

Forest Edge South

Design Guidance

Final Report
July 2023

Quality information

Prepared by	Check by	Approved by
Jenni Birch	Andrew McPherson	Kathryn Whitmore
Graduate Landscape Architect	Associate Director	Associate Director
AECOM	AECOM	AECOM

Revision History

Issue no.	Issue date	Details	Issued by	Position
5	3rd July 2023	Revised to comments from Group	Andrew McPherson	Associate Director
4	12th April 2022	Revised to comments from Locality	Andrew McPherson	Associate Director
3	29th March 2022	Final for comments by Locality	Andrew McPherson	Associate Director
2	29th March 2022	Comments received from the Steering Group of the Forest Edge South Neighbourhood Development Plan.	Correne Preston	Representative of Steering Group of the Forest Edge South Neighbourhood Development Plan.
1	4th March 2022	Draft for the Steering Group of the Forest Edge South Neighbourhood Development Plan.	Andrew McPherson	Associate Director

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Contents

1	1. Introduction	5	4	4. Design Guidelines	65
	1.1 The purpose of this document	5		4.1 Introduction	65
	1.2 The importance of good design	5		4.2 Design Guidelines	66
	1.3 Delivery	6			
	1.4 General Design Considerations	7			
	1.5 Preparing the Design Guide	8			
	1.5 Policy and design guidance	9			
2	2. Context	15	5	5. New Development Checklist	97
	2.1 Location and area of study	15			
	2.2 Historic growth	18			
	2.3 Landscape, ecology and heritage designations	22			
	2.4 Consultation	24			
3	3. Character Assessment	29	6	6. References	107
	3.1 Existing character assessments and design guidance	29			
	3.2 Area-wide Character Assessment	30			
	3.3 Character areas within the Neighbourhood Plan Area	54			
	3.4 Positive aspects of character: Area-wide	61			
	3.5 Positive aspects of character: Character areas	62			



Introduction

01

View from Tumps towards Sawmill, Parkend.

Front Cover: View over fields towards Pillowell from Yorkley.

1. Introduction

Through the Government's Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to West Dean Parish Council. This Design Guide makes reference to emerging and draft documentation written by the steering group who have been key to the realisation of this document.

1.1 The purpose of this document

Design guidance informs development proposals to provide guidance and clarity on design and reflect local character and preferences. Design guidance exists to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This document is tailored to the Forest Edge South Neighbourhood Area and as such, is specific to the character of the place, views and aspirations of the local community.

Design parameters aid the local authority in make planning decisions. The document sets out design requirements in a simple and concise way and should be referred to in the development application process.

The Government is placing significant importance on the development of design guidance in order to set standards for

design upfront and provide firm guidance on how sites should be developed. It is intended that this report becomes an integral part of the Neighbourhood Plan and should be given weight in the planning process. The Government intends to make it clear that decisions on design should be made in line with design advice.

1.2 The importance of good design

As the National Planning Policy Framework (NPPF) (Ref. 1) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (Paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design (Ref. 2)) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following an analysis of the Neighbourhood Area and good practice, those elements of good design are set out clearly as design advice which any development within the Forest Edge South Neighbourhood Area should follow in order to comply with this document.

1.3 Delivery

The design guidance will be a valuable tool in securing context-driven, high quality development. They will be used in different ways by different actors in the planning and development process, as summarised in Table 1.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Delivery of the Design Guidance.

1.4 General Design Considerations

Below are some general design principles against which new development proposals should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following:

- Harmonise with and enhance existing character in terms of physical form, movement pattern and land use.
- Avoid uniformity of design styles and layouts, which erode rural character.
- Relate well to local topography and landscape features, including long-distance views.
- Reinforce or enhance the established character of streets and other spaces.
- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Provide adequate open space for the development in terms of both quantity and quality.
- Reflect, respect and reinforce local architecture and historic distinctiveness.
- Retain and incorporate important existing landscape and built form features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other, to provide a safe, attractive and cohesive environment.
- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.
- Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.

1.5 Preparing the Design Guidance

In preparing this design guide a number of steps have been followed to involve the Steering Group of the Forest Edge South Neighbourhood Development Plan (FESNDP) in the process and ensure their local knowledge has helped to inform the context and

content of the design guide, as well as to ensure the design advice meets relevant policy standards. This included an online meeting with FESNDP, a site visit, character assessment, preparation of draft report, revision of the document to take on board comments by FESNDP, review by Locality and issue of final report.

Site Visit

Meeting with members of the FESNDP to discuss the focus of the design guide, including self-led tour around key settlements and landscapes in the Neighbourhood Area.

Issue of Draft Report

Issue of draft report to FESNDP for comments.

Issue of Final Report

Issue of final design guidance for inclusion with the Neighbourhood Plan.



Initial Meeting

Initial contact and consultation with the group to discuss the scope of work and direction for the design guide.

Character Assessment

Summary of published character studies and identification of Neighbourhood Area character areas through the site visit and desk based research.

Revision of Document

Revision of draft document based on comments from FESNDP and local community and review by Locality.

1.6 Policy and Design Guidance

The following documents have informed this design guide. These have been produced at a national, district or parish level. Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

2021 National Planning Policy Framework

Department for Levelling Up, Housing and Communities (DLUHC)

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 National Model Design Code

DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

NATIONAL LEVEL

2021 National Design Guide

MHCLG

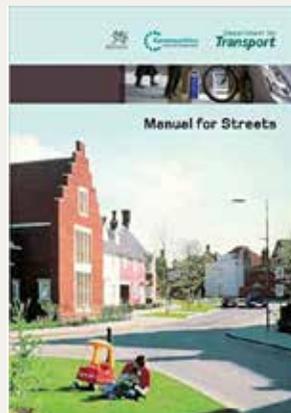
The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

NATIONAL LEVEL



2012 Forest of Dean Local Plan**Forest of Dean District Council**

This document provides a broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within the Forest of Dean District.

2002 Forest of Dean Landscape Character Assessment**The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council**

The Forest of Dean Landscape Character Assessment provides a review of landscape character for the Forest of Dean landscape. The document sets out thirty three landscape character types and divides each type into numerous landscape character areas. Types and areas are described in detail and summarised into key characteristics. The document sets out the key characteristics of the landscape which should be respected within any new development.

2004 Forest of Dean Landscape Strategy**The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council**

The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council developed a Landscape Strategy. This presents a range of landscape and land management solutions to support individual landscape character types to protect local character and distinctiveness.

2007 Forest of Dean Landscape Supplementary Planning Document (SPD)**Forest of Dean District Council**

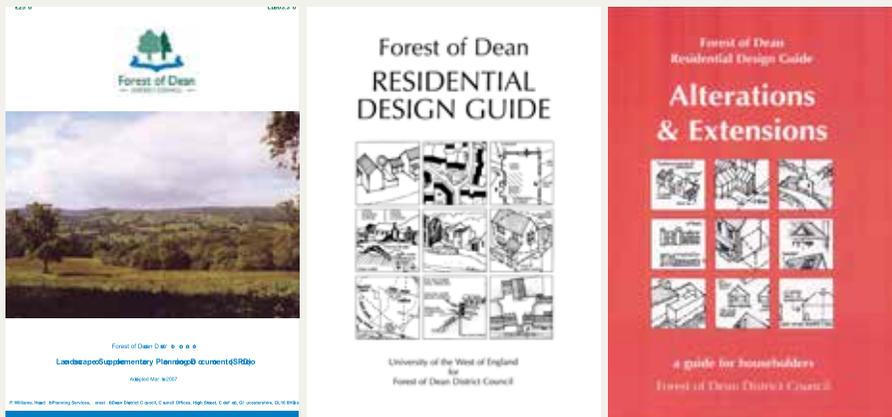
The document sets out principles for landscape development, planning and design. It acts as a tool for the District Council and decision makers when considering proposals applications and appeals.

1998 Forest of Dean Residential Design Guide**Forest of Dean District Council**

This Residential Design Guide provides design advice for the construction of buildings in relation to local context and character to support planning applications.

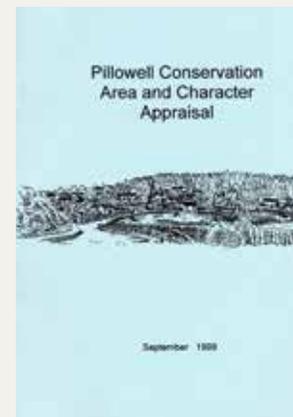
2002 Forest of Dean Residential Design Guide: Alterations and Extensions**Forest of Dean District Council**

This document is an extension of the Residential Design Guide. It provides design advice for alterations and extensions to buildings in context of local character to support planning applications.



1999 Pillowell Conservation Area and Character Area Appraisal
Pillowell Parish Council

Pillowell Conservation Area and Character Area Appraisal provides guidance on the preservation and enhancement of the appearance and character of the Conservation Area.



1.7 Glossary of key terms

The following list is a glossary of key terms used within this document and their definition in relation to this specific design guide.

Green Infrastructure (GI)

A network of natural or semi-natural landscape features, open spaces, public rights of way and watercourses which deliver social and environmental benefits.

Landscape Character

Distinct and recognisable elements within a landscape area which make it unique and different from another area.

Local Landscape Character Area (LLCA)

Geographical areas which exhibit the same landscape type at a local level.

Open Space

Spaces which are deemed to have community significance in terms of recreation or visual amenity.

Visual Amenity

Views and surroundings which create a backdrop to an area.

Neighbourhood Area

All land within the neighbourhood development plan boundary.

Typology

A particular type of feature or element.

Ancient Woodland

An area that has been wooded continuously since at least 1600AD, including ancient semi-natural woodland and plantations on ancient woodland sites.

Statutory Forest

A landscape designation based on the of St. Briavels Hundred, a historic administrative boundary demarcating the Royal Hunting Ground. The designation still exists today, land is owned by the Crown and managed by Forest England.

Forest Waste

Land within the Statutory Forest that, historically, was not used for production, whether timber or mineral extraction - so in effect hunting ground.

Right of Access

Historically linked to Forester's rights to under charter to access the Statutory Forest allowing freemining, grazing and foraging. Today this extends to recreational activities including dog walking.



Context

02

2. Context

2.1 Location and area of study

The Neighbourhood Area is situated within the administrative parish of West Dean, Gloucestershire. It lies in proximity to the England Wales border and is approximately equidistant from the cities of Bristol and Newport. The Neighbourhood Area lies west of the River Severn and within the Statutory Forest of Dean, hereafter referred to as the Forest. The Statutory designation of the Forest is legacy of Norman Rule in Britain, reserved for the Crown as royal hunting grounds. As such soil, timber and herbage belonged to the Crown and was controlled by Forest Laws which restricted the rights of local inhabitants to own or reside on the land. Statutory designation still exists today and the Forest is managed as the Crown Forest Estate by the Forestry Commission.

The Neighbourhood Area is approximately 3500 hectares in size stretching from New Mills in the south to the B4226 in the north, Coalway in the west to Mallards Pike in the east. The Neighbourhood Area comprises six villages and hamlets; Whitecroft, Pillowell, Yorkley, Oldcroft, Viney Hill and Parkend. With the exception of Parkend these settlements form a crescent at the southern edge of the Forest around a central plateau, marking a change between built and natural form. Of the settlements identified Pillowell is the only designated conservation area within the Neighbourhood Area boundary.

The Neighbourhood Area is dominated by the Statutory Forest of Dean interspersed by small fragments of open arable and pasture

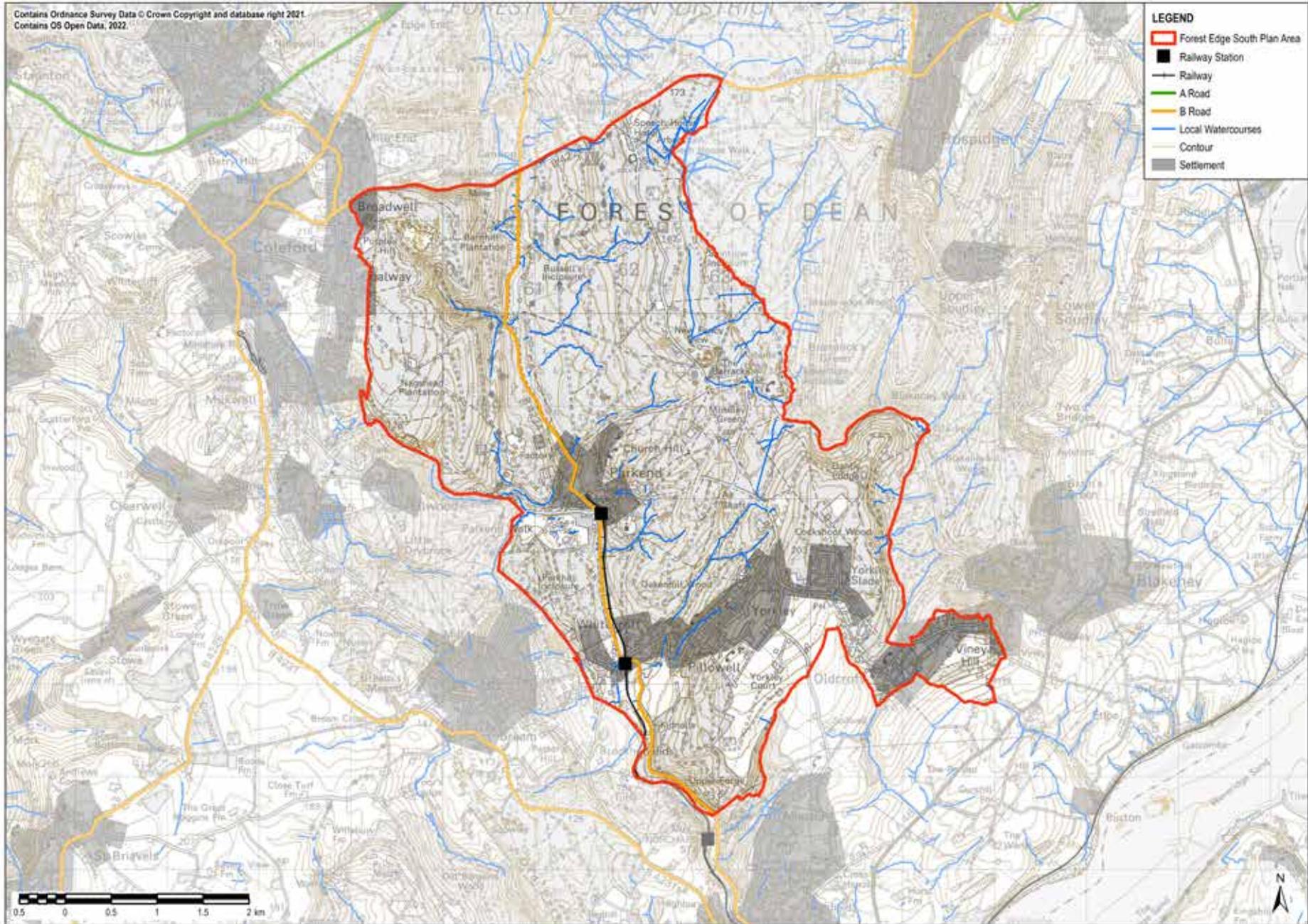
land. Its undulating landscape character has been eroded over time by ancient river activity. Tributaries drain east to meet the River Severn which in turn flows into the Bristol Channel.

A distinct ridgeline within the village of Yorkley forms a locally distinctive landscape feature and from this vantage point Lydney Sands, which borders the River Severn, can be clearly seen. Along the Yorkley ridgeline elevation climbs from 165m AOD (Above Ordnance Datum) at Shaphouse Farm north east to 203m AOD in Cookshoot Wood. Other instances of high elevation within the Neighbourhood Area include Palmer's Flat, 200m AOD, New Fancy View, 180m AOD and Church Inclosure, 153m AOD. This is in contrast with low lying areas; some of the lowest levels of elevation can be found along Cannop Brook through Parkend and Whitmead Park to Cannop Ponds where elevation is recorded at 50m AOD, at its lowest.

The major roadway through the Neighbourhood Area is the B4234 which runs north south, connecting the B4226 through Parkend to the principle settlement band. A network of smaller roads connect the six villages and hamlets and are typically concentrated in the southern half of the Neighbourhood Area, few roads by comparison exist in the north. These are prone to congestion due to limited alternative routes. Tourism, as well as events or on location filming also causes widespread disruption for the local community.

Public transport within the Neighbourhood Area is limited. Bus services are infrequent and restricted. Therefore residents are heavily reliant on car travel for work, shopping and other activities. Those who do not drive or cannot drive are dependent on family and friends for transport. The Dean Forest Railway connects Parkend to Lydney but the route is solely a tourist attraction so does not offer real transport links to the local community.

Several public rights of way (PRoW) connect the Neighbourhood Area to the wider countryside, including the Gloucestershire Way which runs north south from Speech House to Parkend Walk. This route connects the Neighbourhood Area to the Wye Valley Area of Outstanding Natural Beauty (AONB) to the east. PRoW increase in density around the key settlements of the Neighbourhood Area. National Cycle Route (NCN) 42 connects Parkend with Cinderford to the north however does not travel further in either direction or connect with other routes.



F.1 | Figure 01: Forest Edge South Neighbourhood Plan Area.

2.2 Historic growth

The Neighbourhood Area has a rich and varied historic past, elements and influences still exist in the physical and cultural connections between the community and the landscape today.

A connection to the land, and in particular the Forest, is well established and rooted in tradition. Throughout history the Forest has offered food, shelter, economic and recreational opportunities to the local population, and is therefore highly valued. Timber has been used for charcoal, fuel, building, and ship building. The Forest's origins can be traced back as far as the Iron Age when coal deposits and iron ore were an important economic resource. Saxon and Norman Kings subsequently created the Royal Forest and expanded it into an important royal hunting ground. The Verderers Court was formed during the 13th century to protect the deer and forest habitat, the Verderers still exist today in relation to governance of the Forest.

The Neighbourhood Area is perhaps best known for minerals and mining which has left visible marks on the landscape. The rapid expansion of coal and iron industries in the 16th, 17th and 18th centuries brought economic prosperity to the area and resulted in the development of settlements around the Forest edge in relation to limestone and iron ore deposits.

Industrial development also facilitated the implementation of an extensive infrastructure network including rail lines, tram lines and tunnels in order to link mines, quarries and forestry operations with

the River Severn and docks. In all instances the Forest played a key role in supporting industrial activity.

Iron and coal mining continued to dominate during the 19th century and saw growth in these industries as well as the introduction of iron foundries. Parkend became the centre of Forestry Operations with the Forest Training School set up in 1904 as a response to this growth in industry. Traditional occupations were still in existence during this time. In the settlements of Yorkley, Pillowell and Viney Hill traditional lave net and elver fishing were used to supplement family incomes due to the close ties of those settlements with the River Severn.

During the latter half of the 19th century the coal industry declined, however throughout this period freeminers continued to work the area, owing to an increase in small pits throughout the Forest, worked by individuals or families. However, due to the scattered location and poor quality of coal the last mine closed in 1965.

Additionally stone quarrying has a history of importance within the Neighbourhood Area; limestone and sandstone quarries (or mines, in the case of Viney Hill) supplying the construction industry still exist today. Whitecroft also supported two corn mills during the 20th century, the second continuing in operation until 1970.

The wealth of resources within the Neighbourhood Area led to the citing of other industries such as, tin plate and machine engineering. Increased employment and travel opportunities made the Neighbourhood Area attractive to live and work during the

industrial boom. Conversely with the decline of such industries during the latter half of the 19th and into the 20th century, settlements, services and demographics have changed as a reflection of employment opportunities.

In more recent history the Neighbourhood Area has established a growing tourism market and diversified into other industries such as locations for film and television, and outdoor sports.



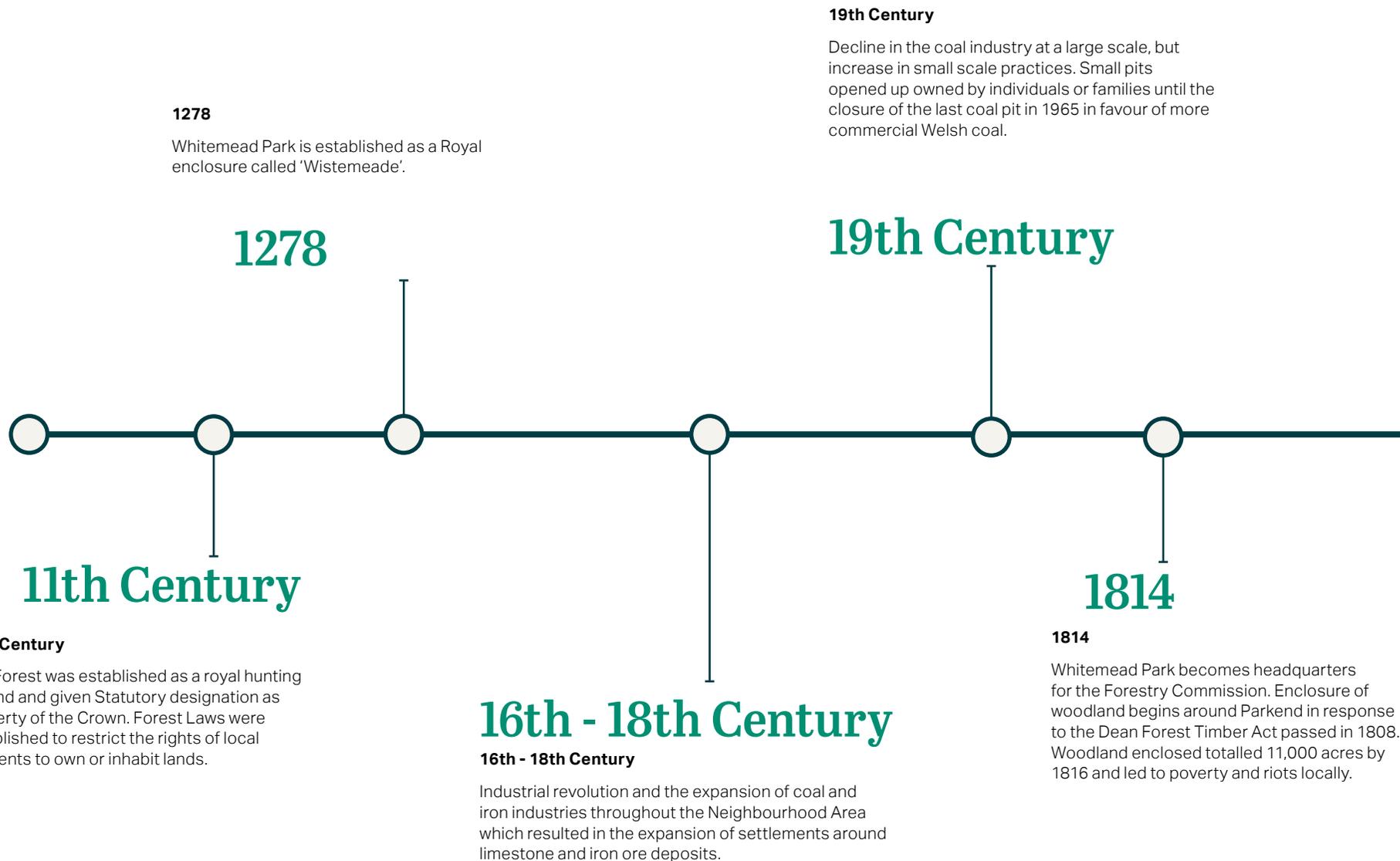
F.2

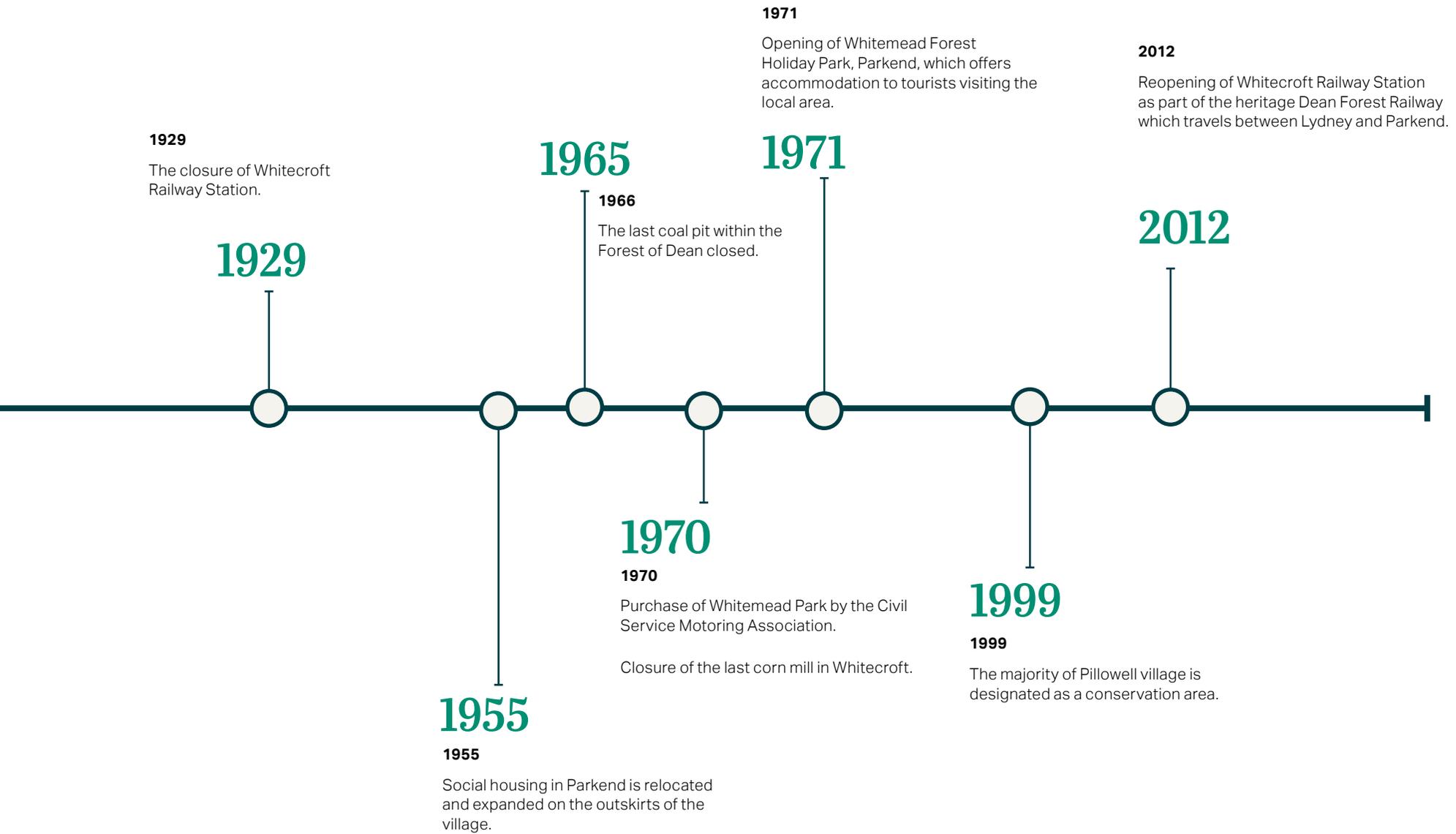
Figure 02: Image of the Dean Forest Railway in the village of Whitecroft. Image source: <https://www.visitdeanweye.co.uk>



F.3

Figure 03: Part of the Fountain Inn dates to 1767 and is the oldest surviving building in Parkend, photo taken in 1973. Image source: Peter Green, courtesy of R.C.T.S.





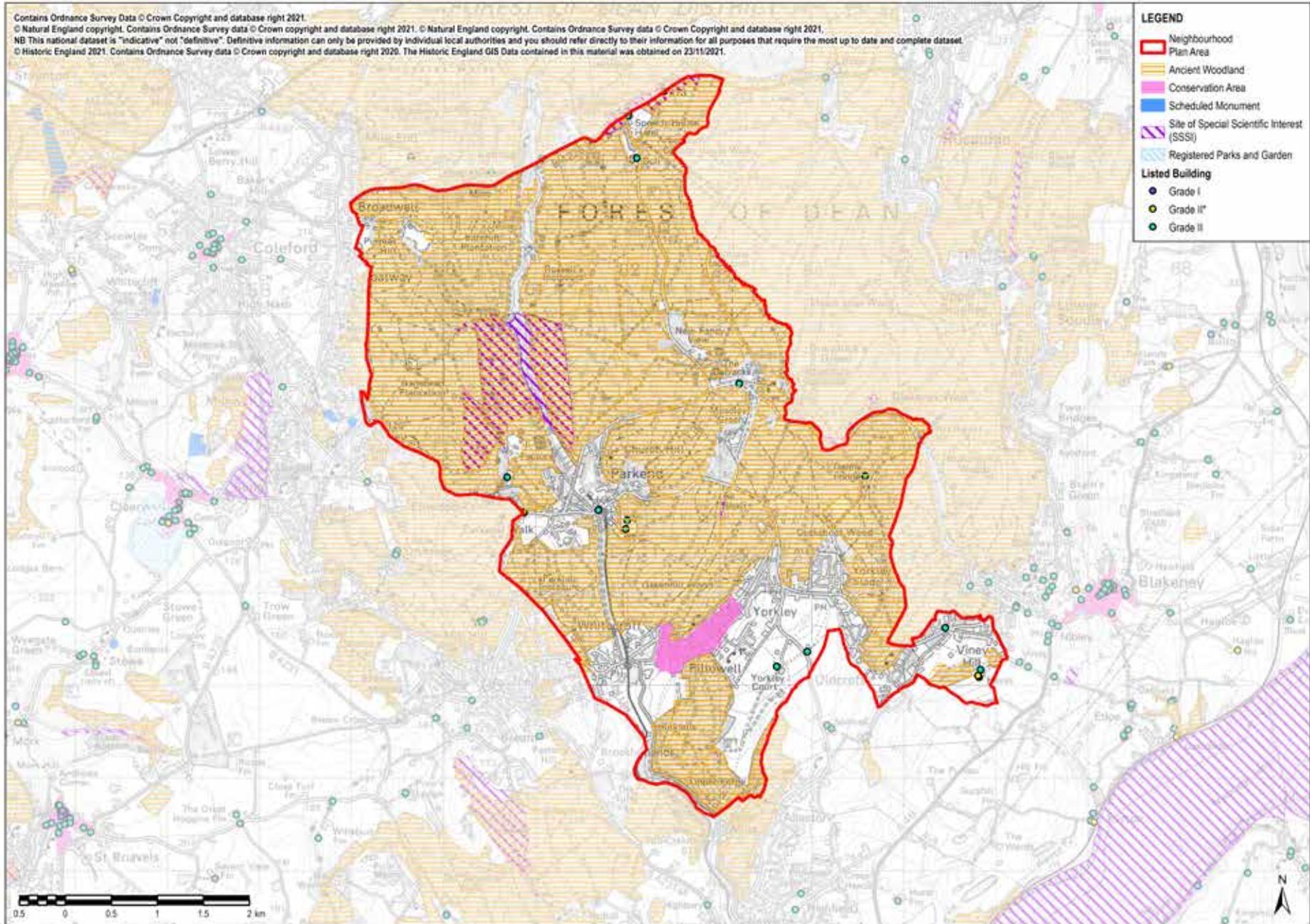
2.3 Landscape, Ecology & Heritage Designations

The Neighbourhood Area supports many features which positively contribute to the biodiversity and historic narrative of the place. Historical assets mark the passing of time as well as important historical and cultural events of national and local importance. The Neighbourhood Area includes several Statutory designations, including:

- The Statutory Forest of Dean, comprising a matrix of broadleaf ancient and ancient replanted woodland;
- Four Ancient woodlands sites;
- Three Sites of Special Scientific Interest (SSSI); Nagshead; Oakenhill Railway Cutting; and Speech House Oaks (partially within Neighbourhood Area);
- Scattered Grade I and II listed properties, including Speech House Hotel, Dean Field Studies Centre and Church of St. Pauls.
- Part of a scheduled monument which lies on the western boundary of the Neighbourhood Area near Blakeney Walk.
- Nagshead reserve, owned and managed by the RSPB, located north of Parkend;
- Local Nature Reserve Cannop Bridge Marsh managed by Gloucestershire Wildlife Trust;

- A number of small grassland habitats are identified as part of the Priority Habitat Inventory (A spatial dataset describing the graphical extent of habitats of principle importance). These include; Lowland Dry Acid Grassland; Lowland Calcareous Grassland and Purple Moor Grass and Rush pasture.
- Two examples of Woodpasture and parkland Priority BAP (Biodiversity Action Plan) habitats around Parkend, those identified as requiring conservation action.
- Evidence of a Roman Road which bisects the hamlet of Oldcroft to the north.

Wildlife draws tourists to the Neighbourhood Area for bird spotting year round, both within and outside of the nature reserves areas and SSSI sites. Notable bird species include Hawfinches, Nuthatch, Great Spotted Woodpeckers, Reed Warblers and Reed Buntings. The Neighbourhood Area is also famous for its freely roaming deer, sheep and wild boar. The grazing activities of deer and sheep are important for conserving the biodiversity the Forest and common grounds. Ancient Woodland creates habitat numerous wildlife species including rare ground flora such as Narrow-leaved Helleborine, Ghost Orchid, Tintern Spurge and Spreading Bellflower in some locations.



F.4 Figure 04: Landscape, Ecology and Heritage Designations.

2.3.1 Ancient Woodland

Ancient woodlands are of national importance. They are defined as areas of woodland that have persisted since 1600 in England and Wales. Ancient woodland sites can be, ancient semi-natural woodland or plantations on ancient woodland sites.

Ancient woodlands typically have little urbanisation and therefore have developed unique and complex ecosystems which are irreplaceable. Ancient woodland areas are distinctive to their locality and play a vital role in carbon capture, ecosystem health, genetic diversity, human health and well being as recreational areas and have rich cultural and historical value.

Approximately 2.5% of the UK is covered by ancient woodland. As such ancient woodlands are identified and protected under the NPPF (Ref. 1). This document should be referred to for guidance on building in proximity to ancient woodland sites.

Ancient woodland in the Neighbourhood Area is critical to the distinctive character of the place as well as the cultural and historic connection people the community and the landscape.



F.5 Figure 05: Ancient Woodland within the Neighbourhood Area.

2.4 Consultation

2.4.1 Forest Edge South Community Consultation

The FESNPG hosted a community consultation event with local residents at three locations within the Neighbourhood Area, Parkend, Yorkley and Whitecroft, during the month of May and June of 2019. The events comprised of a one day 'drop in' at each location.

In total 220 people attended and completed physical questionnaires provided by the FESNPG in order to gather a consensus of the priorities and aspirations of the local community in regards the Neighbourhood Area. Figure 5 shows the number of attendees recorded at each of the three 'drop in' locations during the events.

Topics were posed to residents covering a variety of topics with space for comment against each, space for additional comments about topics not provided by FESNPG was also provided on the questionnaire.

Questions posed by the questionnaire included;

- What do you like about living in the area?
- What could be improved?

2.4.2 Consultation Results

Survey results were analysed independently by Gloucestershire Rural Community Council. The survey produced a variety of responses from residents which were of relevance to this Design Guide. Some of those responses have been summarised below:

Traffic

Concerns around speeding and road safety, including issue of parked cars blocking roads and the condition of transport routes

Housing

Support for high quality, affordable, sustainable and energy efficient housing.

Transport

Support for improvements to local public transport networks, including bus and train travel. Call for improved cycle networks in and around the Neighbourhood Area to connect to improve accessibility and safety.

Multi Use Track

Support for the project for safer cycling, walking and improved access to the town of Lydney.

Numbers Attending Events

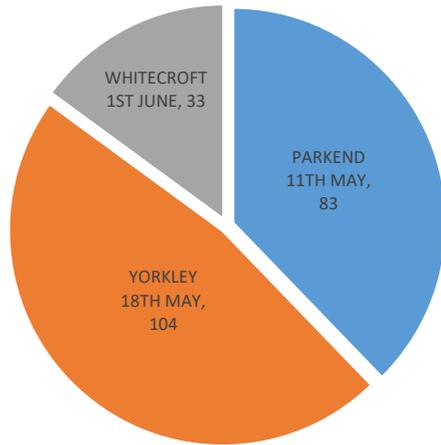


Figure 06: Number of people in attendance at the three community consultation locations within the Neighbourhood Area.

Figure 07: Entrance to community consultation event on the day.

F.6



F.7

Survey Comments, including:

What do you like?

"Small friendly community. Mixed age and social groups. Very open - many undeveloped areas within settlement. Good sense of Parkend's history."

"Friendly, connected to nature, retains a distinct identity, vibrant, lots of community events"

"Access to forest. Community spirit. Friendly people."

"Stunning landscape"

What could be improved?

"Low cost affordable housing for locals"

"Cycle paths extended to Lydney would help cyclists to be safe and complete the route and give people an alternative way to travel economically and safely"

"People need more affordable

housing but this should be sensitively sited to preserve the character of the area"

"Transport in and out of village. Without a car trips to GP's, shopping etc. very difficult."

"Public transport. Lydney to Parkend cycle trail. Playground. Speed and traffic through village. More community event."

"More green energy solutions to new housing."

Other

"Future housing should be built to a more sustainable standard. More tourism, more traffic. Need plans for public transport, traffic controls, multi use track."

"Worry that Parkend will become a tourist destination rather than somewhere with a resident community. Concerns about properties which have been bought and used as holiday lets rather than homes for families in the community."



Character Assessment

03

3. Character Assessment

This section outlines the broad physical, historical and contextual characteristics of the Neighbourhood Area. Character assessment is a tool for identifying the patterns and individual combinations of features that make a place special and distinctive. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This Design Guide focuses on the character of the main settlements, whilst also describing the rural landscape within which it sits. The features introduced in this section are later used to inform Design Guidelines.

3.1 Existing Character Assessments and Design Guidance

This report is informed by other studies relevant to the local area as follows:

- NCA 105: Forest of Dean and Lower Wye Valley 2015 (Ref. 14)
- Forest of Dean Landscape Character Assessment 2002 (Ref. 8)
- Forest of Dean Residential Design Guide (1998) (Ref. 11)
- Forest of Dean Residential Design Guide: Alterations and Extensions (2002) (Ref. 12)
- Pillowell Conservation Area and Character Area Appraisal (1999)(Ref. 13).

3.2 Area-wide Character Assessment

3.2.1 Settlement Pattern

The settlement of the Neighbourhood Area has developed over many hundreds of years and this is reflected in its pattern and character. Historically settlement pattern was influenced by the distinction between the Forest as a royal hunting ground and land bordering the Forest, known as Forest Waste. Restrictions governing the commoners rights within the Forest influenced the citing of settlement and industry outside the Forest boundary, which is evidenced in the principle settlement band of the Neighbourhood Area from Whitecroft to Viney Hill. The location of iron, coal and limestone deposits further influenced the locations of settlements and amenities due to their economic importance within the Neighbourhood Area.

The legacy of Forest Waste is still evident today with fragments of open grassland, retaining Forest Waste rights. These areas often form breaks within the settlement pattern at a local level and can be found at the centre of clusters of residential development.

The delineation between Whitecroft, Pillowwell and Yorkley is hard to define. Oldcroft enjoys a degree of separation from Yorkley while Viney Hill is distinctly separate. All are connected by Main Road, the primary transport route. Despite a lack of separation between Whitecroft, Pillowwell and Yorkley, there is a change in character between the villages which is highlighted by the designation of

Pillowwell as a conservation area by the Forest of Dean District Council. Aside from these principle settlements, farmsteads or buildings of commercial activity are scattered through the landscape typically accessed along single track lanes.

Whitecroft has a nucleated form, comprising residential estates added over time, thus extending the extent of the village. The village has an enclosed character due to the density of dwellings in all of the development additions. In some cases these residential additions have integrated with the existing settlement however those such as Rensil and Park Hill are separated spatially from the core village and in the case of Park Hill seem to operate independently. The historical legacy of the village is evident, the Dean Forest Railway line bisects the settlement and is flanked by commercial or industrial development in proximity to the disused station. Whitecroft has undergone substantial growth since the turn of the 20th century and today many old civic buildings have been converted into residential dwellings. Once a sparsely populated village, it is now second to Yorkley in population density.

Pillowwell by contrast has a linear settlement pattern, closely following the road layout. Main Road forms a primary route through the village with Upper Road and School Road acting as secondary routes along which development is aligned. There are exceptions to the linear settlement pattern, typically where infill development has occurred over time; however, Pillowwell has experienced relatively little change since the beginning of the 20th century.

Yorkley, is the largest of the settlements, experiencing substantial growth since the start of the 20th century. The settlement comprises both a linear and nucleated form, loosely following the route of Main Road with two large nucleated settlement offshoots. As well as infill development the spatial extent of the village has changed through the addition of multiple developments at varying periods in history, including, The Rudge, development along Stag Hill and the additions to Yorkley Slade. Settlement density has also increased along Lydney Road and within Yorkley Wood which has a more structured grid-like pattern. The village has a strong relationship with the Forest boundary creating a fringe characteristic.

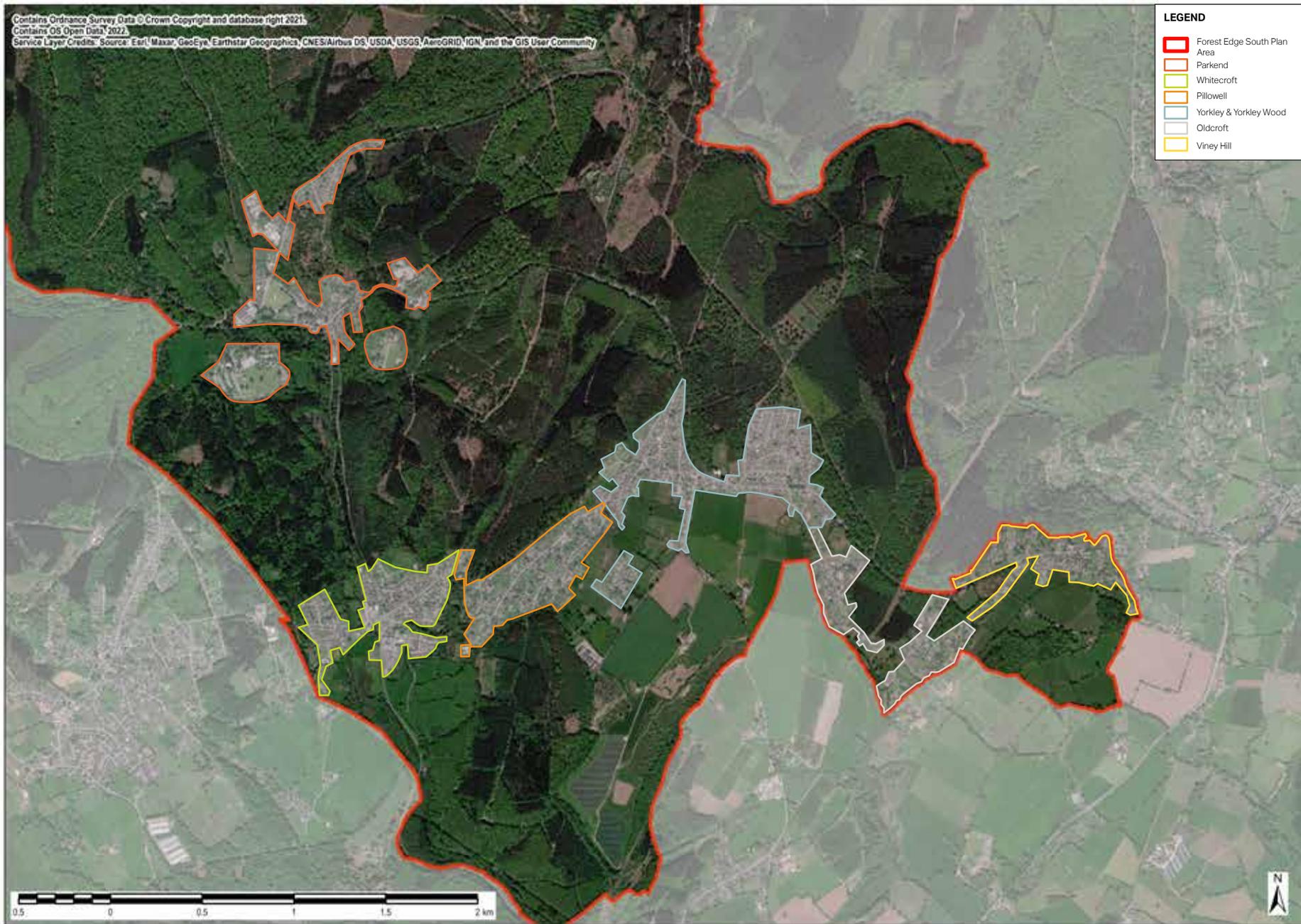
Oldcroft exhibits a varying settlement pattern type. Development is spread out over a large land area, tending to form small nucleated groups which are semi-isolated from one another. The majority of settlement is cited away from Main Road, which is distinctly different from the other five settlements. Narrow, single width lanes connect the fragmented settlement clusters. These often enclose common land which retains separation between properties and restricts infill opportunities which would alter the open character of the hamlet.

Viney Hill retains a predominantly linear settlement pattern, with the majority of development cited on the southern side of Main Road. Some satellite development branches off from this main route on both the northern and southern sides of the road, particularly

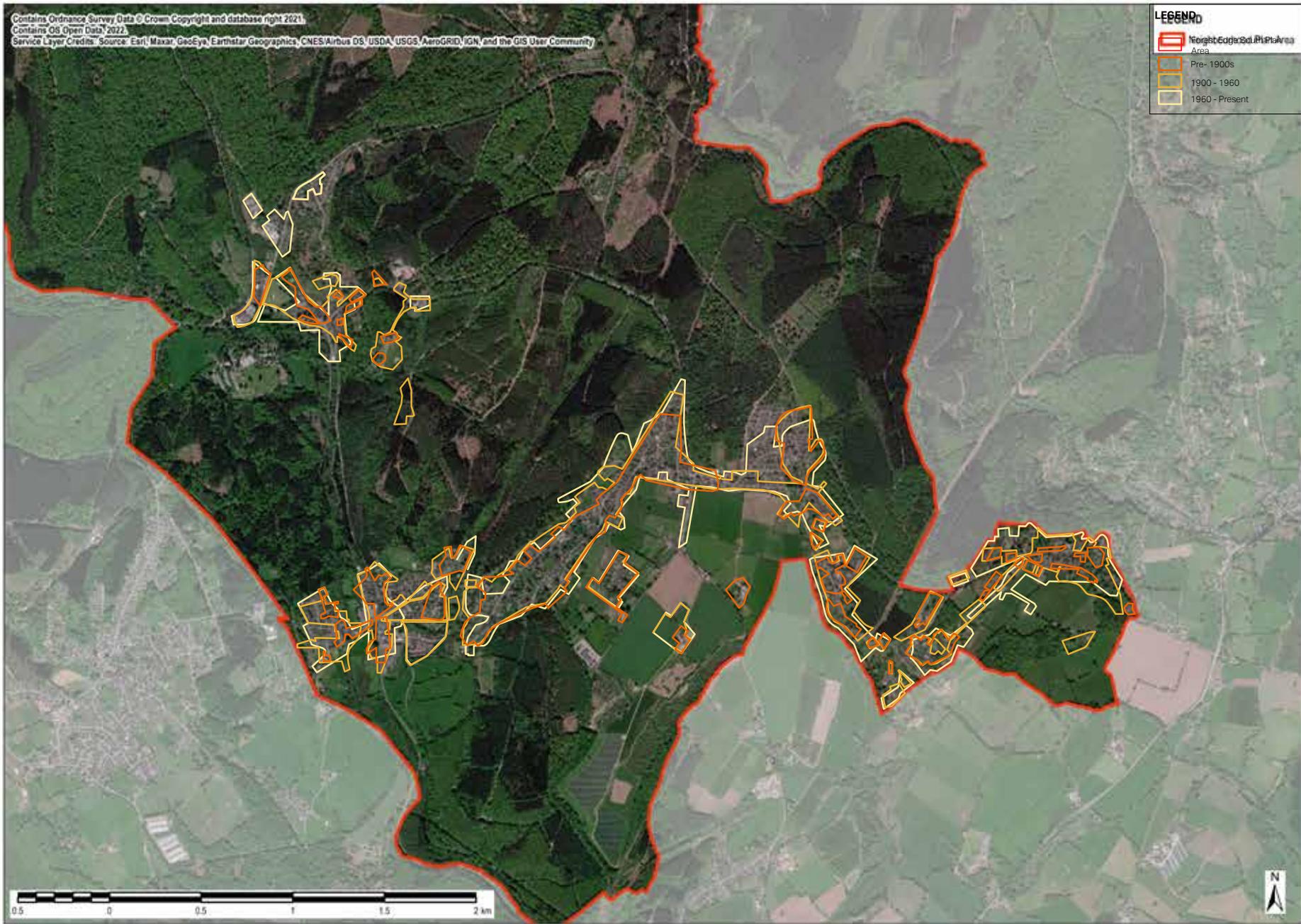
around the Church and Vicarage breaking from the typical linear form.

Both Oldcroft and Viney Hill are a mix of old encroachments interspersed with 20th century infill housing.

Parkend has a chiefly linear settlement pattern with properties closely following the road network. The historic village core still exists around Parkend Cricket Club, forming a triangular shape. The Dean Forest Railway terminates at Parkend Railway Station located in the heart of the village and is a key landmark feature within the local area. The village has also been expanded north and west, including the relocation of social housing in the 1950s to the outskirts of the village. The introduction of Whitemead Forest Holiday Park west of the village core has created a nucleated semi-permanent settlement, which is in contrast to the village itself. Large industrial premises and Parkend Primary School further extend the spatial reach of the village.



F.8 Figure 08: Settlement Pattern throughout the Neighbourhood Plan Area.



F.9 Figure 09: Historic settlement change across the six main settlements.

Whitecroft

Figure 10: Settlement Pattern, Whitecroft.

F.10



Pillowell

Figure 11: Settlement Pattern, Pillowell.

F.11



Yorkley

Figure 12: Settlement Pattern, Yorkley.



F.13

Oldcroft

Figure 13: Settlement Pattern, Oldcroft.



F.12

Viney Hill

Figure 14: Settlement Pattern, Viney Hill.

F.14



Parkend

Figure 15: Settlement Pattern, Parkend.

F.15



3.2.2 Green Infrastructure (GI) & Open Space

The statutory Forest of Dean is a well established broadleaf and conifer woodland. It is the dominant vegetation type and is responsible for the distinctive enclosed character and wooded skyline of the Neighbourhood Area. Settlements all have a close relationship with the Forest which provides local residents with direct access to the recreational potential of the woods. A close association with the Forest provides a historic character to the Neighbourhood Area due to its importance in livelihoods, cultures and traditions over time.

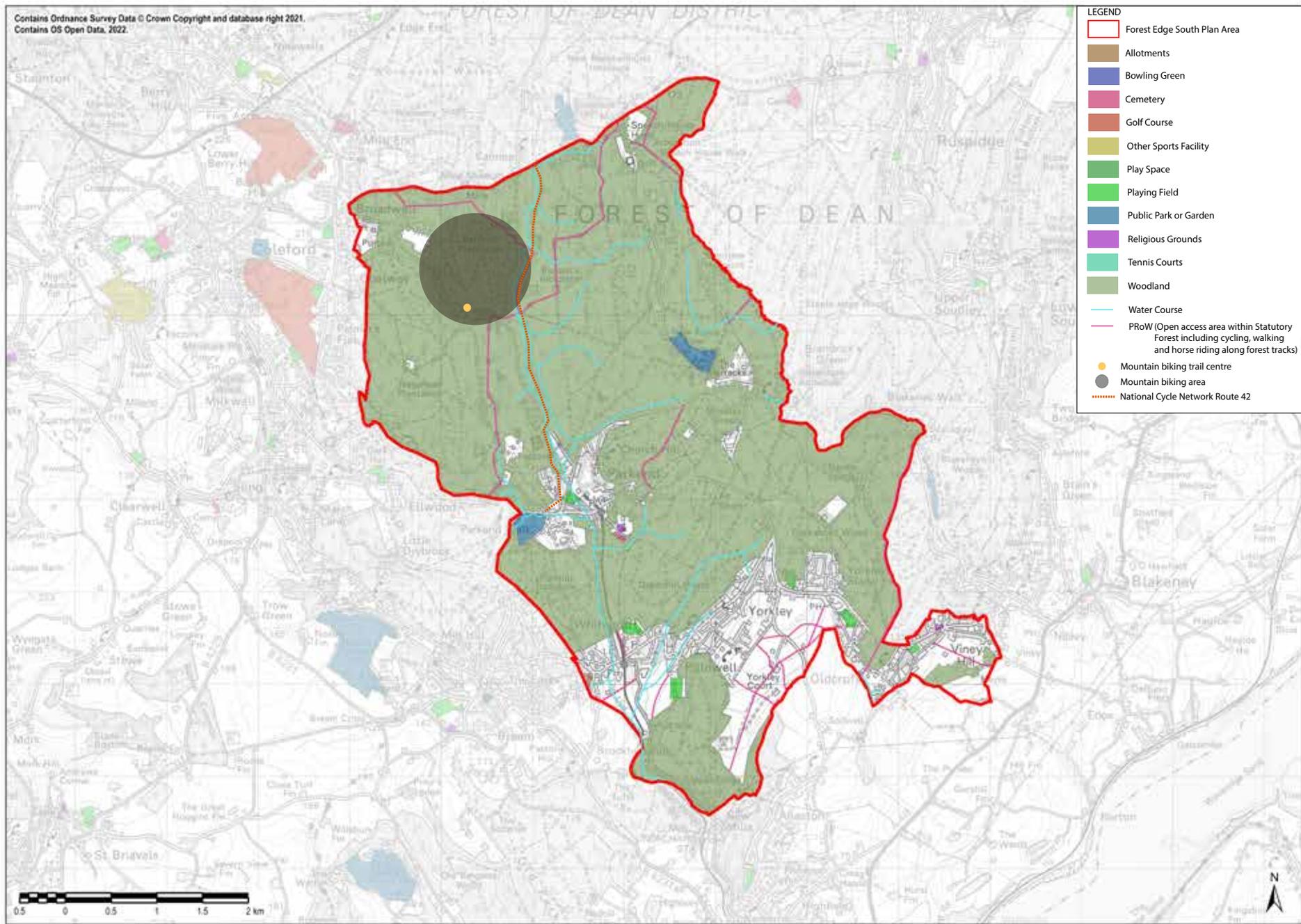
Within the dominant woodland habitat a matrix of pasture, hedgerows, and common lands produce landscape diversity, particularly south of the main settlement band. A comprehensive description of significant vegetation in the Neighbourhood Area is provided in Forest of Dean Landscape Character Assessment (Ref. 8) and Pillowell Conservation Area and Character Area Appraisal (Ref. 13).

Numerous public footways, including the Gloucestershire Way, connect the Neighbourhood Area to the wider countryside, these are typically concentrated in and around main settlements. A hierarchy of rights to roam within the Forest, carved out by walkers, has extended the recreational capacity of the woodland over time. By contrast there are no bridleways or byways within the Neighbourhood Area. The Forest is a source of numerous recreational activities, and is growing in popularity as a tourism

destination for outdoor sports and has open access within the Statutory Forest area providing forest tracks for cycling, walking and horse riding.

The Forest dominates the landscape at a neighbourhood level however, at a local level there are numerous open green spaces which contribute to defining character of the individual settlements which comprise the Neighbourhood Area. These are summarised as:

1. Cut and Fry, an area of green space near All Saints Church between Oldcroft and Viney Hill.
2. Recreation ground, Yorkley
3. Captains Green
4. Parkend Tumps
5. Area near the Old Swan, on the border between Pillowell and Yorkley
6. Nags Head Nature Reserve and Oakenhill above Parkend
7. Lumbers Marsh, between the timber yard and The Fountain Pub
8. The Rec., north Whitecroft,
9. Cricket Club, Parkend
10. Viney Hill Sports Club
11. Pillowell Rec.



F.16 Figure 16: Green infrastructure within the Neighbourhood Area.



F.17

Figure 17: From York Lodge Field over sports field, Parkend.



F.18

Figure 18: Forest waste is an important contributor to the verdant character of the Neighbourhood Area.

Figure 19: A large recreation space to the rear of Yorkley Community Centre which is publicly accessible.



F.19

3.2.3 Building Typology

The Neighbourhood Area comprises a range of different building types. Building use is predominantly residential, interspersed with agricultural and industrial premises. Within the principle settlements, commercial buildings including hospitality and amenity use are more concentrated; some outliers, such as the Speech House hotel are exceptions to this rule. Schools, village halls and places of worship, such as Pillowell Methodist Church, similarly tend to be located in populated areas, however Parkend Primary School and St. Pauls Church are exceptions.

Evidence of past industry such as remnant mine shafts and train stations, in the villages of Parkend and Whitcroft, add to the historic character of the Neighbourhood Area.

Building typology changes between settlements, Whitcroft, Yorkley and Parkend have the greatest variation in building types comprising schools, shops, industry, pubs and hospitality buildings. By comparison, the settlements of Viney Hill, Pillowell and Oldcroft have fewer amenities. There is also a variation in residential development type due to varying build periods and developers. Typically, residential buildings within the Neighbourhood Area are detached or semi-detached houses, however bungalows are a common typology in Oldcroft and typical of social housing in Parkend. There is a mix in the size of properties throughout the Neighbourhood Area, and within each settlement due to the time of build.

Oldest dwellings tend to occupy wide deep plots with large gardens. In comparison, newer properties tend to have more modest overall plot sizes, which in general, are adequate for the dwelling size. However, a concerning trend particularly apparent in the Parkend development adjacent to the Working Men's Club, is new build detached properties which are much larger scale than is typical for the area, occupying inadequate plots with limited outdoor space. The addition of buildings of this nature has a detrimental impact on the local rural character of the area.

Parkend is a particular tourist hotspot within the Neighbourhood Area. Whitemead Forest Park including touring, camping, glamping and cabin holidays.

The influence of settlement expansion is noticeable in the orientation of buildings to the road, spatial layout and plot size. Individuality in terms of built form contributes to the character of the Neighbourhood Area, and communicates the passage of time locally. Settlement expansion over time has been achieved with varying success. The Rudge, for example, is considered to be a good example of new development, due to the scale and orientation of buildings, as well as contributing to a need for social housing. A new development adjacent to the Working Men's Club in Parkend is a poor example of development. Properties are large set on wide shallow plots with a lack of proportion between built form and outdoor space which contradicts local character.



F.20



F.21



F.22



F.23

Figure 20: Community Centre, Yorkley, a flexible space for community use.

Figure 21: Parkend village shop and post office at the centre of the village near the Cricket Pitch.

Figure 22: All Saints Church, Viney Hill.

Figure 23: Pillowwell Village Hall enclosed by residential development on all sides.

3.2.4 Building Density

Building density is a key aspect affecting character within the Neighbourhood Area. Dwellings per hectare (dph) vary between settlements and between developments within settlements, due to the addition of buildings and estates over time. Typically, building density is low, contributing to the distinctive rural character of the Neighbourhood Area.

Typical dwellings per hectare for the 6 main settlements, are as follows:

Whitecroft - 20 dph

Pillowell - 9 dph

Yorkley - 16 dph

Oldcroft - 13 dph

Viney Hill - 12 dph

Parkend - 15 dph

New residential developments have integrated with local context with varying success. The Rudge in Yorkley is considered a good example of residential building density, at 23 bph. Although this is higher than is average for the village, the development integrates social housing into the area and provides parking and outdoor space per home. Another positive example of development in Oldcroft, housing has ample gardens and space between

properties which avoids overcrowding. By comparison Rensil, Whitecroft, at 30 bph is considered to be too densely built in relation to the local dph of the village. Density of built form is greater than average and the development does not provide adequate outdoor space per property.

New developments that break with local character are detrimental to the rural and historic character of the place.

There is a trend within the Neighbourhood Area towards infilling as historic large plot sizes offer the opportunity to add dwellings within current settlement boundaries.



F.24



F.25

Figure 24: Dwellings per hectare, Rensil, Whitecroft.

Figure 25: Dwellings per hectare, The Rudge, Yorkley.

3.2.5 Architectural Design & Building Materials

The Neighbourhood Area comprises of a variety of building forms, architectural detailing and materials. Some buildings within the Neighbourhood Area are recognised with statutory listings and designated due to their architectural quality and historic value. Many others, typically within the conservation area of Pillowell, are considered to be important to local character but are not officially listed.

Built form in the Neighbourhood Area consists of a range of materials. Locally sourced Pennant sandstone was the dominant building material type during the industrial expansion as it was readily accessible. Some of the oldest buildings in the Neighbourhood Area are testament to this material choice, such as Pillowell Primary School which was built prior to 1900 and the Memorial Hall in Parkend. Pennant sandstone is still used for building construction, notably for the Parkend development Fairmoor, where stone and coloured render integrate the development within the village context. Local sandstone varies in hue throughout the Neighbourhood Area between dull pinkish-greys to warm pink-browns.

Coloured render increased in popularity during the 20th century and is still used today for both residential and commercial premises. This is typically a white or cream colour covering part or the entirety of a building facade.



F.26

Figure 26: The Rudge, Yorkley an example of a positively regarded development.



F.27

Figure 27: Development along Stag Hill, Yorkley, dark coloured brick is uncharacteristic.

Due to the industrial influence within the area, many other construction materials are evident, particularly in locations where significant change has occurred over time, such as Yorkley. Other building materials including prefabricated concrete blocks, limestone, pebbledash and brick of varying colours are found throughout the Neighbourhood Area. These contribute to the individuality and distinctiveness of the place but in the case of concrete blocks, compromise local character. Material character of developments have been implemented with varying success, The Rudge, Yorkley, is considered to be well integrated into the local context. Consideration of materials along with appropriate architectural style and spatial layout have allowed the development to fit comfortably in its landscape setting without highlighting its role as social housing. However development along Stag Hill comprises multiple development of contrasting construction materials, such as dark brick. Despite the variation in material type through the Neighbourhood Area as a whole these developments do not reflect local character and therefore do not sit appropriately in the local context.

Roofing materials vary throughout the Neighbourhood Area typically between Welsh slate and dark pentile roofs. Roofs tend to be hip, gable, cross gable or dormer in style, dependent on historical period and developer. In some cases dormer windows have been added by subsequent property owners and therefore vary in style and pitch. Instances of flat roofs exist on some extensions. Solar panels are a feature on some properties within the Neighbourhood Area however they are not widespread.



F.28

Figure 28: Upper Road, Pillowell, sections of linear settlement amongst a typical haphazard layout.



F.29

Figure 29: Social housing development, Yorkley.

Large industrial premises, such as along New Road, Whitecroft, are constructed of varying materials including breeze blocks and corrugated iron sheets which give them a distinctive industrial character and presence within the local landscape.

Sash and casement windows are the dominant window type, particularly in older properties, however bay windows are common on properties built in the 1940s and 50s. Window styles vary in size and shape per property contributing to the distinctive character of the Neighbourhood Area.

In newer developments or renovations, casement windows are the typical choice, along with skylight roof windows. Although there is an increasing popularity for skylights in both new properties and retrofit into older buildings, these can act as visual detractors to historic architectural features within key views.

Updates or additions to older properties typically see traditional windows replaced with uPVC alternatives which are not always replaced like for like. Newer developments all feature uPVC windows as standard typically of a casement style. Older buildings typically feature stone window casings which contribute to the rural character of the Neighbourhood Area. This character is reflected in some newer developments but is not a consistent architectural choice.

Newer developments tend to exhibit a uniformity in architectural style and detailing which contrasts with the historic character

prominent throughout the Neighbourhood Area. However, where efforts have been made by developers to vary architectural details and styles the resultant development is better integrated into the surrounding local context.



F.30



F.31

Figure 30: Property along St. Swithins road, Oldcroft, built of Pennant sandstone with render finish, a rare example of coloured render.

Figure 31: Oldcroft, a property featuring casement windows and white render.

Figure 32: A property of typical Stone construction in Parkend which is characteristic of the village. Stone window casings and contrasting modern uPVC windows.

Figure 33: The Woodman Inn, Parkend, built of sandstone.

Figure 34: Modern development in Whitecroft of brick construction with uncharacteristic features such as timber cladding.



F.32



F.33



F.34

3.2.6 Building Line and Boundary Treatments

Building lines vary across the Neighbourhood Area. Typically properties are set back from the road with front gardens and off-road parking provision, however the size of outdoor space varies. Older properties tend to have more generous plot sizes than newer developments, and either sit well back on the plot or in close proximity to the road with parking provision added by subsequent owners. Newer properties by comparison typically have smaller plot sizes and parking provision included at construction.

Properties vary in their orientation to the road throughout the Neighbourhood Area. Some face the road at their front elevation while others are at set a 90 or 45 degree angle to the road, this is particularly the case in Pillowwell and adds to the historic character of the settlement.

Boundary treatments vary across the Neighbourhood Area. Typically boundaries provide enclosure to the road network and vary between stone walls, hedges, fencing and railings. Other outdoor features such as dropped kerbs also vary in their uptake.

The Neighbourhood Area is managed as the Crown Forest Estate by the Forestry Commission therefore any changes to land and property boundaries are subject to an approval process, which may have had an influence on changes to plots over time.



Figure 35: Stone and ornate railings, a historic boundary treatment in Parkend.

Figure 36: Stone walls are characteristic for much of the Neighbourhood Area, enclosing the road. Yorkley.

Figure 37: Boundaries of mixed materials, chain line fence, timber panel fencing and others are define property lines but erode the historic character of the area.

3.2.7 Parking & Utilities

Some residential properties within the Neighbourhood Area have driveways or facility for off-street parking. Narrow roads and lanes in some places make on-street parking self restricting, however it is still widespread in some places and can affect access through the Neighbourhood Area. Most noticeably on-street parking occurs around schools, in particular along Lydney Road adjacent to Yorkley Primary School and on forest wastes. Car parking is also a significant problem during periods of location filming and events, during which parked cars and vans impede the use of roads and in some cases block them completely. Parking provisions are typically available at pubs, or community buildings such as Yorkley Community Centre. Specified on street bay parking is available outside Parkend Village Shop but typically within the Neighbourhood Area on-street parking is unmarked.

Modern utilities are visible around the Neighbourhood Area including telegraph poles, overhead lines, television aerials and bins. Street lighting is prevalent along most main roads however, does not exist along some single track lanes and is noticeably absent within the village of Oldcroft. Street lighting is also absent from roads away from principal settlements which lie within the Forest. This helps to retain a rural and remote character and protects the adjacent habitats from light pollution. The Neighbourhood Area does not have dark sky designation but does experience low levels light pollution and clear views of the night sky.



Figure 38: Cars parked along Yorkley Lane in Yorkley.



Figure 39: On-plot parking provision for a property in Whitecroft.

3.2.8 Views, Landmarks & Gateways

The extensive network of public rights of way, footpaths and tracks provide many opportunities to enjoy views within the Neighbourhood Area and beyond into the surrounding countryside; including the Gloucestershire Way which connects to The Wye Valley AONB.

Generous gardens within the Neighbourhood Area, with low boundary walls and grass verges and commons maintain views within the undulating valley landscape.

A number of key views, landmarks and gateways are important to the landscape character of the Neighbourhood Area.

An important gateway feature is Grade I listed Speech House located at the junction of Speech House Road and Spruce Ride. Due to the limited settlement and wooded nature of this part of the Neighbourhood Area the property acts as a local landmark, contributing to the historic and rural character of the area.

The Dean Field Studies Centre located in Parkend, is also a Grade II listed local landmark, which stands out from those around it due to its height and mass. Churches, St. Pauls in Parkend and All Saints Viney Hill also have a strong presence and historic character. All Saints acts as the gateway to the Viney Hill settlement.

Another landmark feature is the train station at Parkend and associated level crossings at Parkend and Whitecroft. Evidence of

past industry and local history evokes and strong sense of place and positively contributes to the charm of the Neighbourhood Area.

Views of importance are:

- New Fancy View
- Yorkley Ridgeline towards the River Severn
- Pillowell Valley south west
- Viney Hill north east towards Brain's Green & over the Severn towards the Cotswolds



F.40

Figure 40: View across Russell's Inclosure from New Fancy View.

Figure 41: View south down the Pillowell valley towards Whitecroft. The skyline is characteristically wooded and gives a sense of enclosure to the setting of the conservation area.

Figure 42: View from Tumps towards Sawmill, Parkend. The valley landform enables long reaching views and appreciation of the scale of woodland habitat. A lack of urbanisation within the view adds to the historic and rural character of the area.





F.43

Figure 43: A locally distinctive landmark in the village of Parkend, Parkend railway station. It holds a prominent position within the centre of the village, timber construction evokes a sense of history.

3.3 Character Areas within the Neighbourhood Plan Area

At a district level the Neighbourhood Area is covered by the Forest of Dean Landscape Character Assessment (2002) (Ref. 9). The Neighbourhood Area is covered by the landscape character types and areas; Wooded Syncline and Settled Forest Margin, Forest Core and; Ridges and Valleys, Allaston Ridge.

For the purpose of this Design Guide it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). Analysis of published studies including the Forest of Dean Landscape Character Assessment (2002) (Ref. 9), desk-based research, consultation with the Neighbourhood Steering Group and fieldwork has identified eight LLCAs in total within the Neighbourhood Area.

LLCAs within the Neighbourhood Area:

LLCA 01: Whitecroft

LLCA 02: Pillowell

LLCA 03: Kidnall's Wood & Oldcroft

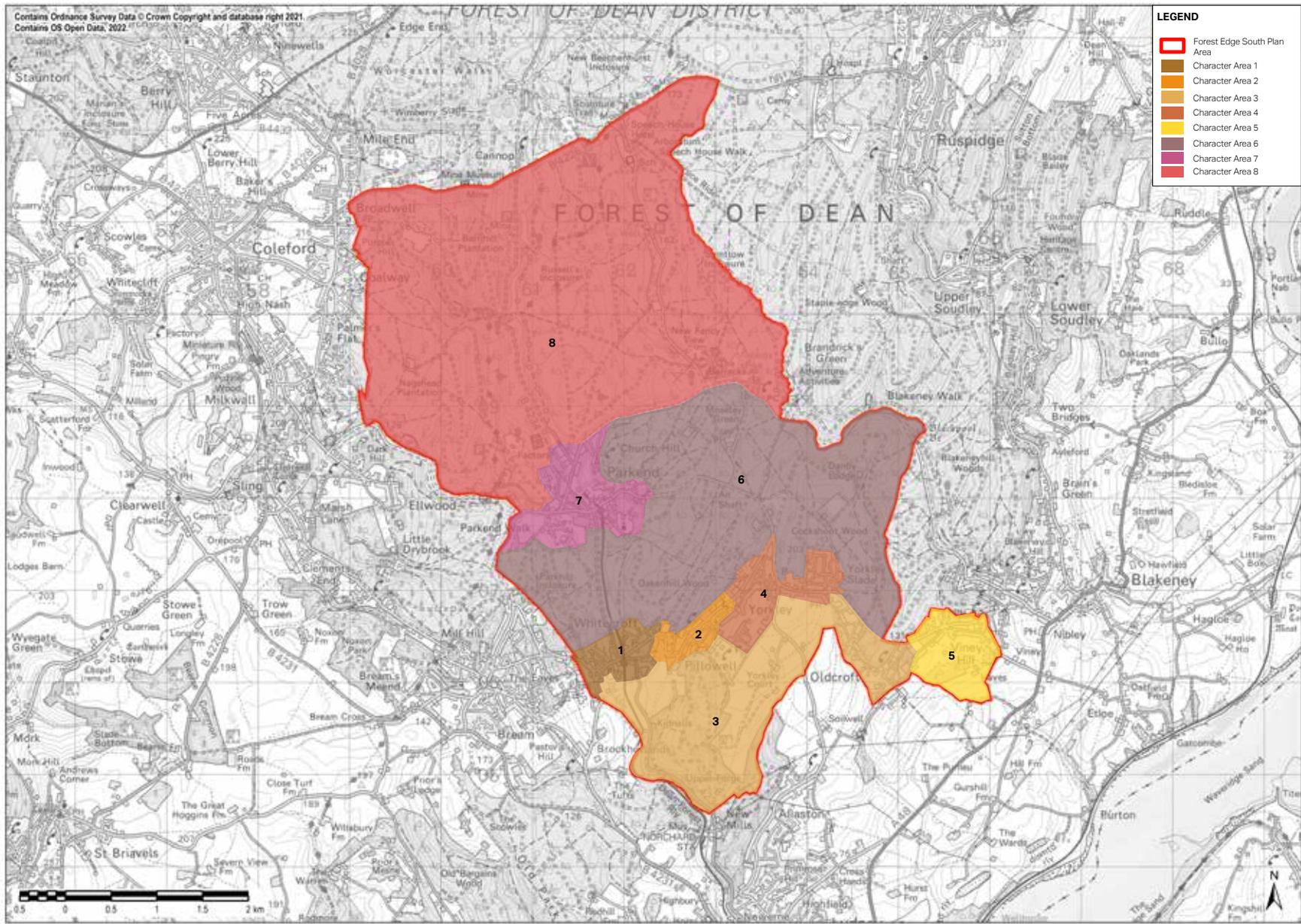
LLCA 04: Yorkley & Yorkley Wood

LLCA 05: Viney Hill

LLCA 06: Oakenhill Wood

LLCA 07: Parkend

LLCA 08: Nagshead Plantation & Russell's Inclosure



F.44 Figure 44: Local Landscape Character Areas (LLCAs) identified within the Neighbourhood Area.

3.3.1 Local Landscape Character Areas

3.3.2 LLCA 01: Whitecroft

Key Characteristics:

- Undulating pastoral landscape, of medium size fields, divided by small woodland blocks and mature tree lines which form field margins.
- Bordered by dense woodland cover in neighbouring LLCAs provides a wooded skyline and sense of enclosure.
- Nucleated settlement pattern primarily residential development.
- Past and present industrial buildings and infrastructure, such as the Dean Valley railway line, retain an industrial working character to the area.
- Roads are well defined by residential boundary treatments including stone or brick walls, fences and hedges.
- Grass verges and residential gardens contribute to the verdant character of the area.
- Properties are typically set back from the road with front gardens and provision for off-street parking.

3.3.3 LLCA 02: Pillowell

Key Characteristics:

- Small woodland blocks, tree lines, and scattered trees. Woodland blocks in neighbouring LLCAs create a wooded skyline and enclosed character.
- Linear settlement pattern which follows the road layout and strong valley topography, characteristic of the character area.
- The LLCA is designated as a conservation area.
- Properties close up against the road or back from it, typically on large plots. Front and back gardens contribute to the verdant character of the area.
- Property boundaries vary between stone or brick walls, wooden fencing and hedges.
- Elevation allows for long open views down the valley to the west. Properties seen in the distance give a sense of scale to the scene.

3.3.4 LLCA 03: Kidnall's Wood & Oldcroft

Key Characteristics:

- Large and medium size ancient woodland blocks, set within a pastoral landscape comprising large fields of irregular shape. Gappy hedgerows and linear tree belts denote field boundaries.

- Nucleated settlement pattern, clusters of built form connected by narrow lanes and scattered settlement creates a rural character.
- Characteristic alternation between built form and open space.
- Gently undulating valley landform, a gradual decline in elevation from Yorkley Lane east to Oldcroft and west to The Lyd.
- Valley landscapes and woodland blocks create an enclosed character, which becomes more open at higher elevations.
- Two Grade II properties exist away from the core settlement.
- Grass verges and residential gardens contribute to the verdant character of the LLCA.
- A number of PRowS cross the character area, providing links into the wider countryside.

3.3.5 LLCA 04: Yorkley & Yorkley Wood

Key Characteristics:

- A nucleated settlement pattern, comprising development arranged in distinctive formations.
- Settlement is generally concentrated to the north of Main Road and less concentrated in close proximity of Pillowell.
- No woodland blocks exist, however hedgerows with mature trees form field boundaries and frame roads.

- Few PRowS cross the LLCA.
- Fields are of medium scale and regular shape of predominantly grazing pasture.
- Located on a prominent ridgeline, elevation give rise to long range views.

3.3.6 LLCA 05: Viney Hill

Key Characteristics:

- Small woodland blocks, set within a pastoral landscape.
- Local topography means buildings are chiefly located to the south of Main Road in a linear pattern.
- Properties close up against the road or back from it, typically on large plots. Front and back gardens and grass verges contribute to the verdant character of the area.
- Remnants of past industrial infrastructure are prevalent throughout the LLCA.
- Locally important non-designated heritage assets and Grade II listed buildings.
- Valley landscapes allows for long views beyond the LLCA.
- A PRow crosses the character area, providing a links into the wider countryside.

3.3.7 LLCA 06: Oakenhill Wood & Churchill Inclosure

Key Characteristics

- Woodland cover is extensive, comprising primarily ancient or ancient replanted woodland creating a strong sense of enclosure.
- There is little perception of urbanisation, dense vegetation cover contributes to a sense of remoteness.
- Scattered isolated settlements typically located away from main travel routes.
- Remnants of past industrial infrastructure are prevalent throughout the LLCA.
- A PRoW crosses the character area, providing a link into neighbouring LLCAs. Numerous unofficial tracks and pathways have been forged by past industrial use or recreation adding to the recreational potential of the area.

3.3.8 LLCA 07: Parkend

Key Characteristics

- Woodland cover is dominant, comprising primarily ancient or ancient replanted woodland with fragments of large grassed areas.
- Grass verges, common land and residential gardens contribute

to the verdant character and provide important landscape value.

- Linear settlement pattern around a central triangular greenspace at the village core, nucleated pockets of settlement form offshoots from the centre.
- Pennant sandstone is characteristic informing a historic character.
- Remnants of past industrial infrastructure are prevalent throughout the LLCA.
- Locally important non-designated heritage assets and Grade I listed buildings, such as St. Pauls Church.
- Boundary treatments vary, including stone walls, hedges and metal railings.
- A PRoW crosses the character area, providing a link into neighbouring LLCAs. Numerous unofficial tracks and pathways have been forged by past industrial use or recreation adding to the recreational potential of the area.

3.3.9 LLCA 08: Nagshead Plantation & Russell's Inclosure

Key Characteristics

- Woodland cover is extensive, comprising primarily ancient or ancient replanted woodland.

- There is little perception of urbanisation, winding lanes and dense vegetation cover contribute to a sense of remoteness.
- Settlement is scattered and isolated.
- Grade I listed Speech House is a key landmark and gateway into the LLCA from the north along the main access route.
- Remnants of past industrial infrastructure are prevalent throughout the LLCA.
- A designated SSSI along Cannop Brook and Nagshead Nature Reserve provide important ecological habitats within the character area.
- PRowS including the Gloucestershire Way provides links into the wider countryside. Numerous unofficial tracks and pathways have been forged by past industrial use or recreation adding to the recreational potential of the area.



LLCA 01: Whitecroft



LLCA 02: Pillowell



LLCA 03: Kidnall's Wood & Oldcroft



LLCA 04: Yorkley & Yorkley Slade



LLCA 05: Viney Hill



LLCA 06: Oakenhill Wood



LLCA 07: Parkend



LLCA 08: Nagshead Plantation & Russell's Inclosure

3.4 Positive Aspects of Character: Area-wide

There are a number of positive aspects common to all character areas within the Neighbourhood Area, which should be retained, reinforced and enhanced.

3.4.1 Settlement Pattern

- Settlement pattern varies across the Neighbourhood Area, invoking a sense of history.

3.4.2 Green Infrastructure & Open Space

- Mature trees, woodland, grass verges and residential gardens contribute to the green and leafy character of the neighbourhood Area.
- Extensive ancient woodland cover.
- The network of PRoWs and tracks and paths connect settlements and provide access to the wider countryside.
- The Neighbourhood Area contains sites important for biodiversity (a SSSI, nature reserve and ancient woodland habitat).

3.4.3 Building Typology

- Residential and industrial building typologies are typical.

3.4.4 Architectural Details and Materials

- Listed buildings and structures, such as St. Pauls Church, contribute to the Neighbourhood Area's historic character..

3.4.5 Building Line and Boundary Treatments

- Properties vary in their relationship with the road, either standing prominently forward, at right angles or back from the road.

3.4.6 Parking & Utilities

- Provision for parking on-plot.

3.4.7 Views, Landmarks & Gateways

- Long views within and beyond the Neighbourhood Area are characteristic.
- A well wooded skyline is characteristic of the Neighbourhood Area.

3.5 Positive Aspects of Character: Character Areas

There are a number of positive aspects specific to LLCAs, these aspects should be retained, reinforced and enhanced.

3.5.1 LLCA 01: Whitecroft

- Roads are well defined by residential boundary treatments including stone or brick walls, fences and hedges.
- Grass verges and residential gardens contribute to the verdant character of the area.
- Properties are typically set back from the road with front gardens and provision for off-street parking.

3.5.2 LLCA 02: Pillowell

- Linear settlement pattern which follows the road layout and strong valley topography, characteristic of the character area.
- Properties close up against the road or back from it, typically on large plots. Front and back gardens contribute to the verdant character of the area.
- Elevation allows for long open views down the valley to the west. Properties seen in the distance give a sense of scale to the scene.

3.5.3 LLCA 03: Kidnall's Wood & Oldcroft

- Nucleated settlement pattern, clusters of built form connected by narrow lanes and scattered settlement creates a rural character.
- Characteristic alternation between built form and open space.
- Valley landscapes and woodland blocks create an enclosed character, which becomes more open at higher elevations.
- Grass verges and residential gardens contribute to the verdant character of the LLCA.

3.5.4 LLCA 04: Yorkley & Yorkley Wood

- Settlement is generally concentrated to the north of Main Road and less concentrated in close proximity of Pillowell.
- Located on a prominent ridgeline, elevation give rise to long range views.

3.5.5 LLCA 05: Viney Hill

- Linear settlement pattern, due to topography buildings are chiefly located to the south of Main Road.
- Properties close up against the road or back from it, typically on large plots. Front and back gardens and grass verges contribute to the verdant character of the area.
- Valley landscapes allows for long views beyond the LLCA.

3.5.6 LLCA 06: Oakenhill Wood & Churchill Inclosure

- Woodland cover is extensive, comprising primarily ancient or ancient replanted woodland creating a strong sense of enclosure.
- There is little perception of urbanisation, dense vegetation cover contributes to a sense of remoteness.
- Scattered isolated settlements typically located away from main travel routes.
- A PRoW cross the character area, providing a link into neighbouring LLCAs. Numerous unofficial tracks and pathways have been forged by past industrial use or recreation adding to the recreational potential of the area.

3.5.7 LLCA 07: Parkend

- Woodland cover is dominant, comprising primarily ancient or ancient replanted woodland with fragments of large grassed areas.
- Grass verges, common land and residential gardens contribute to the verdant character and provide important landscape value.
- Pennant sandstone is characteristic informing a historic character.
- Locally important non-designated heritage assets and Grade II listed buildings, such as St. Pauls Church.

3.5.8 LLCA 08: Nagshead Plantation & Russell's Inclosure

- Woodland cover is extensive, comprising primarily ancient or ancient replanted woodland.
- There is little perception of urbanisation, winding lanes and dense vegetation cover contribute to a sense of remoteness.
- A designated SSSI along Cannop Brook and Nagshead Nature Reserve provide important ecological habitats within the character area.
- PRoWs including the Gloucestershire Way provides links into the wider countryside. Numerous unofficial tracks and pathways have been forged by past industrial use or recreation adding to the recreational potential of the area.

Design Guidelines

04



View of Forest Dean Railway Station in Parkend.

4. Design Guidelines

This section provides design guidelines which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.

4.1 Introduction

The guidelines in this section should be applied as a starting point to all new development in the Neighbourhood Area. These parameters advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help in assessing design quality and appropriateness in new development proposals. Images have been used to reflect good examples of local design quality.

The design guidelines are set out as 'Area-wide Design Principles' and 'Character Area Specific Design Principles' to ensure guidelines are adaptable to the unique characteristics of the Neighbourhood Area. Area-wide principles apply to the entire Neighbourhood Area, whilst Character- Area specific guidelines apply to identified character areas.

The design guidelines developed in this document focus mainly on residential development, considering the character of the immediate neighbouring buildings and the townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development, whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

Specific parameters for future development can be found in tables on pages 75, 79 and 81. These represent criteria to be followed when proposing new development in the Neighbourhood Area.

Design Guideline 01: Pattern of Development

Area-Wide Design Principles

- a. Settlement density in new development proposals should be appropriate to its location and take reference from development in the LLCA within which it sits.
- b. Recommended development density, based on existing built form and specific to the individual settlements found within the Neighbourhood Area, can be seen on page 42 of this document and must be used to guide the appropriateness of any proposed new build.
- c. Development proposals must consider the character and appearance of the LLCA within which it is proposed, with particular regard to the listed structures.
- d. Development proposals in or adjacent to Pillowell Conservation Area must consider the character and appearance of the conservation area and its setting.
- e. Whilst it is tempting to fill in the gaps between buildings and estates with development, these gaps are important in the historic settlement pattern of the Neighbourhood Area and delineation between settlements. Developments that seek to 'fill in' these gaps should be resisted due to their important function in avoiding the coalescence of built form and retaining views into the surrounding countryside.
- f. The layout of new developments must reflect the characteristically varied relationship of properties to the road in terms of position and orientation to retain the character of the area.

- g. Development proposals should ensure the mass and scale of new buildings within overall plot sizes does not adversely affect the local settlement pattern or character.

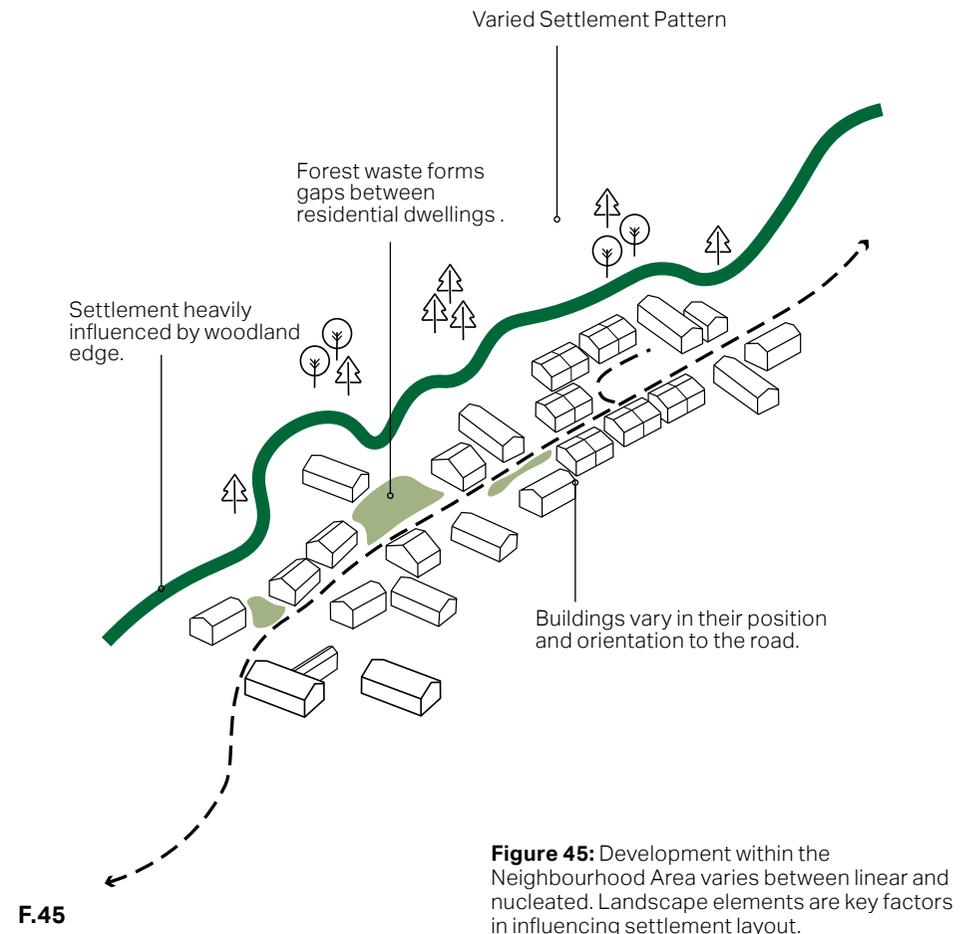




Figure 46: View across roofscapes of Pillowell. Properties are typically haphazard in layout which contributes to the distinctive charm of the conservation area.

Figure 47: Development clustered around an open grass forest waste area, Yorkley.

Figure 48: Linear development around the Cricket Pitch in Parkend.

Character Area Specific Design Principles

LLCA 01: Whitecroft

- h.** Properties vary in their relationship to the road, generally hemming the road in to create an enclosed character, distinctive groupings of buildings are also noticeable. New development should respect this character.

LLCA 02: Pillowell

- i.** New developments should reflect the linear settlement pattern of the area and the number of properties proposed should be limited to enhance this linear form and retain the historic character.

LLCA 03: Kidnall's Wood & Oldcroft

- j.** New development should respect the alternation between built form and open space, and avoid infilling gaps between development to retain the open and rural character of the area.

LLCA 04: Yorkley & Yorkley Wood

- k.** Development is less concentrated in proximity to Pillowell, and generally sited north of Main Road. New development should respect the landscape gap between Yorkley and Yorkley Slade and Pillowell due to its importance in avoiding settlement coalescence. Infilling which would compromise this gap should be avoided.

LLCA 05: Viney Hill

- l.** Settlement is generally limited to the southern side of Main Road which allows characteristic open views into the valley to the north. New development should maintain an open character by avoiding development north of the road which would obstruct views.

LLCA 06: Oakenhill Wood & Churchill Inclosure

- m.** Settlement is characteristically scattered with very few dwellings existing. New developments should reflect this scattered settlement pattern, the number of properties proposed should be limited to retain the rural character of the area.
- n.** New developments should provide an appropriate framework for new and existing trees to integrate new development into the wooded context of the area.

LLCA 07: Parkend

- o.** New developments should provide an appropriate framework for new and existing trees to integrate new development into the wooded context of the area.

LLCA 08: Nagshead Plantation & Russell's Inclosure

- p.** Settlement is characteristically scattered with very few dwellings existing. New developments must reflect this scattered settlement pattern, the number of properties proposed should be limited to retain the rural character of the area.
- q.** New developments must provide an appropriate framework for new and existing trees to integrate new development into the wooded context of the area.

Design Guideline 02: Green Infrastructure and Open Space

Area-Wide Design Principles

- a.** Mature trees, hedges and grass verges contribute to the rural character of the Neighbourhood Area. These should be retained in new development and enhanced with new tree planting where appropriate to integrate new buildings within the landscape character.
- b.** Woodland cover is widespread distinctively irregular in pattern. New development should incorporate tree planting within proposals but must not compromise or contradict the existing woodland pattern as this would be detrimental to character.
- c.** Contribution and enhancement of vegetation is encouraged where appropriate to local character however care must be taken as to species choice. Planting on and around new developments must use locally characteristic species which will integrate seamlessly into existing vegetation.
- d.** Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality and diverse long-term habitats.
- e.** Ancient woodlands and woodlands contribute to the enclosed character of the Neighbourhood Area. These must be retained and enhanced to ensure their long-term survival. Development that proposes to remove woodland should be resisted.
- f.** Ancient woodland is rare habitat and characteristic of the Neighbourhood Area. *“Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”* (Ref. 1)
- g.** New developments should provide communal open space to contribute to the existing public space network and provide sufficient space for trees and other vegetation.
- h.** New development should respect, retain and enhance PRowS throughout the Neighbourhood Area. Wide spread recreational access within the Neighbourhood Area and connection to the wider countryside is a key character trait.
- i.** New development which looks to extinguish or divert PRowS should be resisted.
- j.** Materials used in the creation of open spaces should be high-quality and respond to the character and sustainability ambitions of the Neighbourhood Area.
- k.** New development should respect landscape designations avoiding corrosion of their status or value.
- l.** New developments should be well integrated into the landscape through vegetation however should not alter existing views or be a means of disguising uncharacteristic design choices.

- m.** New developments should provide connections to existing PRoWs and the existing NCN to enhance the existing network.
- n.** Special attention should be given to boundary treatments of new development to ensure they reflect the local character and enable visual and biodiversity permeability.
- o.** Open space gaps between properties provide a balance between landscape and built form. Infilling which would alter the open rural character should be avoided.
- p.** Access to open spaces, such as Parkend Tumps and the Cricket club at Parkend should be preserved. New development which seeks to limit accessibility to public spaces or footpaths should be resisted.
- q.** Character of footpaths should be respected and reflect the rural character of the Neighbourhood Area.
- r.** It should be noted that the haphazard development characteristics of the FESNDP area contribute significantly to the overall intrinsic nature of the settlements and must be a protected characteristic of the area going forward.



Figure 49: Cricket Pitch, Parkend, has become a key community open space over time due to its location at the centre of the village.



Figure 50: Public footpath signage, Oldcroft. Access into the landscape is key to the connection between people and place.

Character Area Specific Design Principles

LLCA 01: Whitecroft

- s.** Small woodland blocks, tree lines and hedgerows contribute to a rural pastoral landscape character. New development proposals should maintain this character by sensitively integrating development into the landscape through planting. Vegetation proposed should be in keeping with existing vegetation and avoid screening with large woodland blocks.

LLCA 02: Pillowell

- t.** New development should reflect characteristic plot sizes, as these visually contribute to the network of open green space.

LLCA 03: Kidnall's Wood & Oldcroft

- u.** New development should reflect characteristic generous plot sizes, as these visually contribute to the network of open green spaces.
- v.** Vegetation along the roadside, including grass verges as well as domestic gardens, contribute to the green and leafy character of the area. New development should retain existing features and retain the importance of gardens in plot design.

LLCA 04: Yorkley & Yorkley Wood

- w.** Open space gaps between settlements provide a balance between landscape and built form and avoid coalescence. Infilling of important landscape gaps such as fields between Yorkley Lane and Pillowell should be avoided.

LLCA 05: Viney Hill

- x.** Vegetation along the roadside, including grass verges as well as domestic gardens, contribute to the green and leafy character of the area. New development should retain existing features and retain the importance of gardens in plot design.

LLCA 06: Oakenhill Wood & Churchill Inclosure

- y.** The overall wooded quality of the area should be retained and enhanced. New development should be well integrated into the landscape through the use of tree planting.

LLCA 07: Parkend

- z.** New development should reflect characteristic generous plot sizes, as these visually contribute to the network of green space.
- aa.** Vegetation along the roadside, including grass verges as well as domestic gardens, contribute to the green and leafy character of the area. New development should retain existing features and retain the importance of gardens in plot design.

LLCA 08: Nagshead Plantation & Russell's Inclosure

- ab.** The overall wooded quality of the area should be retained and enhanced. New development should be well integrated into the landscape through the use of tree planting.



Bluebells within Statutory Forest along recreational walking route.

Design Guideline 03: Building Typology

Area-Wide Design Principles

- a.** New development should respond to the type, scale and form of existing buildings within the LLCA within which it sits. Consideration should also be given to buildings immediately adjacent to the proposal. However, the adjacent building may not be characteristic with the overall area and therefore the wider character, and so the overall effect should be considered.
- b.** The height of new buildings should relate to adjacent existing buildings, even if the predominant height of buildings in the LLCA is generally higher.
- c.** New built form should emphasise the historic and rural character of the Neighbourhood Area and complement existing buildings.
- d.** Future development should include a mix of uses relevant to the needs of the community, utilising opportunities to convert existing unused buildings within the Neighbourhood Area to foster a diverse demographic and consider needs at all stages in life.
- e.** Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate to settlement and population size commercial opportunities should be explored to support local needs and encourage local self-sufficiency.
- f.** Detached and semi-detached buildings are the dominate style within the Neighbourhood Area. New development should respond to this and propose buildings which reflect the local character.
- g.** The majority of buildings are detached one or two storey residential buildings. Conversion into roofspace is typical for increasing the capacity of buildings. To retain views and maintain a rural pastoral character new development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.



Figure 51: Typically buildings are residential, varying in type between semi-detached, detached and bungalows of one or two storeys.

Character Area	Building Height	Type	Building Use
LLCA 01: Whitecroft	2 Storey	Detached/ Semi Detached	Residential & Industrial
LLCA 02: Pillowell	2 Storey	Detached/ Semi Detached	Residential & Industrial
LLCA 03: Kidnall's Wood & Oldcroft	2 Storey	Detached/ Semi Detached	Residential
LLCA 04: Yorkley & Yorkley Wood	1 & 2 Storey	Detached/ Semi Detached	Residential
LLCA 05: Viney Hill	2 Storey	Detached	Residential & Agricultural
LLCA 06: Oakenhill Wood & Churchill Inclosure	1 & 2 Storey	Detached	Residential
LLCA 07: Parkend	1 & 2 Storey	Detached/ Semi Detached	Residential & Industrial
LLCA 08: Nagshead Plantation & Russell's Inclosure	2 Storey	Detached	Residential

Table 02: Table detailing building typology throughout the Neighbourhood Area.

Design Criteria: Building Typology

The above information should be used when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

Design Guideline 04: Architectural Details and Materials

Area-Wide Design Principles

- a.** Development should use similar design language, materials and detailing as other buildings within the character area within which it sits, to integrate with the surrounding area.
- b.** Listed buildings and structures, and their settings, should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the setting and design of new buildings.
- c.** Innovative, sustainable and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their form, scale and massing.
- d.** Windows in new buildings should retain the same size, form and level of detailing, such as stone casings. Adjacent properties may not exhibit windows representative of the character area or appropriate for the local context therefore consideration of the wider character is necessary.
- e.** Extensions should respond to the proportions of windows and doors, and use materials sensitive to the style of the original building.
- f.** Extensions should be appropriate in terms of mass and scale. Extensions should have a clear cohesion with the original building despite variations in design.
- g.** Conversions of existing buildings, or construction of new buildings within the setting of existing buildings should reflect the form, scale and massing of the original building(s) and should utilise materials that reflect those found in the character area within which it sits or appropriate sustainable alternatives.
- h.** Pennant sandstone and Welsh slate roof tiles are heritage vernacular used throughout the Neighbourhood Area and contribute to the historic character of settlements. New development should incorporate these materials to create material cohesion.
- i.** The use of render to the outside of buildings is typical of the local character however should be used appropriately and in context of neighbouring buildings and the character area within which it sits.
- j.** Mixed roofing materials are present within the Neighbourhood Area however Welsh slate is predominant in the older nucleus areas. Proposed new developments should reflect the slate roofing material used on older properties.
- k.** Where converting or extending buildings, historical features denoting their industrial or cultural past should be retained and restored as these positively contribute to the historic character.



F.52



F.53

Figure 52: Stone casings around windows and doors, as on this property in Whitecroft are characteristic of many properties within the Neighbourhood Area.



F.54

Figure 53: Property in Parkend. Typical of the simple architectural style of buildings throughout the Neighbourhood Area. Stone window casings and small sash windows contribute to the historic character of the area.

Figure 54: Development style varies around the Neighbourhood Area due to additions over time. Cohesion with existing built form has had varying degrees of success. New development should consider the local character within design proposals. New development, Whitecroft.

Character Area Specific Design Principles

LLCA 02: Pillowell & LLCA 07: Parkend

- l.** Properties vary in design detail each showcasing an individual style, however typically feature stone window casings. New developments should incorporate this element into design proposals to retain local character and design continuity.
- m.** Welsh slate tiles communicate the historic character of the area. New developments should use modern roofing materials which maintaining the appearance of Welsh Slate to retain landscape character.

LLCA 03: Kidnall's Wood & Oldcroft

LLCA 05: Viney Hill

LLCA 06: Oakenhill Wood & Churchill Inclosure

LLCA 08: Nagshead Plantation & Russell's Inclosure

- n.** Architectural detailing should take into account the rural and remote character of the area. Design decisions which compromise this character or will be an incongruous detractor in the wooded landscape should be resisted.

Character Area	Materials	Features
LLCA 01: Whitecroft	Pennant Sandstone, Brick, Render	Architectural render, casement windows, stone and door window casings, stone bay windows, dormer windows.
LLCA 02: Pillowell	Pennant Sandstone, Brick, Render, Welsh Slate, Clay Tile	Casement windows, stone and door window casings, architectural render, sash windows, chimneys, dormer windows
LLCA 03: Kidnall's Wood & Oldcroft	Pennant Sandstone, Brick, Render, Welsh Slate, Clay Tile	Architectural render, casement windows, stone and door window casings, stone bay windows, dormer windows.
LLCA 04: Yorkley & Yorkley Wood	Pennant Sandstone, Brick, Render, Welsh Slate, Clay Tile	Stone and door window casings, stone bay windows, dormer windows, white architectural render, stone bay windows
LLCA 05: Viney Hill	Pennant Sandstone, Brick, Render, Welsh Slate, Clay Tile	Architectural render, casement windows, stone and door window casings, stone bay windows, dormer windows, architectural coving
LLCA 06: Oakenhill Wood & Churchhill Inclosure	Pennant Sandstone	
LLCA 08: Nagshead Plantation & Russell's Inclosure	Pennant Sandstone	Stone and door window casings, chimneys, stone bay windows, dormer windows, white architectural render

Table 03: Architectural materials and features found within each character area.

Design Criteria: Materials & Features

The above information should be used when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

Character Area	Boundary Material	Features	Strong Boundary
LLCA 01: Whitecroft	Stone wall, hedge, fence	On-plot parking	Yes
LLCA 02: Pillowell	Stone wall, hedge, fence	On-plot parking, wide-deep plots, low boundaries gardens contribute to streetscape.	Yes
LLCA 03: Kidnall's Wood & Oldcroft	Grass verges, open grass forest waste		No
LLCA 04: Yorkley & Yorkley Wood	Grass verges, open grass forest waste	Low boundaries gardens contribute to streetscape.	Yes
LLCA 05: Viney Hill	Stone walls, hedges and fencing and grass verges	Front gardens, On-plot parking	Yes
LLCA 06: Oakenhill Wood & Churchhill Inclosure			No
LLCA 07: Parkend	Stone wall, hedge, fences		
LLCA 08: Nagshead Plantation & Russell's Inclosure			No

Table 04: Summary of boundary treatments throughout the Neighbourhood Area.

Figure 56: Pennant stone wall, Parkend.

Figure 57: Grass verges and forest waste provide natural boundaries between road and buildings and positively contribute to the verdant quality of the area.



F.56



F.57

Design Criteria: Boundary Treatments

The above information should be used when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

Design Guideline 06: Selection and Use of Colour

Area-Wide Design Principles

- a. New development should respond to the colour palette of both adjacent buildings and buildings within the wider character area. Adjacent properties may not exhibit a colour representative of the character area or appropriate for the local context therefore consideration of wider character is necessary.
- b. Coloured render is a popular architectural finish, colours used are typically white or cream. Where appropriate to new development similar colours should be used to retain a sense of visual cohesion through the Neighbourhood Area.



F.58



F.59

Figure 58: Pennant sandstone sourced locally has a distinctive hue and is characteristic of the Neighbourhood Area.

Figure 59: Use of white or cream render as an architectural finish is popular around the Neighbourhood Area.

Design Guideline 07: Parking and Utilities

Area-Wide Design Principles

- a.** On-street parking is not practical in many locations. New development must provide dedicated on-plot parking based upon site assessment and location and when developed, to the minimum standards set out by the Local Planning Authority.
- b.** Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the streetscape.
- c.** Cycle stores and bin stores must be integral to the built form rather than provided in separate buildings/ structures.
- d.** There is street lighting at major roadways, but outside of these areas street lighting does not exist, contributing to the remote character of the area. The introduction of street lighting throughout the Neighbourhood Area should be sensitive to local biodiversity and dark skies of the area whilst providing adequate safety.



Figure 60: On-road parking, impacts access throughout the Neighbourhood Area particularly during tourist seasons when traffic on roads increases.

Design Guideline 08: Preserving and Enhancing Views, Landmarks and Gateways

Area-Wide Design Principles

- a.** The position of new development should be carefully considered in relation to important views identified in Section 3. Any attempt to disrupt or inhibit existing views should be resisted.
- b.** New development must respect the characteristic woodland cover within the Neighbourhood Area and predominance of trees within the landscape which greatly influence both internal and external views.
- c.** The use of skylights, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and prevent light spill.
- d.** New developments should reduce the amount of light spill by minimising glass panes/windows/doors and using downward directional lights/ bollards where lighting is necessary for safety. Security/ floodlights should not be used. Lighting must be warm toned to limit harm to the mental and physical well being of the local population and avoid the disruption of ecological processes in local habitats.
- e.** Appropriate planting to integrate buildings into the landscape is encouraged however this should be used to enhance and retain character rather than to alter it. Planting should reflect a local characteristic species mix and be used chiefly to soften building lines or unavoidable visual detractors rather than screen properties.
- f.** The use of planting as 'screening' to avoid following the design principles set out in this document is unacceptable. Likewise, camouflaging roofs through material/colour/green roof, but failing to consider the colour of elevations is unacceptable. Good design is about integration, not camouflage.
- g.** The setting of designated and non-designated assets should be a key consideration in the design and siting of new development.
- h.** Views to key landmarks within and around the Neighbourhood Area must be retained through careful siting of new development.
- i.** The setting of key landmarks, such as Speech House should be a material consideration in all new development. Where new development is sited within the setting of a key landmark, provision must be made for the enhancement of its setting (such as increasing the amount of open space around it or increasing its distance from buildings). Provision of interpretation (information panels/ signs about the asset's history) should also be considered.

Character Area Specific Design Principles

LCA 01: Whitecroft

- j. From Phipp's Bottom there are clear views of the heavily wooded Newnham Ridge and Kidnalls Wood which form a visual landmark to the entrance of Pillowell. Development should be resisted in this location as these wooded habitats provide an important setting for the conservation area and support the rural character of the area.

LLCA 02: Pillowell

- k. Expansive views of the valley are available at numerous points along Main Road. Views into the valley are also significant to the area and setting of properties. New development should ensure that property boundaries do not limit views into the valley from Main Road.

LLCA 03: Kidnall's Wood & Oldcroft

- l. The existing open character allows views into the wider countryside from lanes and public rights of way. New development should not alter existing views or become a detracting feature which may alter the setting of views.
- m. The alternation between open and contained spaces maintains views into the valley and contributes to the value of the GI network locally. New development should not interrupt views or change the character of these open spaces due to their importance.



F.61

Figure 61: Grade I listed Speech House is an important gateway feature to the north of the Neighbourhood Area, LLCA 08.



F.62

Figure 62: St. Pauls Church, Parkend.

- n. Long views north west towards the Yorkley ridgeline are uninterrupted contributing to the rural open character of the area and providing visual and physical separation between the settlements of Yorkley and Oldcroft. New development must not alter existing views or become a detracting feature within views.

LLCA 04: Yorkley & Yorkley Wood

- o. The existing open character allows far reaching views into neighbouring character areas and beyond the Neighbourhood Area to the River Severn from the pronounced ridge line. New development must not breach the valley ridgeline, alter existing views or become a detracting feature which may alter the setting of views.

LLCA 05: Viney Hill

- p. The setting of heritage landmarks including All Saints Church must be protected. New development should not be permitted in proximity to these features in order to protect their historic character.

LLCA 06: Oakenhill Wood & Churchill Inclosure

- q. Vegetation enclosing the lane obstructs views in both directions creating an enclosed rural character. New development must resist opening up views through the woodland habitat as a strong sense of enclosure is characteristic.

LLCA 07: Parkend

- r. The setting of heritage landmarks including St. Pauls Church must be protected. New development should not be permitted in proximity to these features in order to protect their historic character.
- s. Parkend Train station and The Dean Field Studies Centre at the heart of the village provide a strong sense of place and historic character to the area. New development which would detract from the setting of these buildings should be resisted.

LLCA 08: Nagshead Plantation & Russell's Inclosure

- t. From New Fancy View long range views are visible showcasing the importance of woodland in the local context and strong enclosed character. Development in this area which would encroach or disrupt views across the LLCA or compromise the remote character of the village when approached from the north must be resisted.

Sustainability

The Guidelines 09 - 16, include some design guidelines which could have a positive impact on the environment, these are split into Building and External and should be applied to the entire Neighbourhood Area.

In general, sustainability principles must accord with the latest national and local guidances.

BUILDING

Design Guideline 09: Minimising Energy Usage

Area-Wide Design Principles

There is a number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Investing in Net Zero new homes represents an immediate reduction in energy use however also ensures that a sustainability standard is set for the future.

Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

- a.** New development must aim to achieve high levels of sustainability in terms of high levels of insulation, energy efficiency and energy generation without compromising the character of the area.
- b.** In the context of the Climate Emergency, new development must strive to surpass baseline standards for energy usage and waste. Using published guidance to support best practice in regards energy efficiency using high quality design and innovation to achieve these goals.
- c.** Existing buildings being repurposed, refurbished or extended must also consult with best practice guidance documentation and modeling tools to minimise energy usage.
- d.** New developments must use triple glazed windows as standard.
- e.** The form of structures influences their energy efficiency, a more compact form is preferable however this must be considered in tandem with appropriate building form to maintain the character of the area.
- f.** Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments must incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions and installing or replacing panels on existing buildings to avoid eroding the historic character of the area.
- g.** New development must consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed.
- h.** New development must be well related to local facilities and services to ensure they demonstrate sustainable development and minimise cumulative transport impacts.

Design Guideline 10: Lifetime and Adaptability

Area-Wide Design Principles

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

- a. Consideration should be given to how people will live and work in the future and new developments should reflect this (e.g. provision of live/work units, houses that incorporate space to work from home, multi-generational families).
- b. New residential properties should consider the lifetime of future occupants to enable people to continue to live in their home as their circumstances change. This includes providing buggy/ pram, cycle and wheelchair storage as an integral part of the building's design (not as a timber shelter/ sheds in gardens or communal areas). It means designing homes that can be accessed by those with disabilities (or could be sensitively adapted to provide such access in the future).

Design Guideline 11: Minimising Construction Waste

Area-Wide Design Principles

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled. Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- a.** Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described.
- b.** On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials must be collated.
- c.** New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.
- d.** Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.
- e.** Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to reduce carbon generation in the building process.

Design Guideline 12: Re-use and Re-purpose

Area-Wide Design Principles

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings. Some actions for new development are:

- a. Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction.
- b. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials.
- c. Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).

Guidance for the retrofit of historic and traditional buildings from organisations including Historic England and Sustainable Traditional Buildings Alliance (STBA) is facilitating a wider conversation around sustainability and the role that historic buildings can play in achieving Net Zero.

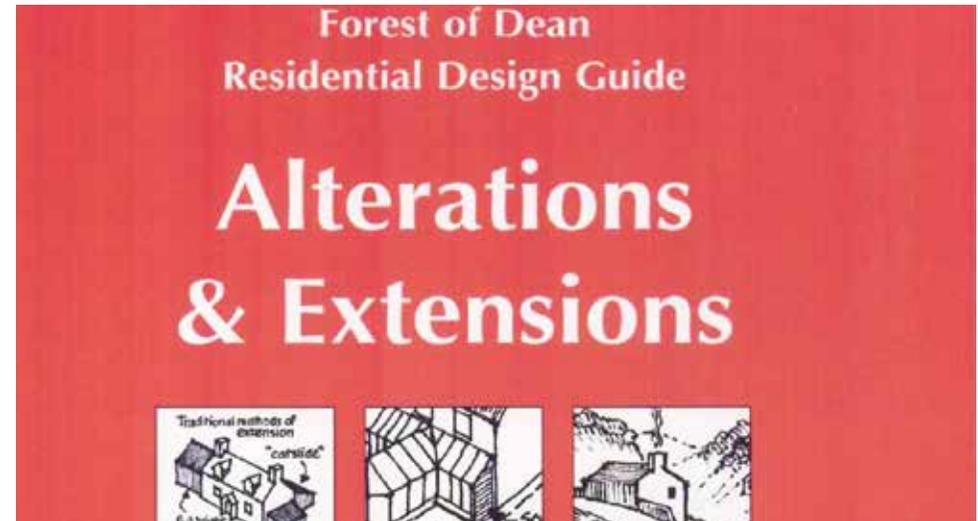


Figure 63: Where possible building materials or existing structures should be re-purposed with sustainability in mind. This image of an old church converted into a residential dwelling in Whitecroft is a good example of building re-use.

EXTERNAL

Design Guideline 13: Electric Vehicle Charging Points

Area-Wide Design Principles

West Dean Parish strongly supports proposals for private transport using electric and other non fossil fuel powered vehicles. Those can be integrated both on and off street, however on-street charging should be limited to avoid congestion.

Some design guidance on how new development should design for electric vehicle charging points are:

On street car parking

- a. Charging points should have an aesthetic appropriate to the character of the area, colour, form and visual detractor should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture or disguised in casings which integrate them more seamlessly into the landscape character.
- b. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.
- c. Car charging points within car parks are highly supported, since they can serve more than one vehicle.

Off-street car parking

- d. Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking.
- e. Cluttering elevations, especially main façades and front elevations, should be avoided.

Figure 64: Electric charging points should be located discretely, where possible avoiding building façades visible from the road or public pathways to retain the character of the building.



F.64

Design Guideline 14: Water Management (SuDs)

Area-Wide Design Principles

Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include reuse of grey water and management of wastewater/runoff on site.

Sustainable Drainage (SuDs) schemes should be integrated to enable capture, absorption and retention of water within the system. These schemes are a natural solution to drainage and control of surface water run-off, managing the risk of flooding. Their implementation can increase biodiversity and create habitats as well as contribute to the green infrastructure network and verdant character of the local area.

The most effective type or design of SuDs would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

- a.** Manage surface water as close to where it originates as possible.
- b.** Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.
- c.** Improve water quality by filtering pollutants to help avoid environmental contamination.
- d.** Integrate into development and improve amenity through early consideration in the development process and good design practices.
- e.** SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- f.** Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area.
- g.** Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- h.** SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Design Guideline 15: Permeable Paving

Area-Wide Design Principles

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving. Therefore, some design guidance for new development are:

- a. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, pavers, or stone setts.
- b. Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- The SuDS Manual (C753) (Ref. 15).
- Guidance on the Permeable Surfacing of Front Gardens (Ref. 16).



Figure 65: Permeable paving laid onto open graded bedding, base and subbase layers allow percolation of water into earth.

Design Guideline 16: Biodiversity

Area-Wide Design Principles

The opportunity to avoid dangerous levels of global heating is closing, and action is required swiftly at all levels from the international to the individual to avoid irreversible consequences. New development must prioritise the environment throughout the development process from design to decommissioning to align with the aspirations of the Neighbourhood Area.

As such the below guidelines should act as parameters and inspire action above and beyond the minimum requirement:

- a.** New development should protect and enhance the existing habitats and biodiversity corridors. In particular, help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather.
- b.** Biodiversity and woodlands should be protected and enhanced wherever possible.
- c.** New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or through interventions such as bird and bat boxes and insect hotels..
- d.** Innovative solutions for increasing biodiversity and new habitat creation should be encouraged and should be integrated into the design if new developments wherever possible, such as through green roofs or green walls.

- e.** Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.
- f.** Blue assets can also contribute to biodiversity connectivity and therefore should be encouraged.
- g.** All areas of biodiversity that require further planting or enhancement should be planted before start of construction.



F.66

Figure 66: Statutory Forest within the Neighbourhood Plan Area, woodland and ancient woodland support complex ecosystems and should be protected.



New Development
Checklist

05

5. New Development Checklist

4.2 Generals questions to ask and consider when presented with a development proposal

The design guidelines set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under "General design guidelines for new development." Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1

General design guidelines for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including long distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. modern insulation systems), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street layout:

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?

3

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the settlements?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material compliment local materials?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?

9

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

10

Architectural details and design:

- If the proposal is within a Conservation Area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties?
- This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?





References

06

6. References

1. Department for Levelling Up, Housing and Communities (DLUHC) (2021) National Planning Policy Framework. [online] Available at: <https://www.gov.uk/guidance/national-planning-policy-framework>> Accessed February 2022.
2. Commission for Architecture and the Built Environment (2002) The Value of Good Design. [online] Available at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>> Accessed February 2022.
3. Department for Levelling Up, Housing and Communities (DLUHC) (2021) National Model Design Code. [online] Available at: < https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf> Accessed February 2022.
4. Homes England (2020) Building for a healthy life. [online] Available at: < https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf>Accessed February 2022.
5. Ministry of Housing, Communities and Local Government (2021) National Design Guide: Planning practice guidance for beautiful, enduring and successful places. [online] Available at: < https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf> Accessed February 2022.
6. Department for Transport (2007) Manual for Streets. [online] Available at: <https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf> Accessed February 2022.
7. Forest of Dean District Council (2012) Local Plan: Core Strategy Adopted Version. [online] Available at: <<https://www.fdean.gov.uk/media/szzpnzsj/core-strategy.pdf>> Accessed February 2022.
8. Forest of Dean District Council (2002) Landscape Character Assessment: Gloucestershire and Forest of Dean. [online] Available at: <<https://www.fdean.gov.uk/media/yvqf5iaz/forest-of-dean-district-landscape-character-assessment-report.pdf>> Accessed February 2022.
9. Forest of Dean District Council (2004) Landscape Strategy. [online] Available at: <<https://www.fdean.gov.uk/media/xmnjt3fk/landscape-strategy.pdf>> Accessed February 2022.
10. Forest of Dean District Council (2007) Landscape supplementary planning document (SPD). [online] Available at: <<https://www.fdean.gov.uk/media/dhxewqbf/landscape-supplementary-planning-document.pdf>> Accessed February 2022.
11. Forest of Dean District Council (1998) Forest of Dean Residential Design Guide. [online] Available at: <<https://www.fdean.gov.uk/media/qzhdgzsy/residential-design-guide.pdf>> Accessed February 2022.
12. Forest of Dean District Council (2002) Forest of Dean Residential

Design Guide: Alterations and Extensions. [online] Available at: < wheelchair ACCESSIBLE PICNIC TABLES > Accessed February 2022.

13. Pillowell Parish Council (1999) Pillowell Conservation Area and Character Appraisal. [online] Available at: <<https://www.fdean.gov.uk/media/t3qpnm1w/pillowell-character-appraisal.pdf>> Accessed February 2022.
14. Natural England (2015) NCA Profile: 105 Forest of Dean and Lower Wye. [online] Available at: <[http://publications.naturalengland.org.uk/publication/3526102#:~:text=NCA%20Profile%3A105%20Forest%20of%20Dean%20and%20Lower%20Wye%20\(NE368\)&text=The%20Forest%20of%20Dean%20and,to%20the%20south%20and%20east.](http://publications.naturalengland.org.uk/publication/3526102#:~:text=NCA%20Profile%3A105%20Forest%20of%20Dean%20and%20Lower%20Wye%20(NE368)&text=The%20Forest%20of%20Dean%20and,to%20the%20south%20and%20east.)> Accessed February 2022.
15. CIRA (2015) The SuDS Manual (C753F). [online] Available at: <<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>> Accessed February 2022.
16. Department for Communities and Local Government and Environment Agency (2008) Guidance on the permeable surfacing of front gardens. [online] Available at:< https://assets.publishing.service.gov.uk/government/uploads/systemuploads/attachment_data/file/7728/pavingfrontgardens.pdf > Accessed February 2022.

The authors of this document are grateful to the Steering Committee for the Forest Edge South Neighbourhood Development Plan for their support and local knowledge which were critical to the production of this document.

Photo Credits: AECOM & Steering Committee for the Forest Edge South Neighbourhood Development Plan

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://www.instagram.com/AECOM).