

# Dymock Neighbourhood Development Plan (2024-2026)



## Consultation Statement – February 2024

Prepared by the Neighbourhood Development Plan Steering Committee on behalf of Dymock Parish Council

This Consultation Statement has been prepared in support of the Dymock Parish Council Neighbourhood Development Plan as part of its submission to the Forest of Dean District Council.

It has been written by the Dymock Neighbourhood Plan Steering Committee, acting on behalf of the Dymock Parish Council (“the qualifying body”).

Paragraph 4 (3) (b) of Schedule 10 (process for making of neighbourhood development orders) states that: (b) a statement containing the following information in relation to that consultation and participation must accompany the proposal submitted to the authority—

- (i) details of those consulted,
- (ii) a summary of the main issues raised, and
- (iii) any other information of a prescribed description.

The Steering Committee is made up of Parish Councillors and community volunteers. As well as time spent on research through examination of strategic and factual evidence, the Dymock Neighbourhood Development Plan Steering Committee has carried out many hours of consultation with residents and has considered comments and concerns about Dymock parish. This work has resulted in a Neighbourhood Plan which has been shaped by surveys and public consultations and sets out a vision for Dymock supported by a set of policies..

The following table details some of the key events that helped shape the Neighbourhood Development Plan.

<b>Event</b>	<b>Date</b>
Application to be designated as a Neighbourhood Area	April 2018
Decision Notice: Designation of Neighbourhood Area	June 2018
Neighbourhood Development Plan Steering Committee meetings	October 2018 to date. Held at least fortnightly and minutes available on NDP website <a href="http://www.dymock.org">www.dymock.org</a>
Community Events	September 2019, October 2019, February 2023, June 2023
Surveys	January 2021 – Business May 2023 – Community, Housing & Business
NDP Website launched	April 2023
Community Consultation of Pre-Regulation 14 version	August 2023
Habitats Regulation Assessment	October 2023
Strategic Environment Assessment	October 2023
Regulation 14 consultation	5 January to 23 February 2024

Comments from the three community events and the surveys have been collated and published on the NDP website. The majority of comments have either led to a policy in the NDP or a Parish Council action.

All consultation events are listed in Appendix A of the Dymock Neighbourhood Development Plan.

An informal review of the draft Plan was carried out in August 2023 to gain residents views. The formal Regulation 14 consultation was undertaken between 5 January and 16 February 2024, with an

extension granted until 23 February for statutory consultees who had not replied by the initial end date. This extension was granted following a request from Forest of Dean District Council. All comments received and their response are shown in Appendix A.

The Forest of Dean Local Planning Authority commissioned the screening opinion for the need of a SEA and HRA. These documents are included in the NDP evidence base and are published on the NDP website.

## Appendix A: Regulation 14 Consultation Responses and Actions Taken

### A. Invited Consultation Bodies

The following consultation bodies were invited to comment on the Neighbourhood Development Plan but no response was received.

Kempley Parish Council	Redmarley D'abito Parish Council
Newent Town Council	Oxenhall Parish Council
Eastnore & Donnington Parish Council	
Network Rail Infrastructure Ltd	Civil Aviation Authority
Gloucestershire Highways	Highways England
Arriva	Community Transport, Newent
DRM Bus	Preston Cross Airstrip Ltd
Nick Maddy Coaches	
Homes England	Two Rivers Housing
British Telecommunications Ltd	Severn Trent Water
Telefonica UK Ltd	
Gloucestershire Fire and Rescue	Gloucestershire Constabulary
Gloucestershire Health and Care Services	District Environment Health Officer
Haswell Healthcare	
The Garden History Society	Forestry Commission
Ann Cam Church of England School	Gloucestershire Wildlife Trust
St John's Church	Western Way Chapel
St Mary's Church	Diocese of Gloucester
Cricket Club	Reboot Youth Club
Dymock Gardeners' Club	Men's Breakfast Club
Broom's Green, Donnington and Ryton Memorial Hall	Broom's Green Ladies Club
Preston Ladies Club	Dymock Amateur Dramatic Society
Neighbourhood Watch	Ann Cam PT & Friends Association
Broomsgreen Shortmat Bowls	Dymock Bell Ringers
Women's Institute	Whites Farm Trust
Dymock Parish Hall	Wintour and Murzell
Holding Hearts Baby Loss Support	
A M Heath	Aylesmore Farm
Anjin Preclinical Ltd	Bavenhill Mechanics Co Ltd
E C Investments Ltd	Bavenhill Environmental
The Stable (Holiday Let)	William Bennion
Fairfield Stables	Pitman Building
John Shaw Installations & Maintenance	I & M Golf Ltd
Windcross Dairies	J. D. Eckley
Leadon Vale Pasture Meats	Mitch Heating
Old Ann Cam School (Holiday Let)	M M Locksecure Ltd
Well House Garage	S Jones Building Contractors Ltd
Steve Pearson Decorating	Country K9 Grooming
The Loft Room (Holiday Let)	Jean Markwort Counselling
M J Goulding	C J Bennett
C G Goulding	Normansland Farm
G T Goulding	Timber Hill Farm

Jessica Rose Photography	Younique Dressmaking
Nigel Hodges car hire	Smithy Shop
The Parlour House	Charles Martell & Son
Eric Lewis	Pear Build Ltd
Horseshoe Inn House (Holiday Let)	M S Wilesmith
Stable Cottage	P A Bennion
The Barn (Holiday Let)	Norman H Blandford
The Herefordshire Traction Engine and Vintage Company Ltd	T Blandford
D B Rogers	Unit 1 Little Netherton Farm
L J Cockcroft	Unit 2 Little Netherton Farm
P J Hawkins	Unit 3 Little Netherton Farm
Moorland Building Co Ltd	The Bug Barn Little Netherton Farm
Fogey Unlimited	Unit 4a Little Netherton Farm
Dave Thompson Haulage	Unit 4 Little Netherton Farm
Country Flowers	R M Willgoose Accountancy
John George	J Thomas
B J Blandford Motor Bikes	M F Thomas & Co
D J Accountancy	Moss Art
J R Bailey	Country & Classic Properties limited
The Veldt House Barns Management Company Ltd	Serendipity Antiques
Quercus 2020 Limited	Knights Green Estates Limited
Barler and Company (Timber Agents) Limited	Tovey Farming Limited
Mammoth Two Ltd	MH Inns Ltd
Learning Joy Success Ltd	Alexander Leads Ltd
Encert Limited	Greg Tovey Construction Limited
Chuva Solution Limited	Quintain Investments Lt
Ross on Wye Steam Engine Society Limited	Green Investing Ltd
Newent Plant Hire Ltd	Downing Educational Associates Ltd
Simon Pratley Limited	Quality Farming Limited
M & M Lock Secure Limited	European Association of Science Editors
I.O.SHEN Knives UK Limited	D.A. & D.D. Prout Ltd
E.C. Investments (Gloucestershire) Limited	Stallard Farms Limited
P and K Gourmet Ltd	Homend Management Limited
Andy's Gutters Roofing and Guttering Ltd	Maxtrack Limited
Three Shites Window Limited	Tweedale Education Partners Ltd
Apexroof Ltd	The Vital Link Consultancy Limited
Calloway Ltd	Official CPD Ltd
A Winterbotham Ltd	Field Rental Limited
Live Fire Kitchen Limited	Knife Wizard Limited
Dave Williams Glazing and Property Care Ltd	Shorter Timlin Archivists Limited
Holford Malone Developments Ltd	MF Bennion Limited
Livestock International Limited	Gentle Goodbyes Ltd
Morretti Ltd	Heritage Hounds Ltd
The Orchards Bromsberrow Property Management Ltd	TT Tipples
4independents Ltd	Gerning Limited
Applejam Clothing	Conversation PR Ltd
EDS Ceramics	Hoults and Bence Roofing Ltd
Kappa 2000 Limited	The Noble Savage (Global) Ltd

MMSU Ltd	Frank Kay Limited
Arquet Limited	Icy Water Limited
CT GFX Ltd	Hillbury Ltd
Lanarc Ltd	Close Brothers

**B. Responses received** and their comments are listed below.

Environment Agency	National Highways
Historic England	National Grid
The Coal Authority	Natural England
Gloucestershire County Council	Sport England
Friends of the Dymock Poets	Herefordshire & Gloucestershire Canal Trust
Forest of Dean District Council	Powells on behalf of a client
JCPS on behalf of a client	

**C. Public Consultation**

Six residents submitted comments which are listed below.

Organisation / Resident	Consultation Notice Delivery method	Review Comment	NDP Consideration and Action Taken
Environment Agency	Email	<p>Thank you for consulting us on the Dymock Neighbourhood Development Plan (Pre-Submission Version).</p> <p>We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our proforma guidance, a copy of which is enclosed. I have also enclosed a copy of our 'Area Climate Change Guidance' (March 2023), which is referenced in the proforma guidance.</p> <p>I trust this will assist.</p> <p>Kind regards, Ruth</p>	Thank you for your comments. No amendments have been made to the NDP.
The Coal Authority	Email	<p>Following receipt of your consultation on 16 December 2023, please find attached our response. If you would like to discuss this matter further, please contact the Planning team on the number below. Regards The Coal Authority Planning Team</p> <p><a href="https://www.gov.uk/coalauthority">https://www.gov.uk/coalauthority</a></p>	Presence of coal mining features noted. No amendments have been made to the NDP.

		 <p style="text-align: right;">2</p> <p><b>For the attention of: Mr T Eagle - Chair</b> Dymock Parish Council</p> <p>[By email: enquiries@dymock-ndp.org]</p> <p>17th January 2024</p> <p>Dear Mr Eagle</p> <p><b>Re: Dymock Neighbourhood Plan (Regulation 14)</b></p> <p>Thank you for your notification of the 16th December 2023 seeking the views of the Coal Authority on the above.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.</p> <p>Our records indicate that within the Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: a mine entry and probable coal workings. Where present these features may pose a potential risk to surface stability and public safety.</p> <p>It is noted however that the Neighbourhood Plan does not propose to allocate any new sites for development and on this basis the Planning team at the Coal Authority has no objections to, or specific comments to make on, the consultation document.</p> <p>Yours sincerely</p> <p><b>Melanie Lindsley</b> <i>BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI</i> <b>Principal Planning &amp; Development Manager</b></p> 	
	Email	Please find Natural England's response in relation to the above mentioned consultation attached.	Thank you for your comments. No amendments have been made to the NDP.

		<p>Date: 14 February 2024  Our ref: 462435  Your ref: Dymock Neighbourhood Plan</p>  <p>Ms Liz Tustin  Dymock NDP Steering Committee</p> <p><b>BY EMAIL ONLY</b></p> <p>Dear Ms Tustin</p> <p><b>Dymock Neighbourhood Plan - Pre-submission Regulation 14 Consultation</b></p> <p>Thank you for your consultation on the above dated 16 December 2023</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in <a href="#">Natural England's Standing Advice on protected species</a>.</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission <a href="#">standing advice</a>.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>Yours sincerely  Sally Wintle  Consultations Team</p>	
<p>Historic Places Adviser</p> <p>Historic England   South West</p>	<p>Email</p>	<p>Thank you for your Regulation 14 consultation on the pre-submission version of the Dymock Neighbourhood Plan.</p> <p>We were introduced to the Plan through the associated SEA Screening exercise at the end of last year. From this we were able to conclude that it would be unlikely that there would be any policies or issues associated with the Plan upon which we would wish to comment at a formal consultation stage (see attached).</p> <p>Having considered the current draft I can confirm that that remains our position. At the same time we would like to offer our congratulations to your community on its achievement in producing such a detailed and comprehensive Plan. In particular we are</p>	<p>Thank you for your comments. No amendments have been made to the NDP.</p>

		<p>impressed by the knowledge displayed of the Plan area's historic character and how this has allowed the creation of an impressive and informed suite of policies aimed at its protection and enhancement.</p> <p>We wish your community well in future stages, and the eventual making, of your Plan.</p> <p>Kind regards</p> <p>David</p>	
Sport England	Email	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the <b>National Planning Policy Framework (NPPF)</b>, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b>. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>	Thank you for your comments. No amendments have been made to the NDP.

	<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England’s Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p><i>(Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>	
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		<p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely,</p> <p>Planning Technical Team</p>	
Gloucestershire County Council	Email	<p>Good afternoon,</p> <p>Please find attached officer comments from GCC in regard to the below matter.</p> <p>Kind Regards,</p>	<p>Many thanks for your comments and highlighting the various documentation that has been published. The status of the former sand quarry has been updated.</p>

To: Dymock Parish Council

Economy, Environment and Infrastructure  
Shire Hall  
Westgate Street  
Gloucester, GL1 2TG

Our Ref: ABDND

Your Ref:

Date: 15/02/2024

Dear Sir/Madam

Notification of Publicity of the Dymock Neighbourhood Development Plan Pre-Submission

Thank you for consulting Gloucestershire County Council (GCC) on the above matter. I have the following officer comments to make.

**Minerals and Waste comments:**

Minerals and Waste (M&W) officers have reviewed the consultation information and recommend that a revision(s) would be of benefit to the next version of the plan.

Page 79 refers to the site of 'Former Sand Quarry', stating: "A former sand quarry on Ryton Road, Bromsberrow is licensed as an inert landfill site until 31 January 2024. Until this time, inert material will be deposited to fill the quarry. Restoration of the quarry will commence mid-2024 when it will be planted with wildflowers, meadow grass and woodland planting providing a local amenity site".

You may wish to update the status of the 'Former Sand Quarry' or Bromsberrow Heath South. We have checked with our team, an update is that "The former sand pit, to the south of the motorway has already been filled, restored and planted". This site is now in aftercare.

**Public Health comments:**

We welcome the work done with your local communities and key stakeholders in the drafting of this plan. The interest in supporting the needs of communities within Dymock is apparent. This work has clearly shaped the key policies in the plan and informed the priority setting process. It was of particular interest to note the engagement with the community through the Dymock Community Survey (25th May until 9th June 2023). As the plan demonstrates, the survey encompassed the views of a number of residents, with 172 household contributions. We note the range of community consultation events that have been held from September 2019 onwards. Plan makers will understand the importance of real-time representation of residents,

		<p>businesses, and the voluntary community sector organisations it supports, particularly post-pandemic which has been a challenging time for communities.</p> <p>The importance of engaging with community groups is underscored given the profile of the users and the activity concerned. A number of those community groups have strong links to physical activity (such as Dymock's youth and adult cricket club, community hall clubs) as well as the arts. The desire to see new sports facilities in the plan area is clear and is matched by the appetite of consultation respondents keen to see more sports clubs established. As a nation we are around 20% less active now than in the 1960's. If the current trend continues, we will be 35% less active by 2030. The health benefits of physical activity are well understood and can reduce your chance of type two diabetes (up to 40%), cardiovascular disease (35%) and joint and back pain (25%) Physical activity guidelines: UK Chief Medical Officers' report - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>) For further information on help to get communities and individuals more active, please see We Can Move - Inspiring People To Get Active - Health and Wellbeing. We Can Move is a social movement of people committed to getting Gloucestershire physically active. Organisations, community groups, activity providers and individuals work together to help others get active.</p> <p>Such groups and communities will also support good mental health and in doing so, alleviate some of the known trappings of social isolation and loneliness. There is benefit in maintaining regular dialogue and engagement with these groups. Walking and access to the countryside is central to Dymock's history and its sense of place. The plan objectives recognise the importance of maintaining the extensive public right of way network and this in turn will ensure that the area can continue to support walking as a way to improving both physical and mental health and wellbeing. The plan frequently cites the current inadequate transport links as a barrier to communities accessing services, work, education, health providers, shops and social facilities, many of which lie outside the neighbourhood boundary (Newent/Ledbury). It is encouraging to see that a key focus of the plan is to support the provision of integrated public transport networks to ensure access to the above.</p> <p>The plan rightly highlights the importance of digital inclusion and reliable communications for health and wellbeing National Planning Policy Framework (NPPF Para 114). We note the aim of policy E5 to improve telecommunications and broadband throughout the neighbourhood. Digital connections are playing an ever-increasing role in the way we live, work and interact with each other. Plan makers will no doubt be aware of the work being done by Digital Divides in Gloucestershire, highlighting the digital divide (the gap in society between people who have full access to digital technologies and those who do not) and the impact of this exclusion to specific groups including disabled people, older people, those on low incomes, people with mental health challenges and those living in rural areas where internet connectivity is poor. Online data mapping and community asset mapping are available via Digital Divides and are recommended to be part of any future assessments and plan making. Plan makers may wish, if not already, to familiarise themselves with the 2022 Director of Public Health annual Report for Gloucestershire; No person is an island; Social connections in Gloucestershire annual-public-health-report-2022_23.pdf. (<a href="http://gloucestershire.gov.uk">gloucestershire.gov.uk</a>). The report highlights both the power of social connections but also the challenges, many of which are experienced by those living in rural areas across Gloucestershire.</p>		
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		<p>Crucially, it sharpens a focus on the work being done to tackle social isolation and the responsibility we all share in supporting those most in need.</p> <p>It has been estimated that socio-economic and physical environments determine 60% of health outcomes<sup>1</sup> and it is encouraging to note the prominence of active travel, safe pedestrian routes and cycle links with the plan and embedded in policy themes (namely in policy TT3: Sustainable Travel). Equally the focus on the retention of community assets is welcomed. We recognise the role that community venues and facilities play in helping communities come together, create social connections, and reduce isolation and loneliness as identified in policy C1: Local Community Facilities.</p> <p><u>Transport/Active Travel</u></p> <p>The transport systems and the wider built environment in Dymock and the Forest of Dean play a crucial role by either promoting or hindering physical activity. The plan rightly cites the potential environmental and health benefits gained by an increase of active travel, namely in policy TT1 – TT2, Local Transport Plan (2020 – 2041). The plan highlights existing barriers to this, including concerns around accessibility and safety, but reflects that residents wish to see improvements to public transport and footpaths (Community Survey Response, Q3).</p> <p>Furthermore, the propensity to walk and cycle has the potential to contribute to an improving picture of air quality in the Forest of Dean. Air pollution has negative effects on health throughout the life course, from pre-birth to old age. The plan sets out purposeful policies based around sustainability that should contribute to improving the air we breathe. Children are especially vulnerable to dirty air. There is a strong link between air pollution and the worsening of asthma symptoms, and it also plays a part in causing asthma in some. Among children with asthma, those exposed to higher levels of air pollution suffer more frequent chronic respiratory symptoms. Research has shown that nursery and primary school children can be exposed to as much as 30% more pollution as a result of being smaller and closer to exhaust fumes when walking along busy roads, compared to adults<sup>2</sup>.</p> <p>We recognise that the annual results for the AQMA continues to trend in a positive direction, with a decline in concentrations reported in the 2023 Forest of Dean District Council (FoDDC) Air Quality Annual Status Report 2023 (fdean.gov.uk). The cumulative impact of home working, improvements in engine efficiency and an increase in low emission/electric car ownership all play an important part. Alongside this, initiatives such as The Robin - an on-demand bus service operating in the Cotswolds and the Forest of Dean-, and cycleway development (supported by local planning policy AP27 FOD Allocations Plan) should help to cut across wider health and wellbeing objectives, keeping people connected and providing opportunities for physical activity and leisure enjoyment. Plan makers will be aware of the technical planning guidance regarding air quality set out by FODDC, which provides useful guidance to developers Air quality - Forest of Dean District Council.</p> <p>We recognise that the growth of tourism is a major policy of FODDC, and the significant role that Dymock's flourishing rurality plays in the tourism market as a component of the Golden Triangle (policy TM1). We welcome the plan's awareness</p>	
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		<p>of the association between tourism and: traffic generation, limited parking provision, and we would also add air quality to this. The Forest already benefits from active travel routes between tourist areas, but initiatives like the provision of better integrated public transport links, electric vehicle charging points and prioritising sustainable connectivity in new developments will also help to support healthy place-making.</p> <p>We note the community feedback on both the positive and negative aspects of living within the Neighbourhood area, and the sharp focus on traffic and transport with regard to negative impacts (volume and speed of traffic through the village and hamlets/road condition). The Public Health and Communities Team recognises the importance of the Safe System approach to road safety management Safe System - PACTS. The system is based on the principle that our health should not be compromised by our needs to travel, irrespective of mode. The approach highlights a number of what they regard as demonstrably effective strategies. At a place making/planning stage, these include:</p> <ul style="list-style-type: none"> <li>• Encouraging use of safer modes and safer routes</li> <li>• Safety conscious planning and proactive safety engineering design</li> <li>• Safe separation or safe integration of mixed road use</li> </ul> <p>The Gloucestershire Road Safety Partnership was launched in December 2022 and is committed to delivering a 'Safer roads – together' approach to make the roads of Gloucestershire safer for all users, reducing the number of people killed or injured on our roads and aspiring to a 'vision zero'1 approach. Further information on the partnership is available on the GCC website: Gloucestershire Road Safety Partnership   Highways.</p> <p><u>Employment</u></p> <p>The plan references the Forest of Dean Core Strategy Policy CSP.7, detailing the encouragement of economic development to provide new and diverse employment opportunities. Additionally, the plan highlights the desire of business owners within Dymock to see the development of businesses encouraged, particularly those centred around community health (policy E1, Business Survey). We welcome the plan's consideration of the importance of enhancing services and infrastructure that support existing local businesses and encourage opportunities for new, sustainable employment-related development. There is evidence that good work, sustained employment, and skills progression can improve health and wellbeing across people's lives and protect against social exclusion. Conversely, there is also clear evidence that unemployment is bad for your health as it is associated with an increased risk of mortality and morbidity.</p> <p>As investors in your community, local businesses can play a pivotal role in reducing health inequalities through social value. Local businesses within Dymock may be familiar with ESG (Environment, Society and Governance)- the collective term for a business's impact on the environment and society, as well as how robust and transparent its governance is in terms of leadership and internal controls. Organisations can positively contribute to fairness in society, improving conditions for employees, the supply chain, and local communities.</p>	
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		<p>In considering the role that businesses play in communities, we would also encourage plan-makers to consider the 2021 Director of Public Health annual report, Sources of Strength: Securing Gloucestershire's health and wellbeing through an anchor institutions approach. Anchor institutions are organisations that are unlikely to relocate and have a significant stake in their local area. These anchor institutions are well positioned to use their assets and resources to benefit the communities around them to improve health and reduce health inequalities. Consequently, these organisations have the potential to impact on some of the key social determinants of health, which drive health inequalities.</p> <p><u>Housing</u></p> <p>Provision of affordable housing across the Dymock demographic forms a key policy within the plan. Of notable interest is policy HM1, with the acknowledgement of the need for new homes to meet the dwelling requirement for the Neighbourhood area. We recognise the plan's reference to the Forest of Dean Core Strategy policy CSP.5, which highlights the need for affordable housing, as well as housing suitable for an aging population. The current aging population is a national issue, and as appreciated by the plan, is particularly pronounced in the Forest of Dean. Between 2018 and 2043 Gloucestershire's 65+ population is projected to experience the greatest growth, increasing by almost 71,000 people or 52.5% by 2043. The Forest of Dean can expect to see 14-18% of its residents aged 75 and over by 2043, compared to an estimated 11-14% in 2021*. Improving and maintaining the health of older adults is a strong social responsibility and the Chief Medical Officer's annual report 2023; Health in an aging society Chief Medical Officer's annual report 2023: health in an ageing society - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>) underlines the geography of older age in the UK. The report makes it clear that the increase in an aging population will be in our rural and semi-rural areas.</p> <p>We welcome the plan's approach to ensuring that such housing provision will provide high standards of accessible and single storey dwellings, and that accessibility to the local facilities is a primary consideration. Plan makers will be aware of the Campaign for Healthy Homes - Town and Country Planning Association (<a href="http://tcpa.org.uk">tcpa.org.uk</a>) and may also be across the recent UKHSA report; Health Effects of Climate Change in the UK HECC 2023 report. Chapter 2: Temperature effects on mortality in a changing climate (<a href="http://publishing.service.gov.uk">publishing.service.gov.uk</a>). This report notes that the greatest driver of both heat and cold-related deaths in the UK is the vulnerability of older adults to extreme temperatures. Protecting older adults during cold and hot weather periods, including considering the social determinants of vulnerability, is a key lever for minimising health risks. Secondly, while cold-related health risks will continue, heat-related health risks will increase, potentially substantially. Temperatures that may cause inconvenience for most healthy adults can pose a significant health risk to individuals with chronic health conditions and older adults. Given that we can expect to spend up to 90% of our lives indoors, the design of current homes and the homes of future developments becomes a crucial enabler to good health, particularly amongst older adults. We welcome and encourage considerations by the plan to ensure that the most vulnerable and disadvantaged will not be disproportionately affected.</p> <p>For new developments within Dymock, the plan rightly acknowledges the risk of flooding to residents in policy NE1 and outlines regulations to mitigate this. Guidance</p>		
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on flooding and health from UKHSA outlines the potential dangers to the health and wellbeing of residents from flooding, including direct and long-term health impacts. As such, we welcome the plan's reference to managing flood risk, particularly the allocation of space to allow access for maintenance and restoration of the natural floodplain.

Healthy Placemaking

Placemaking within Dymock will be multifaceted, as the plan acknowledges, the area is a setting for a diverse range of uses and activities experienced by many people in many ways. The link between the built environment and health is long established and neighbourhood design plays a significant role in shaping our health behaviours. Planners, developers, and designers can shape an environment to either encourage physical activity or design out the need or ability to be active. As plans for placemaking in Dymock move forward, those creating the vision should be in no doubt that a well-designed place will have a positive impact on both the physical and mental wellbeing of residents and visitors alike. The Office for Health Improvement and Disparities (OHID), Active Travel England and Sport England have produced an update of the Active Design guidance - Active Design | Sport England. This guidance will support plan policies, structure and assist with developing master plans, pre-application discussions and support the wider public health, climate and biodiversity discussions. The National\_design\_guide.pdf (publishing.service.gov.uk) and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are healthy, greener, enduring and successful can be achieved in practice.

The plan clearly demonstrates the flourishing natural spaces and biodiversity within Dymock. Of particular interest was the rich fauna and flora detailed in policy NE3, and the dedication of the plan to conserve local biodiversity. We welcome the positive impact that preserving these features can have on the health and wellbeing of residents. Giving consideration to high quality green and blue infrastructure across all stages of plan making and development will support the reduction of health inequalities and build a sense of community and place. We encourage plan makers, if they are unfamiliar, to consider the incorporation of the Building with Nature Framework - Planners — Building with Nature. The 'wellbeing standards' within the framework are of particular interest as they seek to maximise the public health impact that can be supported by such developments.

The Building with Nature accreditation - BwN Accreditation: Benefits for Developers - may also be of interest to plan makers. The accreditation pulls together multidiscipline teams, and critically raises the priority of addressing water management, biodiversity, active travel and pushing them up the agenda. This leads to better wins for people and nature and provides the focus of achieving each of the standards for the scheme. In turn this would support the protection and enhancement of existing allotments and community gardens which again provide wide ranging benefits and enrichment for both mental and physical health.

The draft Dymock NDP policies are underpinned by sustainable design, low carbon energy alternatives and enhancing the greenspace/biodiversity landscape that envelops the locality. In doing so, the plan highlights resident's desire to consider

		<p>sustainability in plan making, including the use of renewable or low carbon energy initiatives (policy SU1). In support of this, national guidance (PPG) recognises that, in relation to planning applications, Health Impact Assessment (HIAs) (including rapid HIAs) may be a useful tool to identify where significant impacts on the health of local people are expected. It is acknowledged that a HIA may not be proportionate to all future applications with the plan area, but we would advocate their use as a key tool to identify and optimise the health and wellbeing impacts of planning. For further information please see Healthy and Safe Communities - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>) and Health Impact Assessment in spatial planning (<a href="http://publishing.service.gov.uk">publishing.service.gov.uk</a>).</p> <p>If you have any questions on the matters discussed above or require any further information, please do not hesitate to contact me. We look forward to future engagement on this Plan.</p> <p>Yours faithfully, /</p> <p>Economy &amp; Strategic Planning</p>	
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National Highways	Email	 <p>Your ref: Our ref: NH/23/04254</p> <p>FAO: Dymock Parish Council</p> <p>15<sup>th</sup> February 2024</p> <p>Via email: <a href="mailto:enquiries@dymock-ndp.org">enquiries@dymock-ndp.org</a></p> <p>Dear Sir or Madam,</p> <p><b>Reg 14 Consultation – Dymock Neighbourhood Plan</b></p> <p>Thank you for providing National Highways with the opportunity to consult on the draft Neighbourhood Plan for Dymock.</p> <p>National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development (the Circular). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.</p> <p>The SRN closest to the NDP area is the M50 junction 2 Motorway, which is inside the boundary of the plan area.</p> <p>We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact the safety and operation of the SRN, we have no other comments to make.</p> <p>If I can be of any further assistance on this matter, please do not hesitate in contacting me.</p> <hr data-bbox="937 1060 1822 1071"/> <p>Yours sincerely,</p> <p>I Midlands Operations Directorate</p>	Thank you for your comments. No amendments have been made to the NDP.
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National Grid	Email	<p>Dear Sir / Madam</p> <p>We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via <a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a> if you require any further information or clarification.</p> <p>Kind Regards,</p>	Thank you for your comments. No amendments have been made to the NDP.
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Our Ref: MW/158901605

08 February 2024



Dymock Parish Council  
[enquiries@dymock-ndp.org](mailto:enquiries@dymock-ndp.org)  
via email only

Dear Sir / Madam  
**Dymock Neighbourhood Plan Regulation 14 Consultation  
January - February 2024  
Representations on behalf of National Grid Electricity Transmission**

National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid Electricity Transmission**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

**Proposed development sites crossed or in close proximity to NGET assets:**

An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.

NGET has identified that it has no record of such assets within the Neighbourhood Plan area.

NGET provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/and-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/and-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to NGET infrastructure.

Avison Young (UK) Limited registered in England and Wales number 6282509.  
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



**Distribution Networks**

Information regarding the electricity distribution network is available at the website below:  
[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

**Further Advice**

Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

**Matt Verlander, Director**  
[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square  
Forth Street  
Newcastle upon Tyne  
NE1 3PJ

**Tiffany Bate, Development Liaison Officer**  
[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid Electricity Transmission  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

National Gas	Email	<p>Dear Sir / Madam</p> <p>We write to you with regards to the current consultations as detailed above in respect of our client, National Gas.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via <a href="mailto:nationalgas.uk@avisonyoung.com">nationalgas.uk@avisonyoung.com</a> if you require any further information or clarification.</p> <p>Kind Regards</p>	NDP.
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Our Ref: MV/15B901605

08 February 2024



Dymock Parish Council  
[enquiries@dymock-ndp.org](mailto:enquiries@dymock-ndp.org)  
via email only

Dear Sir / Madam  
**Dymock Neighbourhood Plan Regulation 14 Consultation  
January - February 2024  
Representations on behalf of National Gas Transmission**

National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Gas Transmission**

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

**Proposed sites crossed by or in close proximity to National Gas Transmission Assets**

Following a review of the above document we have identified the following National Gas Transmission assets as falling within the Neighbourhood area boundary:

Asset Description
Gas Transmission Pipeline, route: WORMINGTON TO TREADDOW
Dymock 3919 - AGI Gas Transmission Facility
Gas Transmission Pipeline, route: THREE COCKS TO TIRLEY PRI

A plan showing details of National Gas Transmission's assets is attached to this letter. Please note that this plan is illustrative only.

National Gas Transmission also provides information in relation to its assets at the website below.

- <https://www.nationalgas.com/land-and-assets/network-route-maps>

Please see attached information outlining guidance on development close to National Gas Transmission infrastructure.

**Distribution Networks**

Information regarding the gas distribution network is available by contacting:  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

Avison Young (UK) Limited registered in England and Wales number 6382509.  
Registered office, 3 Brintleyplace, Birmingham B1 2JB. Regulated by RICS



**Further Advice**

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

**Matt Verlander, Director**

[nationalgas.uk@avisonyoung.com](mailto:nationalgas.uk@avisonyoung.com)

Avison Young  
Central Square  
Forth Street  
Newcastle upon Tyne  
NE1 3PJ

**Kam Liddar, Asset Protection Lead**

[kam.liddar@nationalgas.com](mailto:kam.liddar@nationalgas.com)

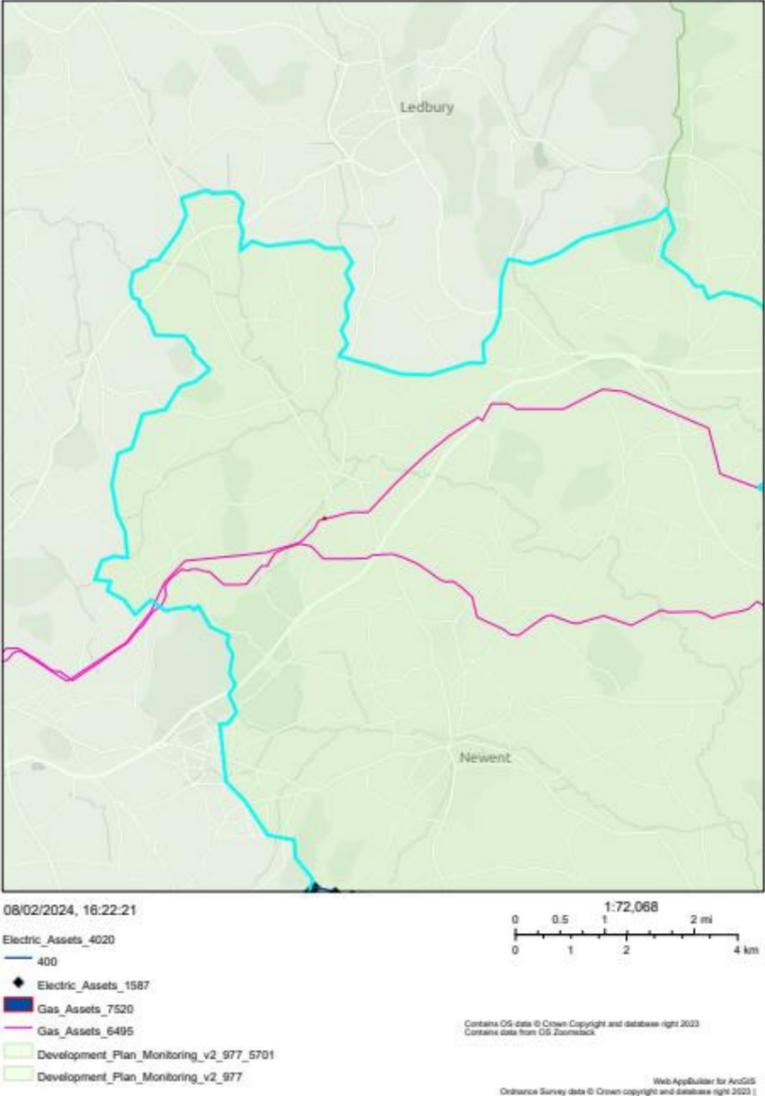
National Gas Transmission  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

**For and on behalf of Avison Young**

Avison Young (UK) Limited registered in England and Wales number 6382509.  
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

		<p style="text-align: center;"><b>Dymock Parish Council: National Gas Asset Map</b></p> 	
Powells	Post to landowner	Comments not shown due their private and confidential nature	<p>Thank you for your comments. No amendments have been made to the NDP</p> <p>This site is registered on the SHLAA and has previously been the subject of a planning application.</p> <p>Dymock Parish Council has not included any housing allocations in this NDP. The current FoDDC Local Plan is being reviewed and it is not yet known if any housing development will be allocated to the Neighbourhood Area. Within 6 months of the new Local Plan being 'made', the housing policies and allocations within this NDP will be reviewed and updated to align with the new plan.</p>

<p>Forest of Dean District Council</p>	<p>Email</p>	<p>Good morning, Thank you for formally consulting FoDDC on the Dymock NDP. Once again, it is clear that the NDP Steering Group have put a lot of work into the document and we appreciate the time and effort you have put in to the NDP so far. We would like to offer the following comments. In addition, please find attached comments from Simon Richards the Net Zero Innovation and Delivery Officer who has send through some comments you may like to consider.</p> <p>General comments - The final document will be used by the Development Management Team in dealing with planning applications in Dymock Parish. To get the greatest benefit from this, and as we've previously advised, it's best to ensure the final document is easy to use and that the relevant policies are easily accessed and interpreted. We previously suggested that it may be worth considering placing the policies and explanation at the front of the document and moving some of the other material, which is evidence and background, within appendices to the main document (history and overview etc), much of this will then form part of a very comprehensive and useful evidence base. It is evident that this advice has been taken onboard, with the current Reg 14 document containing a clear 'Introduction and Background' section, followed by a suite of policies, and is completed by a comprehensive 'Evidence Base' section which includes a number of appendices.</p> <p>More generally, a potential review of how policies are structured may be advisable to ensure lists within policies are read correctly and to ensure that the policy practitioner understands whether proposed development must comply with all points within a list, or just one. Some specific examples have been given below.</p> <p>Comments relating to specific policies - <b>Policy HM1</b> – Recommend a revision of the sentence structure/wording of the beginning of the policy to ensure clarity.</p> <p>See additional comments provided by Net Zero Innovation &amp; Delivery Officer: There is a very high proportion of off gas grid properties in Dymock, therefore boiler replacements (Oil, or LPG) will not support the net zero 2030 objective as they will still be fossil fuel reliant with a high carbon emission intensity over the lifetime of any new or replacement boilers. Demand Reduction, Fabric First and Decarbonising heat via, heat pumps (Air &amp; Ground) and small-scale heat networks will need to be a priority. Can all new build incorporate low carbon heating to support this?</p> <p><b>Policy HM2</b> – Recommend a revision of the sentence structure/wording of the beginning of the policy to ensure clarity – “New housing development in the open countryside outside of the Settlement Boundary will be supported where it is subject to the development proposal meeting other policies in this Plan and either...” could be replaced with “New housing development in the open countryside, and which sits outside of the Settlement Boundary, will be supported where development proposals comply with other policies set out within this Plan... ”. The word “either” currently precedes the bullets points which follow. It is felt that this may not be necessary and perhaps the insertion of a semi-colon “;” after each bullet point and “; or” after the penultimate point, indicating that any development proposal does not need to comply with each and every point, but may fulfil just one, may add clarity to the policy.</p>	<p>Many thanks for your comments. All of the recommendations have been actioned and the NDP amended.</p>
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	<p><b>Policy HM2b</b> – Definition of ‘small scale’ added as previously advised – this adds clarity to the policy.</p> <p><b>Rural Exception Housing Policy – HM2b</b> requires some revision and re-wording. The policy needs further thought in relation to the number of market homes being supported. Perhaps rather than prescribe that “up to 5 market homes may be permitted...” this should be amended to “a small proportion of market homes”.</p> <p>See also additional comments provided by Net Zero Innovation &amp; Delivery Officer.  Include requirement to comply with Design Guide(s)  Include requirement to comply with all other policies</p> <p><b>Policy HM2c</b> – Specification required regarding which ‘other policies’ will be taken into consideration – recommend insertion of “other policies of the NDP”.</p> <p><b>Policy BE2</b> – Recommended amendment – “A written scheme of investigation, to be approved by the County Archaeologist and subsequently FoDDC, must be submitted with the proposal.”</p> <p><b>Policy BE3</b> - See comments provided by Net Zero Innovation &amp; Delivery Officer. Retrofit of all properties / buildings should be encouraged, and can be complementary to maintaining the heritage assets of a building.</p> <p><b>Policy BE4</b> – Third bullet point – recommend using the phrase “<i>pattern of fenestration</i>”. See additional comments provided by Net Zero Innovation &amp; Delivery Officer. Does either of the FoDDC or Dymock Design Guides take precedence?</p> <p><b>Policy SUI</b> – Please see additional notes provided by Net Zero Innovation &amp; Delivery Officer.</p> <p><b>Net Zero</b>  What net zero target date is being considered? Note FoDDC net zero target for Council and District is 2030. Has the Parish Council declared a Climate Emergency or similar? If yes, how should this be referenced?</p> <p><b>Sustainable Design and Construction</b>  Can the policy encourage all development to meet a design certification / standard and set a minimum requirement e.g. Passivhaus / AECB Building Standard and BREEAM ‘excellent’ for Non Domestic developments?</p> <p><b>Low Carbon Heating</b>  Consider the addition of specific reference to Low Carbon heating including ground and air source heat pumps as a very high proportion of buildings are off gas grid. Can the policy relating to changes to existing residential dwellings reference low carbon heating e.g. heat pumps rather than <i>boiler efficiency</i>?</p> <p><b>Renewable Energy Generation</b>  “<i>where they can be achieved without conflicting with the natural and historic environment and amenity</i>” – what does this mean in practice? Is there any test for significance of impact to also take into consideration the reduction in carbon emissions or other co-benefits?  Consideration should be given to standalone Renewable Energy generation and storage beyond individual and community scale developments and where wider co-benefits can be provided e.g.</p> <ul style="list-style-type: none"> <li>- contribution to national, regional and local carbon reduction objectives and targets</li> <li>- providing for local community energy demand</li> <li>- Local energy resilience</li> </ul>	
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	<ul style="list-style-type: none"> <li>- social, economic or environmental benefits to the local community including schemes led by a community energy group</li> <li>- Financial and other contributions from developers of renewable energy for community benefit</li> </ul> <p>Can the renewable energy requirement reference a standard against which the 20% emission reduction can be measured (e.g. Part L, SAP Calculations)</p> <p>Can more clarity be provided on the community backing requirement for wind turbines what is the test for this?</p> <p>Could the policy support the colocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.</p> <p>Are there any areas that can be identified as suitable for Renewable Energy generation (e.g. Solar or wind) could these be suggested in the plan?</p> <p><b>Net Zero Developments</b></p> <p>Is 20% robust enough for major developments e.g. over 25 units)?</p> <p>Can the policy support Net Zero Carbon development (annual operation net zero carbon emissions)?</p> <p>EV Charging</p> <p>Can the policy also require Non-Domestic developments to include provision for EV Charging (consider a requirement based on a % of parking spaces).</p> <p>Water efficiency</p> <p>110/litres / person/ day is based on a 2014 Part G standard, can a lower figure be stated e.g. 80 Litres as per level 5/6 of the Code for Sustainable Homes (discontinued).</p> <p>Retrofit</p> <p>Can the Policy encourage the retrofit of all buildings including heritage properties/assets to reduce energy demand and to generate and store renewable energy where appropriate, providing it safeguards historic characteristics?</p> <p><b>Policy C1</b> – Recommended amendment – “Parish Council” instead of “Pariah Council”. Although listing the community facilities adds clarity, it may limit the scope of this policy in future if additional facilities are established.</p> <p>See additional comments provided by Net Zero Innovation &amp; Delivery Officer.</p> <p>Include requirement to comply with all other policies</p> <p><b>Policy NE2</b> – Recommended amendment to 3<sup>rd</sup> bullet point - “Development proposals resulting in the removal of any woodland...”.</p> <p>See additional comments provided by Net Zero Innovation &amp; Delivery Officer.</p> <p>“native plant species” – consider inclusion of biosecurity measures relating to sourcing of plants.</p> <p>“used for food provision” – at what scale and degree of continuity?</p> <p><b>Policy NE3</b> – Although it is noted that previous suggestions have been implemented within this latest draft, we continue to recommend the inclusion of reference to the mitigation hierarchy on HRA, particularly for development sites affecting the Wye Valley and Forest of Dean Bat SAC.</p> <p><b>Policy NE4</b> – Recommended amendment – “Lighting schemes which form part of any proposed development should be designed to...”</p> <p>Recommended revision to wording of bullet point 3 – clarity required to ensure the reader understands that this point relates to housing developments.</p>	
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	<p><b>Policy TT1</b> – Recommendation to remove the wording “<i>at the known traffic hazards identified in this Plan</i>” from the first paragraph as this may limit the reach of the policy.</p> <p>See additional comments provided by Net Zero Innovation &amp; Delivery Officer. Can provision of EV Charging in public parking areas, and support for low carbon community transport (e.g. Car Clubs) be included in the policy?</p> <p><b>Policy TT2</b> - See comments provided by Net Zero Innovation &amp; Delivery Officer. Can a requirement for EV Charging within on-site parking be included in the policy?</p> <p><b>Policy E1</b> – Recommended revision of reference to Use Class C3 to C2 (residential institutions - residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes).</p> <p>See additional comments provided by Net Zero Innovation &amp; Delivery Officer. Can the policy support proposals that seek to create environmental and circular economy benefits e.g.</p> <ul style="list-style-type: none"> <li>• waste minimisation</li> <li>• reducing pollution</li> <li>• retaining and reusing materials, products buildings and infrastructure</li> <li>• local economic circulation</li> <li>• design for repair and reuse</li> </ul> <p><b>Policy E2</b> - See comments provided by Net Zero Innovation &amp; Delivery Officer. Can the policy include a requirement for Agricultural and Industrial developments to target operational Net Zero Carbon emissions and include a high proportion of renewable energy generation and storage relative to the demand of the development. How will the requirement for a waste management plan be determined?</p> <p>Policy E4 – Additional clarification required. Small-scale residential extensions can be undertaken under the permitted development rights of the property if they remain intact. If the additional ‘use’ (commercial) is truly ancillary to the primary and lawful residential use of the property, then this will not require planning permission. The additional use must exceed the threshold at which a ‘new use’ has been created – the property then becoming a mixed-use property or adopting a new primary use altogether.</p> <p><b>Policy TM1</b> - See comments provided by Net Zero Innovation &amp; Delivery Officer. Can the policy also require Non-Domestic developments to include provision for EV Charging (consider a requirement based on a % of parking spaces).</p> <p>I have also asked the Housing Strategy &amp; Enabling Officer if he has any further comments regarding the housing policies and will forward these if he has any further comments to make. Kind regards</p>	
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<p>Housing Strategy &amp; Enabling Officer Forest of Dean District Council</p>	<p>Email</p>	<p>Dear Sir/Madam</p> <p>Please find below comments in relation to the Dymock NDP.</p> <p>Policy HM1 – Provision of Housing to Meet Local Needs <i>Any development over 5 units or over 0.16ha must provide 40% of the properties as affordable housing, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.</i> Current policy is that affordable housing is sought from developments of 5 or more units or a site area of 0.16 hectares or more, the thresholds in the NDP should align with the Core Strategy.</p> <p>Policy HM2b – Rural Exception Housing <i>Up to 5 market homes may be permitted if essential to enable the delivery of affordable units.</i> What happens if someone proposes 6 dwellings 1 affordable units and 5 market homes, this would appear to be permissible? The council position is that market housing should only be provided where it is necessary to make a scheme viable and seeks only to permit the minimum number of market homes that are required to make an appropriate scheme financially viable. Suggest that this is amended to the council position with market housing being permitted to the minimum number of market homes that are required to make an appropriate scheme financially viable. All dwellings must be sold or rented to a person or persons that meet the eligibility criteria set out in National Planning Policy and must also be able to demonstrate a local connection to the Dymock area. Rather than all dwellings must be sold or rented to a person or persons that meet the eligibility criteria set out in National Planning Policy and must also be able to demonstrate a local connection to the Dymock area, would suggest All dwellings must be sold or rented to a person or persons that meet the eligibility criteria set out in National Planning Policy as well as any local criteria and preference will be to households who demonstrate a local connection to the Dymock area. As worded, this would mean that in event that if not enough households with a local connection came forward for the affordable housing then the affordable housing would be left empty. Housing Association would seek a s minimum that if not enough households came forward then the local connection would cascade to the adjacent parishes and so on until the affordable housing is occupied. Restricting occupation solely to Dymock without the cascade will mean Housing Associations are unlikely to develop a rural exception site.</p> <p>Kind Regards Keith Chaplin</p>	<p>Thank you for your comments. The NDP policies have been updated.</p>
<p>JCPC Planning Consultancy</p>	<p>By post to landowner</p>	<p>Dear Sirs</p> <p>I have been asked by my clients to make a formal comment on the Regulation 14 Consultation for the Dymock Neighbourhood Development Plan.</p> <p>My clients recognise the hard work and commitment that has gone into producing the comprehensive document but have raised concerns that the plan fails to use this opportunity to allocate a site suitable for a car park and community facilities within the</p>	<p>Thank you for your comments.</p> <p>This site is registered on the SHLAA and has previously been the subject of a planning application.</p> <p>Dymock Parish Council has not included any housing allocations in this NDP. The current FoDDC Local Plan is being reviewed and it is not yet known if any housing development will be allocated to the Neighbourhood Area. Within 6</p>

	<p>village opposite the Beauchamp arms and at the same time provide a small low key housing development and green space which has the opportunity to enhance the village. They would like to make the following comments;</p> <p><b>Housing</b></p> <p>The plan recognises that Dymock is identified as a service village in the Forest of Dean Core Strategy (Policy CSP.16), as settlement with a range of local services where new development opportunities are likely to be small in scale. Core Strategy Policy CSP.5 identifies that some housing will be provided within settlement boundaries of villages, including affordable housing and a mix of house sizes and types including those suitable for an ageing population. The principle of small scale development is therefore acceptable .</p> <p>The Aims and objectives of the NDP clearly set out the need to deliver new housing which satisfies local growth requirements and fulfils local needs by providing new housing as required by the Forest of Dean Local Plan, and providing a range and size of housing required to meet the needs of the local community as identified in the Housing Survey. The various survey and housing registers have identified a housing need of at least 50 houses with differing sizes and tenure. “The plan recognises that Most of the ‘infill’ sites have been built on and so any new development will need to identify a suitable piece(s) of land outside of the current Settlement Boundary”. However the plan recognises that current Forest of Dean Local Plan, the Dymock NDP has a policy restricting development outside of the Settlement Boundary until the new Local Plan is published. This should not preclude the NDP from identifying suitable sites.</p> <p>My clients believe that without allocating new sites that are potentially suitable for development the aims and objectives of the NDP in delivering new housing to meet the identified demand can not be met. As such a call for such sites should be made through the NDP Consultation process and not left to the Core Strategy . The aim of Neighbourhood Development Plans is to allow local communities to have control over their village proposals and to allow these communities to vote on the suitability of this plan. Failing to allocate suitable sites for appropriate levels of development minimises the control that the Parish Council and community have over the choice of such sites.</p> <p>Whilst it recognises that allocation sites may currently lead to tension with the Core Strategy it should be noted that FHDC do not have a 5 year Housing Land Supply and as such the tilted balance in favour of sustainable development as identified in paragraph 11d of the National Planning Policy Framework is engaged. This essentially provides support for sustainable development outside of established development boundaries. Paragraph 14 clearly states that :</p> <p>In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made;</p> <p>and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).</p>	<p>months of the new Local Plan being ‘made’, the housing policies and allocations within this NDP will be reviewed and updated to align with the new plan.</p>
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Herefordshire & Gloucestershire Canal Trust	Email	<p>Hello</p> <p>Thank you for the opportunity to comment on your NDP.</p> <p>Your statement Construction of a canal from Gloucester to Hereford began in 1793 with sections opening in 1795 to Newent and 1832 to Ledbury via Dymock.</p> <p>Please check <a href="http://h-g-canal.org.uk">A Brief History - Herefordshire and Gloucestershire Canal Trust (h-g-canal.org.uk)</a> you will see it was a mile short of Ledbury by 1798.</p>	Thank you for your comments. The NDP has been updated.

		<p>Your statement of Promote the development of a footpath/cycle track along the line of the Herefordshire and Gloucestershire canal towpath enhancing connectivity between Dymock, Ledbury and Newent.</p> <p>Fully support this objective and would be happy to discuss further as a concern would be that the H&amp;G is a very rural canal and having tarmac along its length would not align with been rural. Other materials are available, such as bonded resins that are more suitable we believe and also make a good surface for wheelchairs.</p> <p>Very Please to see the link with AP9 and would be again happy to clear up any route questions through Dymock NDP area.</p> <p>Page 45, as in first statement, the canal was one mile short of Ledbury in 1798, not 1832. You mention with in the document the Canal Trust, unfortunately this is often mistaken as the Canal and River Trust by councils. Suggest when you use Canal Trust you change it to H&amp;G Canal Trust.</p> <p>Support you BE3 policy and the point about linking with AP9 and its gaps.</p> <p>Thank you again for enabling the H&amp;G to reply.</p> <p>Good Luck with the next stages. (As a Parish Councillor, I chaired the NDP for Withington Group Parish council and we have used the plan a number of times to ensure development happens as the plan defined and stopped development in some cases.) It is worth the hard work.</p> <p>Ralph</p>	
Friends of the Dymock Poets	Email	<p>Dear Sir,</p> <p>I am writing on behalf of the Friends of the Dymock Poets on the development plan in the light of the consultation procedure.</p> <p>We welcome the attention given in the plan to the Dymock Poets. In particular, the protection of the countryside, the walking routes and the historic assets in the area are to be welcomed as they were of great interest to the poets and encourage are supporters to the area.</p> <p>In Section B3 protecting Local Heritage and Non-Designated Assets the plan proposes protecting a number of assets. We are very much supportive of this. Many of them were known and visited by the poets. Many of these assets like the remains of the canal to the tunnel entrance we include in walks we organise and encourage our supporters to visit.</p> <p>In particular we welcome the inclusion of the Garland Hut and we look forward to finding a suitable position for it as it is clearly of interest to visitors.</p> <p>We very much support Policies NE1- NE4 protecting the natural environment and enhancing the local character. The Dymock Poets would have supported this and it is important to us to attract our supporters to visit the area.</p> <p>We are pleased to see the importance of footpaths which attracts visitors to the area particularly Poets Path 1 and 2 and the Daffodil Way. We would add that is important to ensure footpaths are maintained and are not blocked. We welcome the gradual replacement of styles by kissing gates.</p> <p>I hope the above is helpful.</p> <p>Friends of the Dymock Poets</p>	Thank you for your comment. No amendments made to the NDP

Resident of Dymock	Post	<p>Hi. Steering Committee Members</p> <p>After reading through your future proposals for Dymock Neighbourhood Development Plan. You visibly show in the NDP a picture of the newest development in Dymock namely Winding Pool Close. The your NDP picture shows some of the houses overlooking the canal trust pool on the Winding Pool development .</p> <p>Please can I ask for the following areas to be considered within the Dymock NDP</p> <ol style="list-style-type: none"> <li>1. The long term sustainability of the Winding Pool , including costly pump and electricity supply and general maintenance of the pathway around the pool area.</li> <li>2. Who owns what land and who is responsible for each area including recreation and pool area and Parish Car Park in Winding Pool.</li> <li>2. Any responsibilities and risks the Dymock NDP may need to consider for the long term sustainability of the Winding Pool, recreation and Car Park.</li> <li>3. What the impact to the Dymock NDP if the Winding Pool potential falls into disrepair. It the canal trust dissolves and is not able to continue maintaining the Winding Pool , including replacement of pump, pond silting , bank area , pathway and wildlife (including protected wildlife).</li> <li>4. Other long term potential options to be considered in the Dymock NDP for the recreation and pool area of Winding Pool and Parish Car Park in Winding Pool.</li> </ol> <p>Winding Pool approximately size is over half an acre of Man Made infrastructure with NO natural resources to sustain itself .</p> <p>The construction of the Winding Pool was wholeheartedly approved and supported by the Dymock Parish Council and Forest of Dean District council as part of the new housing development in Dymock along with a local Parish car park.</p> <p>After the construction of the development in 2016 the parish council has had limited involvement in this large man made construction which lies at the Center of the village, which the NDP also include pictorially in your NDP Proposal Plan for approval. Leaving the management and future plans of this area down to the canal trust.</p> <p>The canal trust has openly said to residents in Winding Pool close they have very limited funds, aging volunteers, overheads which are spiralling out of control and depleted incoming funds to sustain the long term management of the man made pool leaving the potential overall vision of the canal winding pool to stop</p> <p>We would like At Parish level a full investigation into the management of the canal trust and is ability to sustain long term this enormous construction which is at the centre of the village.</p> <p>We wish the NDP and Parish Council to consider the very likelihood that the strategic plan of connecting the Herefordshire and Gloucestershire canal together as one as very unlikely in the future and where that leaves Dymock Parish and the NDP with this the man made construction ?</p>	<p>Thank you for your comments. The NDP has not been amended.</p> <p>The ownership and responsibility of the areas within Winding Pool Close are as follows:  The pump house, the pump housed there-in and the bore hole that it is connected too are owned and maintained by Herefordshire &amp; Gloucestershire Canal Trust (HGCT)  Green areas around the Pool - Herefordshire &amp; Gloucestershire Canal Trust Village Car Park. Dymock Parish Council own and maintain this. As of February 2024, it is in good repair.  Benches are owned and maintained by Dymock Parish Council. As of February 2024, they are in good repair.  Leisure Area is owned by Dymock Parish Council who are responsible for the grass cutting and general maintenance. As of February 2024, it is in good order.  Footpath that connects Kyrleside Acre with the Winding Pool Road is owned and maintained by Dymock Parish Council. The path is in a good state of repair and will be maintained as and when required. There has been a request for lighting which the Parish Council is considering.</p> <p>There is not a plan in place at this time in the event that the HGCT were to move into administration. All accounts that have been submitted to date have shown no need for concern as far as the Parish Council is aware.</p> <p>All areas and equipment that the Parish Council is responsible for are covered under the Dymock Parish Council insurance policy.</p> <p>Fourteen dwellings are managed by Two Rivers and 6 are privately owned. As part of the original planning application, the Winding Pool was granted on the condition that the Pool remained financially independent, and would not need support from public bodies or charities for its future operation or maintenance. To ensure this, a covenant was placed on the open market, private dwellings of £250 per year index linked to support the long term maintenance. Any issues regarding the covenant are between the house owner and HGCT.</p>
Resident of , Dymock,	Post	<p>Comments  General - This document is very acceptable to us. However there are a number of detail points where errors are present. One particular error is the use of Ordnance Survey scale</p>	<p>Thank you for your comments.</p>

	<p>maps where St Mary's Close is incorrect. Our property has been known as Berkswell for over 20 years and is recorded as such on Forest of Dean lists including the Electoral Register and Council Tax lists. The name was changed from the Vicarage in 2003 when we bought the property. All the maps show the old Name! Also some maps do not show the new property, built in 2003, which is now known as The Rectory. (See plan p19)</p> <p>Page 15 Development opportunities. Generally OK, but we do need appropriate employment opportunities. Particularly a development of a small Business Park for local businesses would be very welcome. We cannot complain about car traffic and lack of local housing if everyone has to use a car to access employment in Newent or Ledbury. See also the last, very appropriate item on p 17</p> <p>HM 1 &amp; 2 Page 26 It is noticeable that the plan, very sensibly, covers a wider area than the Dymock Parish. However, it is noticeable that the internationally renowned St Mary's Church, located about 500 Metres inside Kempley parish is not mentioned in any item, despite the fact that the church, now owned by English Heritage encourage visitors to use the facilities, Pub, Toilet, garage etc. located in Dymock.</p> <p>HM2 Page 38 See also references on page 46 and in C! C" on Page 57. No Mention of St Mary's Church Kempley (See note above) or Western Way Chapel, which is situated in a refurbished old railway shed made redundant when the Railway Closed in 1964. Also there is no mention of the two churches mentioned are part of a group Benefice, known as Leadon Vale, of 9 parishes of which Dymock and Preston are two. Significantly there is only one permanent clergy who lives at Redmarley to serve the 9 parishes. At present the Rectory in Dymock is occupied by a Curate who is not a permanent post for the Benefice. The property is owned by the Diocese of Gloucester who have made a number of attempts to dispose of the property by sale in recent years and could do so again once the current occupant leaves.</p> <p>C1 Page 58 There is no mention of other local organisations, including the Garden Club and particularly the Women's Institute which celebrated 100 years of continual service to the community in 2019 and meets regularly at the Village Hall.</p> <p>TT 1&amp;2 Page 94 Please note that the road from Windcross to Much Marcle is signed as a Secondary (B numbered) road in Much Marcle and the Kempley St Mary's Church primary access is signed by English Heritage from Windcross crossroads on B4215.</p> <p>E 1&amp;2 Page 99 The business Park at Little Netherton is to be welcomed and similar developments should be encouraged. The developments listed on pages 100 and 101 should be encouraged if we are to become a more self-sufficient community.</p> <p>E 1 Page 101 It is disappointing that the hospitality sector is missing from this list. If we wish to encourage Tourism this should be highlighted.</p> <p>E3 Page 104 Note the increasing use of 'Work from Home' employment which should be encouraged alongside Small business parks.</p> <p>TM 1 Page 106 There is a good opportunity in Dymock to encourage Tourism. We do need relevant facilities and also to encourage people to stay locally, including businesses close to the boundary of Dymock, such as Three Choirs Wine and local Farm shops within</p>	<p>P19 The maps were published by the Forest of Dean District Council in the strategic Allocations Plan and Local Plan. Therefore the NDP contains these maps as they are legally binding rather than other maps that are available.</p> <p>P15 Business Opportunities are supported</p> <p>HM1&amp;2. The area covered by the NDP is the whole of the Dymock Parish. Residents will use facilities and services outside of the Parish, however, these are out of scope for this NDP</p> <p>HM2 Western Way Chapel is mention on P13 and P57, and is included in Policy C1. St Mary's Church in Kempley is outside of Dymock Parish and so is not in scope of this NDP. The Diocese of Gloucester was invited to comment on the NDP but no response was received.</p> <p>Policy C1. This covers the protection of community facilities and not the groups that use these facilities.</p> <p>Policy E1 &amp; E2 support business development</p> <p>P101. These were results of the business owners in Dymock, including those who own tourist facilities such as holiday lets. Tourism was not raised as an area where more businesses were required. The NDP supports tourism and this is covered in Policy TM1</p>
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			commercial facilities. Tourists using these facilities will boost trade in Dymock and assist facilities such as Beauchamp Arms to flourish.	
Resident of	Dymock,	Post	The NDP is a wide ranging and comprehensive document that provides a valuable plan for development in the next few years. Once this document is approved we trust that members of the Dymock Parish Council and other legal organizations will consciously adhere to the policies that reflect the wishes of the community.	Thank you for your comment. No amendments have been made to the NDP
Resident	Dymock	Post	<p>Good afternoon</p> <p>Apologies for my email arriving so late in the day with regard to the NDP, but I just wanted to bring something to your attention.</p> <p>My family and I live in a bungalow on the driveway to High House.</p> <p>I read with interest the information regarding parking throughout the village. I thought when I returned my survey I had mentioned the difficulty of leaving High House when cars park on the main road but I see in the document that only the Willows was actually named. We agree that a car park in the heart of the village is desperately needed as the Winding Pool area has proved to be ineffective.</p> <p>I am pleased to see that the Parish Council will be visiting the parking and road safety problems in due course as this is a worry for drivers and pedestrians.</p> <p>Could I please request that when this matter is up for discussion in the future, a member of the Parish Council could come and see me so I can explain the issue we have?</p> <p>The main problem is that during walking season or when there is an event in the church or village hall, cars park very close to the edge of our driveway blocking visibility and access but more importantly they park opposite our driveway. This is on the main road, along the pavement from Kyrleside to property. Therefore when we pull out of our drive to turn right, we are immediately on the wrong side of the road and we have had number of near misses and our fair share of verbal abuse as cars come around the bad bend by The Beeches, and meet us head on. Also when we return home there is no room to swing around to enter our driveway. The visibility for the drivers from Kyrleside must be greatly reduced too.</p> <p>I would like to thank you for all your hard work; creating this document must have been such a huge task to say the least, and I look forward to speaking to a member of the Parish Council at the appropriate time</p>	Thank you for your comments. The NDP has been amended to include parking issues along the main road.
Resident of	, Dymock	Post	<p>I am generally content with the policies and analysis outlined in the NDP. It seems comprehensive. There is one issue which I did not notice being covered in the read through.</p> <p>A significant number of people choose burial for their remains and St Mary's churchyard is filling up. If people wish to have a local burial this may become problematic, many parishes now have no local burial ground (eg people from Ledbury have to access the cemetery in Hereford).</p> <p>The NDP does recognise the importance of the churchyard as an open space but perhaps reference should be made to the need to increase this by extending to the north onto GCC property.</p>	<p>Thank you for your comments. The NDP has been updated with a Community Action for the Parish Council to work with Gloucestershire County Council and Dymock Church to purchase the land.</p> <p>The PCC of Dymock Church are conscious that the ancient and extensive churchyard is now limited in available space for further burials and interments. As the northern boundary of the Churchyard shares a boundary with a Gloucestershire County Council owned field, negotiations have been initiated to explore the possibility of purchasing a 2m strip of this land enabling the churchyard to expand when necessary in the forthcoming years.</p>
Resident of	, Dymock	Post	<p>Page 42 NE1 – NE4</p> <p>Dymock Poets</p>	Thank you for your comments. The NDP has been updated.

	<p>Edward Thomas did not live in Dymock he STAYED and visited during 1914 stayed at Leddington during the summer of 1914. Eleanor Farjeon also stayed at Leddington and NOT Dymock.</p> <p>Suggest:  End of 3 rd para under heading Dymock Poets Edward Thomas stayed in Leddington between April and September 1914  Last paragraph in that section: The author Eleanor Farjeon was a close friend of Edward Thomas and his wife and stayed in Leddington during 1914 and 1915.  *** NB: Spelling of FARJEON  Garland Hut was RESTORED in 2016 and a new porch added onto it.  Suggest:  The hut was restored in 2016 and a new porch added onto it .....</p> <p>Reservoir – the building of this reservoir involved moving 1000’s of tons of earth, destroying any natural habitats of which there were few due to the intensification of farming here on land that was largely arable with a few polytunnels at Lintridge. There needs to be monitoring of the area to ensure that habitats and the footpaths are well maintained. There is supposed to be an interpretation board being erected. Where does the water originally come from?</p> <p>Well done for managing to get all this information together. Thank you for all your hard work and the hours and hours you have spent on the NDP. Fantastic achievement.</p>	
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