is at present covered by CS policy CSP9 which protects "recreational and amenity land" as defined by the policy and as identified in the relevant plans. The AP identifies IOAs in relation to the settlements that it considers and the policy's explanation, which is part of the adopted CS refers to IOAs. No further policy is needed although it would be possible to provide a duplicate in the AP. There is an explanation in the introduction to the AP which cross refers to the CS policy CSP9</p>	no change required

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			and does not require a separate policy (2.20). Ownership is not a relevant consideration in respect of the IOAs, except it often affects whether or not there is public access. The areas themselves are designated according to the principles contained in the keynote Important Open Areas and this note is accompanied by a spreadsheet which itemises each area setting out its individual attributes. The review of all these areas was an integral part of the review of the settlements themselves in order that the addition or deletion of IOAs could be properly considered. Changes were made but the principle that these areas whether privately or publicly owned are both an integral part of the various settlements and merit individual protection is retained, with the support from the principles in the NPPF which seek to protect local character and a sense of place.	
APPV46	110/046/Section 50/Sound Ms Yvonne Fox	Support for not allocating land in Woodcroft for development	support for the plan as now drafted is noted	
APPV48	150/048/Section 50/Sound Mary-Anne and Dermot McChrystal	Support for not allocating land in Woodcroft for development	support for the dsb as now drafted is noted	
APPV49	202/049/Section 50/Sound Ms Lucy Vincent	Support for not allocating land in Woodcroft for development	support for the dsb as now drafted is noted	
APPV230	148/230/Section 50/Sound Mr & Mrs Ann & Roger Martin	Support ofr settlement boundary change at Bishton Lane Woodcroft	support noted	
APPV233	124/233/Section 50/Unsound Mr Tony Harris	Land at Highbury and Orchard Lea in Woodcroft should be included within the Settlement boundary for Woodcroft.	The representation seeks a return to the proposed change that was agreed for the draft plan and would have added to the dsb an area of land comprising parts of several gardens. The published plan did not support this proposed change. The change would have added an area of about 0.49 ha to the dsb. The AP does in some areas exclude large gardens from the dsb and this approach is that which applies to this area of Woodcroft and also to areas to the north of the village.	no change is recommended
APPV9	094/009/Paragraph 50.1/Sound Mr & Mrs Geoff & Hazel Cram	Support for not allocating land in Woodcroft for development	Support noted	
APPV50	064/050/Paragraph 50.1/Unsound Dr & Mrs RF & SM Antrum	Request to include land within settlement boundary	The representation seeks a limited development on a relatively large area of land.	no change

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			The site proposed is an open field on the edge of the settlement and while it could technically be developed, to include it within the dsb would potentially allow a change out of scale with the limited infill expected in the smaller villages. The site is not therefore considered suitable. The AP is considered to make adequate housing provision and the settlement strategy for small villages such as Woodcroft is that only limited opportunities are considered appropriate. No change is recommended.	
APPV53	108/053/Paragraph 50.1/Sound Mrs Nichola Ford	Support for not allocating land in Woodcroft for development	support for the dsb as now proposed is noted	
APPV84	180/084/paragraph 50.2/Sound Dr Patrick Purcell	I consider that the Allocation plan as it stands is both legally compliant and sound, based on the guidance in para 182 of the NPPF. Given the need to maintain a distinct boundary between Woodcroft and Tutshill it is important that the settlement boundaries are maintained	support noted	
APPV10	085/010/policy AP 99/Unsound Mr John Bryant	There are considerable problems regarding sewerage in Ash Way. The system does not supply adequate flow causing blockages. A number of non return valves have been fitted in the village by Severn Trent. Your Proposal to build these properties plus a further thirty six at A97 Netherend Farm without any major improvements to the sewers is totally unacceptable.	The representation relates to potential drainage problems arising from the AP allocation of land at Ash Way. The development would not be able to proceed if it could not be satisfactorily drained and could be required to make improvements to the network to achieve this. It must also ensure that it does not make existing problems worse. The existing problems (although new development must not make them worse) and which are clearly outlined in this representation are however not able to be addressed by the developer of an additional site. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company who do not object to the proposed allocation. They have no record of complaint regarding public sewers. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company which may inform the situation.	no change
APPV11	085/011/Policy AP 99/Unsound Mr John Bryant	Ash Way is close to the school and considerable problems occur on a daily basis in Ash Way and the High Street regarding parking and dropping off and collecting children	Comments noted. The scale of the development proposed will add to traffic but this is considered acceptable. The	

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		.To add a further fifty properties close to the school and the increase in vehicular movement that it will mean does not come over as a very well thought out plan .	development is very close to the school and residents will be able to walk.	
APPV12	146/012/Policy AP 99/Unsound Mr Laurence Levett	Sewerage system in the area can not cope with the existing demand. An additional 48 houses pressurising the very weak sewer system this has not been thoroughly thought out. For this very small plot of land to support 12 dwellings is ridiculous.	The representation relates to potential drainage problems arising from the AP allocation of land at Ash Way. The development would not be able to proceed if it could not be satisfactorily drained and could be required to make improvements to the network to achieve this. It must also ensure that it does not make existing problems worse. The existing problems (although new development must not make them worse) and which are clearly outlined in this representation are however not able to be addressed by the developer of an additional site. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company and they have no objections or record of complaints in respect of public sewers.	
APPV14	146/014/Policy AP 99/Unsound Mr Laurence Levett	Object to AP99 on grounds including access, traffic congestion and parking	Comment noted, the site is considered to be an appropriate one for development and is close to the school. Although new development will add traffic to the network the likely impact is considered acceptable.	
APPV35	130/035/Policy AP 99/Unsound Mrs Madeline Hoare	Proposals to build 12 dwellings at Ash Way and a further 36 at Netherend Farm without drastic improvement to the sewers is unacceptable and does not meet the sustainable management of waste and water as detailed in your objectives	The representation relates to potential drainage problems arising from the AP allocation of land at Ash Way. The development would not be able to proceed if it could not be satisfactorily drained and could be required to make improvements to the network to achieve this. It must also ensure that it does not make existing problems worse. The existing problems (although new development must not make them worse) and which are clearly outlined in this representation are however not able to be addressed by the developer of an additional site. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company and they have no objections or record of complaints in respect of public sewers	

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APPV51	147/051/Policy AP 99/Unsound Mr Derrick Lockey	Object on grounds of foul drainage problems, noise and disruption, and traffic congestion	The representation relates to potential drainage problems arising from the AP allocation of land at Ash Way. The development would not be able to proceed if it could not be satisfactorily drained and could be required to make improvements to the network to achieve this. It must also ensure that it does not make existing problems worse. The existing problems (although new development must not make them worse) and which are clearly outlined in this representation are however not able to be addressed by the developer of an additional site. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company and they have no objections or record of complaints in respect of public sewers	
APPV287	093/287/Policy AP 99/Unsound Mr John Cooke	Objection to the allocation of The site at Ash Way Woolaston for Housing .	The issue is noted and although additional housing will add traffic it is considered to be acceptable. The site is close to the school which will enable residents to walk.	
APPV512	176/512/Policy AP 99/Unsound Mr David Priddis	Netherend (Woolaston) – Proposed housing. I reiterate the comments made in my letter of 15th September 2014 commenting on the Draft Allocations Plan, see Enclosure 15, below. Since writing that letter, the traffic situation has become even worse. I restate that my understanding is that the sewerage system could not accommodate the additional housing. There would also be insufficient primary school places locally. I believe the proposed development sites within Woolaston centred on Netherend village would not be appropriate. I request AP99 and AP100 be removed from the Allocations plan.	Comment noted. The current information from the water company is that the network is adequate to cope with additional sewage and in respect of other considerations the development is acceptable. If there is a need for additional primary school provision or other contributions to infrastructure, then the developer will be required to make a contribution.	
APPV538	051/538/Policy AP 99/Sound Ms Dawn Williams, Severn Trent Water	Provided the surface water run-off from the proposed development is managed sustainably and is not connected to the foul sewer, the connection of an additional 12 dwellings will have a negligible impact on the sewerage system in Netherend. With regard to current performance we have no reports that there have been historic sewer flooding incidents to suggest there are sewer capacity issues in Ash Way site and so we would be interested to see any representations you have received from local residents.	This is a further comment from the water company confirming they have no objections in respect of the proposed allocation at Ash Way. It is noted.	
APPV13	146/013/Policy AP 100/Unsound Mr Laurence Levett	Objection based on sewage infrastructure	The representation relates to potential drainage problems arising from the AP allocation of land at Ash Way. The development would not be able to proceed if it could not be satisfactorily drained and could be required to make improvements to the network to achieve this.	

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			It must also ensure that it does not make existing problems worse. The existing problems (although new development must not make them worse) and which are clearly outlined in this representation are however not able to be addressed by the developer of an additional site. The principle of identification of the site is therefore not affected by the representation, although its delivery may be. Additional information has however been sought from the water company and they have no objections or record of complaints in respect of public sewers. .	
APPV346	205/346/Policy AP 100/Unsound Mr & Mrs Weeks	Support for the allocation of land at Netherend Farm for the development of about 36 houses.	Noted	
APPV416	022/416/Policy AP 100/Unsound Mr Peter Dutton, Gladman Developments	AP100 Netherend Farm allocated for upto 36 dwellings should be removed from the Allocations Plan and replaced with other sites proven to be available.	The site as now proposed is supported by the owners agent as deliverable. It has a capacity for about 36 dwellings as opposed to the previous consent for 21, and this and the allocation of undeveloped (as opposed to previously developed) land is considered to improve the viability of the site so that it will proceed. it is in an attractive and accessible village location.	
APPV513	176/513/Policy AP 100/Unsound Mr David Priddis	Netherend (Woolaston) – Proposed housing. I reiterate the comments made in my letter of 15th September 2014 commenting on the Draft Allocations plan, see Enclosure 15, below. Since writing that letter, the traffic situation has become even worse. I restate that my understanding is that the sewerage system could not accommodate the additional housing. There would also be insufficient primary school places locally. I believe the proposed development sites within Woolaston centred on Netherend village would not be appropriate. I request AP99 and AP100 be removed from the Allocations plan.	Comment noted. The current information from the water company is that the network is adequate to cope with additional sewage and in respect of other considerations the development is acceptable. If there is a need for additional primary school provision or other contributions to infrastructure, then the developer will be required to make a contribution.	

