



Forest of Dean District Council
Supplementary Planning Document
Dymock Character Appraisal

Adopted April 10th 2008

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The purpose of the Character Appraisal

The statutory definition of a conservation area is 'an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.' Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for designated conservation areas. This requirement is expanded on in government guidance.

This document is also written to support the wider policies for the historic environment stated in the recently adopted Forest of Dean District Council Local Plan 2005. Character appraisals will ultimately fit with the new Supplementary Planning Guidance for the historic environment.

As Dymock is an existing conservation area the additional planning controls over whether certain development needs planning permission already exist. These controls do not alter because a Character Appraisal is produced. However the Character Appraisal will clearly identify the features or aspects of special architectural or historical interest that should be preserved or enhanced when development is proposed.

Best Value Performance Indicators

The percentage of up to date and completed character appraisals has become a Best Value Performance Indicator; the indicators are used to determine the effectiveness of a local authority. It is therefore important that the Forest of Dean has an increasing number of up to date adopted Character Appraisals.

Target Audience

This document has been written as an aid to determining planning applications and for residents, agencies and people with a general interest in the area. It is hoped that through the analysis of the area the elements that produce its special character have been clearly identified. Once the special character has been established any new development that is permitted can be designed to fit harmoniously in the village.

Process

Dymock Conservation Area is not under any significant development pressure as the settlement is classed as being in the 'open countryside', however changes are occurring to the properties through minor alterations and small extensions, and there is an identified need for low cost housing, with the potential to reopen the canal and route around the edge of the village.

The assessment process included a review of the existing boundaries, whether they were appropriate and any possible modifications that could be made. Changes have been made to the original boundaries in a number of areas where they cut across open land, properties or where there is an unnecessary deviation.

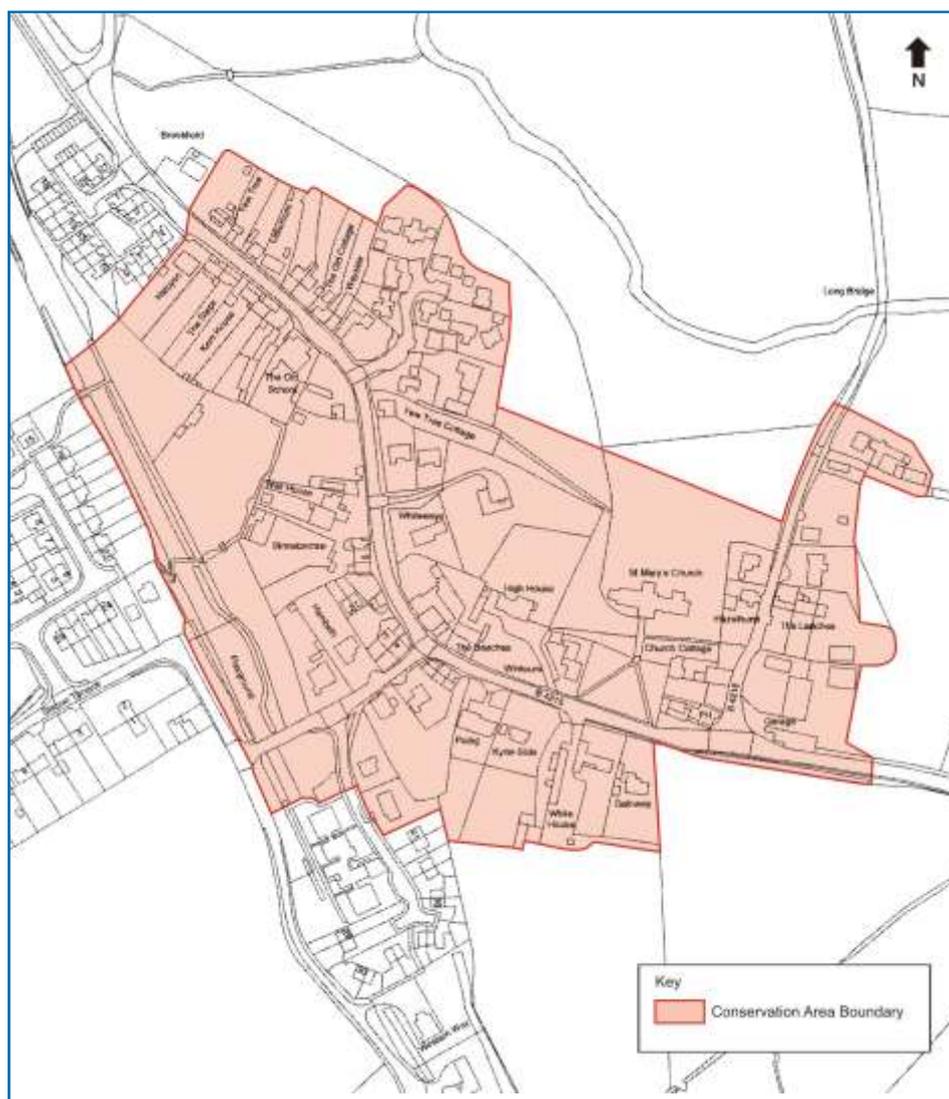
The process of adopting a character appraisal had a number of stages; the draft document was the subject of a public consultation. The local community of Dymock were consulted, as were a number of interested local and national organisations. All the comments received during the consultation period were considered and any amendments made, a final draft was then produced. This document was formally considered by members of the Forest of Dean District Council and approved and formally adopted.

Dymock Conservation Area

Originally designated as a conservation area on 29th June 1989, this Character Appraisal and the revised boundaries was adopted as a Supplementary Planning Document on 10th April 2008 and supersedes all previous versions. The area covers 10.63 hectares, (26.27 acres) and covers the historic core of the village with the B4215 running through the centre of the village.

Few villages in the district have retained as much early historic fabric both in the form of standing buildings or in the visible retention of medieval planned settlements. It is an attractive and well kept village.

For avoidance of doubt, where the boundary of the conservation area is shown on a wall, fence, hedgerow, tree line or other means of enclosure, it shall be deemed to be included within the designated area.



Evolution of area

Development

A Romano-British settlement is believed to have developed along a Roman road, which ran through Dymock and there is abundant evidence of Roman settlement over an extensive period.

Occupation continued throughout the Anglo-Saxon period, the settlement being of some importance, this is demonstrated by the size and quality of the parish church. The core of St Mary's Church Dymock is 11th Century with many Anglo-Saxon characteristics. Its form suggests that the church was perhaps constructed following the line of an earlier building. See Fig 1.

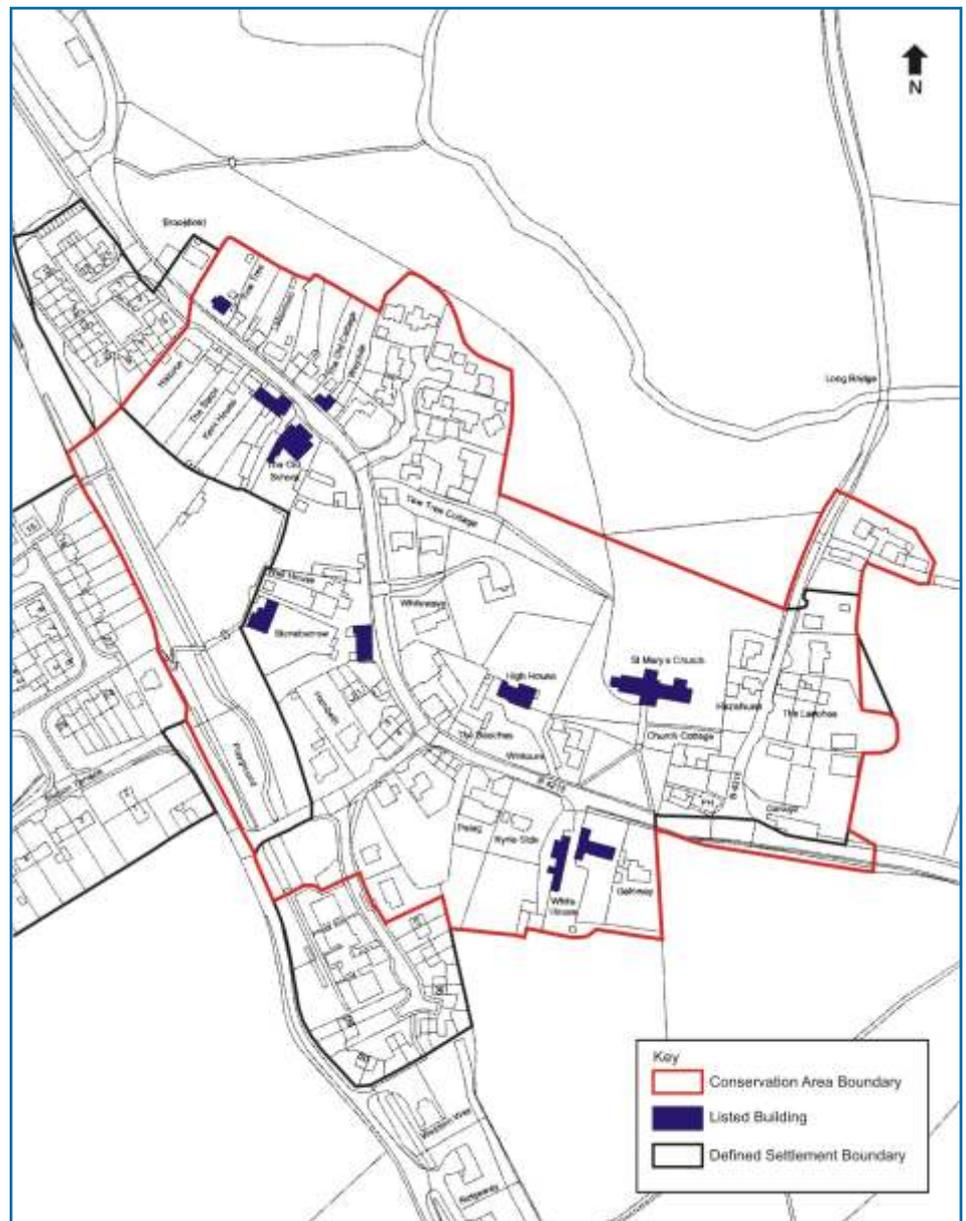
In the 11th Century Dymock was part of the land of King Edward the Confessor, though following the Conquest, the manor was split between Flaxley Abbey and William de Gamage.



Fig 1.



Fig 2.



During the early medieval period Dymock continued to be a successful settlement, having been granted the status of a borough, which meant it was an area that sent a representative to parliament. A fair and market were held in the village during the 13th Century however these were short lived and fell into decline.

The growth of Dymock appears to have ceased from the medieval period and it has remained as a village reliant on agriculture and farming.

Historically the majority of the population was employed in agriculture. In the wider context around the village there are a number of early sites that have evidence of being medieval moated farmsteads. This is indicative of the continuity of both the sites and the prosperity of agriculture in the area.

In 1798 the Hereford and Gloucester Canal opened, however the canal was late in construction and therefore was not viable and closed in 1881, after the construction of the Gloucester Newent railway.

The Gloucester Newent Railway was opened in 1885 to connect the Hereford to Worcester line to the South Wales Railway. Although the line had stations at both Dymock and Newent, it did not dramatically impact on the scale of the settlement. The railway was closed in 1964, though the remains of the station can be seen around the entrance to Western Way and the weighbridge office is still visible. See Fig 3 & 4.

In the 1960's an increasing demand for housing precipitated a flurry of development, which led to Dymock increasing in size.

Today the majority of the population commute out of the area to work and although agriculture continues, the scale has reduced.

Archaeological significance

The potential for archaeological deposits in Dymock is extremely high both within the conservation area and in the surrounding area.

Records of archaeological investigations in Dymock are available from the Sites and Monuments Record (SMR), maintained by Gloucestershire County Council's Archeological Service.

Dymock's history stretches as far back as the 1st Century AD, as archaeological evidence confirms the presence of a significant Romano-British settlement in the area, possibly called Macatonion or Magalonium.

The settlement developed along the stretch of Roman Road, which ran through the area.

Remains of the Roman road have been discovered in a number of locations in Dymock, for example within the school playground and the cricket club grounds. Foundations of Roman buildings have also been uncovered during excavations and building works elsewhere in the village. Near the sewage works evidence was uncovered of stone and timber buildings, dating from around the 1st Century AD until the 3rd Century AD. Boundary ditches surrounded these structures. Five human skeletons were found outside of the boundary.

During excavations where evidence of Roman occupation has been found, a number of deposits of iron slag have also been discovered, suggesting diversity within the local economy. Roman Pottery and coins have also been discovered on



Fig 3.

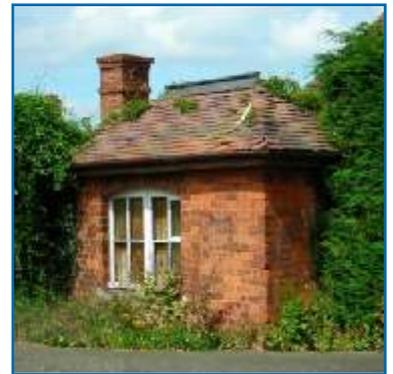


Fig 4.



Fig 5.



Fig 6.



Fig 7.



Fig 8.



Fig 9.

numerous sites within the village during building works. Archaeological evidence suggests that the Roman settlement declined in the 3rd Century.

The core of Dymock's Church, St Mary's is 11th Century with many Saxo-Norman characteristics; its form suggests that the church was perhaps constructed following the line of an earlier building. It has been suggested that some of the masonry is either re-used Roman blocks or that the earlier building may have included Roman construction. See Fig 6.

Medieval pottery has also been uncovered during excavations preceding building works in the village.

There is further evidence to suggest medieval settlement around the village; ridge and furrow can be seen in the surrounding fields and also building platforms related to the medieval period. There is a Medieval Motte to the south of the village (SMR)

The Gloucestershire County Council Sites and Monuments Record has few entries between the medieval period and the late 19th Century. There are a number of possibilities why this is, one is that a good number of the buildings remain from the 17th and 18th Century, as Dymock has a number of historic properties. The area is said to have declined in significance following the medieval period and therefore it is possible that there is much less archaeology as there was a smaller settlement.

The line of the Hereford and Gloucester canal can be seen as an earthwork in the vicinity of Dymock. At Oxenhall it is possible to see Oxenhall tunnel, the Keepers Cottage and remains of a lock. This was replaced by the line of the Gloucester to Ledbury railway, traces of the platform of Dymock Halt can be seen as black industrial brick edging. The road still travels over the bridge constructed to carry traffic over the railway.

Townscape Analysis

Setting

As described in the Forest of Dean District Landscape Character Assessment 2002, Dymock is an area of soft, fertile, agricultural landscape. 'Its soils are suited to both pastoral and arable farming as well as orchards. The rich red colour of the soil contrasts strikingly with the greens of the hedgerows'. See Fig 7.

The landform around Dymock is gentle and rolling, with few areas of woodland, save small coppices and the alders and willows that line the banks of the streams flowing through the area. There are well established hedgerows around the village providing habitat and visual interest. It is rolling farmland typical of the north Gloucestershire and Herefordshire borders.

Heritage Assets

There are eleven listed buildings within the conservation area and fifteen listed monuments within the churchyard.

The Church is regionally important as a fine example of 11th Century Architecture. The village has historical associations with the Dymock group of poets.

Skyline

The skyline is generally open, looking across open rolling farmland, it is not dominated by tall structures.

High House is the most dominant structure in the village to the extent that due to its location nearer the road it is almost more dominant than the church. See Fig 8 on opposite page.

Approaches

From the Northern end of the village the approach is rather negative with the first visible dwellings being a modern 1970s, development of low cost housing known as the Crypt, on the exterior these are looking tired and lacking in general maintenance with high walls and fences and parked cars in the road. However internally the Crypt is well maintained and has an enclosed protected feeling around a central lawned area. See Fig 9 on opposite page.

In stark contrast to the early timber framed cottages to the opposite side of the road hidden by hedge rows and greenery, the modern development dominates the initial impression of the village.

Turning a bend in the road the village is a chaotic mixed development of building styles with little uniformity. Early cottages face onto the roadside with later red brick cottages in filled and gable end onto the road. See Fig 10.

However the unplanned nature of the village and its haphazard development give it its true character and beauty, no one style dominates. There is no continuous street scene.

The village has a comfortable and welcoming atmosphere.

The approach from the Southern end has less impact with a gentle rise in the road to the Pub on the right hand side and the village green with the church set back behind it.

There are open fields on both sides of the road with views to the surrounding countryside.

On leaving the village towards Newent, David Prout's Garage acts as a visual stop.

Landmarks

The Church is set back from the road so isn't dominant within the village scene, approached via the Lychgate through trees. See Fig 11.

The green in the foreground with the centrally placed memorial, creates a good community space for village functions. Combined with the way the church and village hall are used by the village community it gives the village a central focal point and helps to bind this settlement together. See Fig 12.

Ann Cam School was originally built by Ann Cam (1825 Grade II listed) for the benefit of the village, it was extended in 1883, this small school is now a private residence. See Fig 13.

High House once a private residence, is now separated into apartments. This dominate residence towers over the village, it is unfortunate that the original boundary wall has been blocked up and patched with modern brick that looks rather bland and boring along the pavement.

The pub, the Beauchamp Arms, is not so much a visual land mark, but acts as a focal point for the village's social structure along with the adjacent village hall.



Fig 10.



Fig 11.



Fig 12.



Fig 13.



Fig 14.



Fig 15.



Fig 16.



Fig 17.

Views

There are few viewpoints within the village due to the compact and low lying nature of the Settlement. Views into the surrounding countryside are only visible from the periphery of the village. See Fig 14.

The church tower is visible from around the village, but quite hidden when in the conservation area as it is not overly dominant. See Fig 15.

Structure

The structure of the village could be described as ribbon development along the main road, although there are two early focal areas, around the church and to the northern end of the village.

There are a number of modern developments outside the conservation area, The Crypt to the north, Bayfield Gardens to the west, and Western Way to the south.

There is no unified street frontage, at the southern end of the village the larger properties are set back from the road by large gardens, whilst to the middle and northern end of the village smaller dwellings are set tight to the road side. See Fig 16.

Property boundaries fronting on to the main road are treated in numerous ways with no particularly predominant style.

Kyrleside has early iron estate style fencing hidden within a hedge that has been planted to disguise this and create more privacy, whilst Pelag has clipped Beech hedging. See Fig 17.

To the northern end of the village there may have been a formal structure within the settlement in the medieval period. The planned nature of the cottages and plots, including 'The Old House' and 'Woods' to the northern end of the village indicate this. However this has been eroded by later infilling and development as adjoining plots have been amalgamated or subsumed.

Development during the 1970s and eighties was concentrated to the northwestern end of the village in The Crypt and more recently in the area around the former railway station known as Western Way. These developments are not within the conservation area.

More recently a modern development of 'executive' type homes were constructed on land between Yew Tree Cottage and Weyside this area is known as 'The Willows' and effectively joined the village together at this point.

Hierarchy

Dymock historically was an important and significant settlement. The Architectural quality of the 11th Century church is evidence of its early high status, though this has diminished over time. The form of the village has continued to reflect this with higher status buildings being centred around the church, such as High House and the White House.

Quality of Spaces

Good open spaces particularly in the vicinity of the Church and Pub with the village green. Also around the railway bridge and weighbridge office, and along the old railway line. See Fig 18 on opposite page.

Open fields surround the village, (particularly to the southern end near the pub) are important to the villages sustainability in that they are easily accessible walks during the spring when the daffodils are in bloom. This is an important characteristic of the village and should be valued. See Fig 19.

There has been a loss of good quality open space within the village in recent years, due to the pressure of development, particularly between Ann Cam School and Stoneberrow Place. See Fig 20.

Areas of historic orchards are valuable in maintaining biodiversity in and around the village. Opportunities to replant orchard varieties should be investigated. See Fig 21.



Fig 18.



Fig 19.



Fig 20.



Fig 21.

Landscape setting

Topography

Dymock is situated in the Leaden Vale classed as area 6c 'Unwooded Vale' within the Landscape Character Assessment for the Forest of Dean, the Key Characteristic for this area are defined as follows:

- Soft rolling landscape formed from the districts youngest rocks and thick deposits of drift geology
- Extensive areas of wet meadows and flood plain. Well maintained, and often-ancient hedgerows forming an extensive network throughout the vale.
- Numerous mature field and hedgerow oaks with small copses and shelter belts.
- Quiet winding lanes linking isolated farms and hamlets
- Remnants of Medieval moated sites, ridge and furrow and water meadows
- Distinctive timber clad and half timbered barns associated with many farmsteads.
- Timber and brick are the prevalent building materials used throughout the area

Identification of sub areas

Although historically the village may have been divided, with the medieval focus split between the church and the area to the northern end which comprises the cluster of medieval cottages, the village is still a small settlement and for the purpose of this assessment does not merit from being divided into sub areas

Condition of built fabric

Buildings

There are no buildings in the conservation area considered to be 'Buildings at Risk'. Generally the properties in the village are maintained to a high standard, though there are some examples of Upvc windows having been used where wooden windows would have been more appropriate for the age of the building, more aesthetic and in keeping with the character of the village. *See Fig 23.*

Structures are on the whole well maintained.

Occupation levels

Occupation levels are high within the village. There is a mixture of both traditional local families with a healthy influx of newcomers.

The Parish Council have identified the need for low cost housing within the village so that families can be retained in the village. There is considerable concern over the ability for young families to afford accommodation.

Although many people commute out of the village to work, Dymock does not have the air of a dormitory village. The village pub is owned by the Parish Council and has a welcoming 'drop in' community atmosphere.

Negative Spaces

There are a number of negative spaces. The garage forecourt in the centre of the village is not attractive but provides a village amenity and focal point with a small shop. *See Fig 24.*



Fig 22.



Fig 23.



Fig 24.



Fig 25.

The car parking area around Western Way is rather bland and cold. See Fig 25 on opposite page.

Potential areas which could be enhanced

Though not within the conservation area the Crypt Estate could be enhanced by lowering or softening the high walls using a fencing or planting scheme. This would make the visual approach into the conservation area more appealing. The interior is attractive and well cared for. See Fig 26.

Western Way could be improved around the car parking area, perhaps with seating areas for the residents and a planting scheme to introduce some visual interest.

If the opportunity arose the boundary wall to High House could be replaced with a more sympathetic solution to match the original wall and reinstate the original gateway between the yew trees. See Figs 27 & 28.

Street furniture

There is very little street furniture in Dymock. It retains a red telephone box and post box next to the petrol filling station.

The village has public lavatories that are well concealed on the high street.

Wirescape

Overhead wiring is apparent, but not unduly intrusive, however it would be an improvement if they were underground. See Fig 29.

Local Building Patterns

Local Building patterns

- Vernacular is a term used to describe buildings that are built to suit the needs of the owner, with materials that are to hand, rather than following a set form of architectural style such as neoclassical or gothic. Vernacular buildings are generally simple in form and primarily functional.
- Polite architecture is the reverse of vernacular, it relates to buildings which are architecturally designed in a well defined style, using materials sourced from afar that sometimes needed to be transported into the area. This form of architecture generally relates to country houses and other status buildings.

Dymock village demonstrates examples of almost every period of vernacular architecture, from the Saxo-Norman church, the simple cruck construction in some of the earlier dwellings, to formal Georgian at High House, with the negative examples of estate housing of the 1970s and 80s.

There are a number of dominant styles that reflect periods of activity and relative prosperity with in the village.

The medieval timber framed cottages concentrated to the northern end of the village are indicative of a period of planned development. Constructed at one time on similarly sized plots of land. These are very small 'cottages' in the true sense with the minimum number of rooms simply designed to accommodate farm labourers or cottagers.

A quiet period in the villages history is reflected by the fact that there are no



Fig 26.



Fig 27.



Fig 28.



Fig 29.



Fig 30.



Fig 31.



Fig 32.



Fig 33.

interim building style's until the late 18th century with the exception of 'the White House' (Grade II) opposite the church which is early 17th Century with later additions.

The White House reflects the vernacular of the period, red brick of Flemish bond, with a raised string course at the first floor level and dentils under the eaves. This is also visible on the side elevations of High House. These details are picked up in later cottages and become characteristic, as they are in and around the Gloucestershire and Herefordshire borders.

Ann Cam School 1825 and the Old George, Butchers Shop, and Great Wadley (all Grade II listed) are also all built using Flemish bond, this is picked out on the Old George and adjoining premises using alternate buff and red brick to great effect. Great Wadley has a good example of a Georgian front entrance with Fan lights above the door and all its original timber framed sash windows. See Fig 30.

Stoneberrow Place (Grade II) has a very fine flat hooded porch with Greek key decoration. See fig 31.

A number of cottages including 'Trisant' and 'The Steps' appear to have been built during the 19th Century, these are typically compact red brick cottages of one and a half story with hipped dormer windows cutting through the eaves and or elliptical heads over the windows to the first floor. 'The Steps' has unfortunately lost its original windows whilst 'Trisant' still retains the original casements. See Fig 32.

Elliptical heads over windows and doors are common both in the smaller cottages and larger houses.

Materials

The Building materials used in the village are as diverse as the architectural styles with no particular fabric dominating over any other, this reflects the availability of different materials at different periods of time.

The earliest buildings are (with the exception of the church) the cruck construction cottages particularly the aptly named 'The Old Cottage and Woods' (Grade II). See Fig 33.

'Trisant' one of a pair of Victorian brick fronted pair of cottages, does have evidence of cruck framing to the gable end, although this is rendered, there are visible indentations. It is possible that the Victorian cottage hides the much earlier cottages that were part of the medieval planned element of the settlement. See Fig 34 on opposite page.

'Woods' and 'Old Cottage' still have thatched roofs. See Fig 35 on opposite page.

The next notable phase of development takes place within the 18th and 19th Centuries available materials have changed with red brick construction becoming more common. Notable examples are Ann Cam School 1823 and the Old George, including Butcher Shop and Great Wadley (all Grade II listed) this is later mostly red brick with London type buff coloured brick included to enhance the pattern of the Flemish bond, again with the dentils occurring underneath the eaves and rainwater goods.

High House (Grade II) is mid 18th Century with later alterations, of red brick with English bond brick work.

Industrial black brick is also visible in and around the railway Station where it has been used along the edge of the original platform as detailing. See Fig 36.

The most common roofing materials evident are welsh slate and red tiles. There are a small number of thatched cottages.

Historically it is likely that more of the cottages were thatched, but this has been replaced with tiles or slates overtime, these having been easier or cheaper to obtain. There are a number of examples where concrete tiles have been used to the detriment of the building for example on High House.

Clay roof tiles are common throughout the village,

Paving traditions

The pavements are tarmac and in some places rather narrow, there are no historic paved surfaces.

Activities, uses and linkages

Uses

The strong community spirit in Dymock means that the village green is used throughout the summer for village events, as is the church, where there is an excellent display on the Dymock Poets.

The popularity of village and use of the village church and hall for events can create problems with parking, particularly along the main road through the village. There is currently no parking set aside for such a purpose and this can lead to congestion along the main road.

During the spring when visitors come to see the wild daffodils, both the church and the pub are open for teas, coffees and other refreshments throughout the day encouraging visitors to stay longer and have more to do.

The village still retains an independent garage/filling station and shop.

Dymock should be an example to other parishes as to what is achievable in a village setting to encourage trade and sustainability.

Images and associations

Sounds

Most of the sounds are rural, although the tranquillity of the village is interrupted by cars travelling through the village, often in excess of the speed limit.

Associations

One of Dymock strongest associations is with Dymock Poets. The Dymock Poets included: Lascelles Abercrombe, Rupert Brook, John Drinkwater, Wilfred Gibson, Edward Thomas, and Robert Frost, who all came to live or stay in Dymock, between 1911 and 1914. The style of poetry became influential. The out-break of World War One separated the group and ended its activity.

Wild daffodil displays during early spring. See Fig 37.



Fig 34.



Fig 35.



Fig 36.



Fig 37.

Conclusion

Dymock is often described as being one of the most attractive villages in the Forest of Dean, with its pleasant approaches, stunning church and rural atmosphere. One of the main reasons for the attractive nature of the village is the quality of many aspects of the street scene. Dymock has not escaped from recent development and infill, however this in many ways adds to the success of this village in enabling retention of families. The village has a diversity of architectural styles that helps to promote the feeling that it is a living and working village rather than a dormitory for commuters

On its own the designation will not fully safeguard the area's special character. It is the responsibility of all those with an interest in the area including developers, planners, agencies and organisations responsible for services in the public domain and not least local residents to respond sensitively to change in the village and its surroundings. This is demonstrated by the proactive Parish Council.

This document will aid in this decision making process by clearly identifying the issues of primary importance to maintaining Dymock's special character.

The Forest of Dean District Council has limited funds to enhance the area but intends to work with developers; agencies and other organisations with an interest in undertaking work in the village. When initiatives are proposed, sound conservation advice will be offered to try to ensure that the special character is safeguarded and enhanced wherever possible for the benefit of the existing and future generations of the area.

SWOT Analysis

A SWOT analysis, identifies the strengths, weaknesses, opportunities and threats to the area.

Strengths

- Rural Community is still strong
- Proactive parish Council
- Historic Church
- Village is visibly active during the day time
- Historic settlement that understands and values its assets.
- Visually interesting street scene

Weaknesses

- Traffic on the main road
- In appropriate housing developments of the 60s, 70s and 80s
- Difficult parking for village community events of parking
- Lack of safe play space for children

Opportunities

- To improve the long term sustainability of the village through the proactive Parish Council plan
- Opportunity to work constructively with developers and planners
- Identified roadside parking could slow traffic through the village, but may not be attractive.
- Opportunity to remove overhead cables underground.

Threats

- Development takes place without the consideration of the value, nature and context of this settlement
- Gradual erosion of character
- Loss of historic attributes



Strengths



Weaknesses



Opportunities



Threats

Management proposals

Application of policy guidance

The Forest of Dean Local District Local Plan 2005 sets out a number of policies that this authority will follow when dealing with conservation areas. The policies are as follows:

(R)FHE.1 Preservation and Enhancement of Conservation Areas

The Council will seek to preserve or enhance the character or appearance of designated Conservation Areas and will review from time to time the need for further designations. Development which would detract from the visual, historic or architectural character of such areas or their settings will not be permitted. Consideration will be given to the use of Article 4 directions where permitted development would be likely to have an adverse effect, particularly upon a programme or scheme of conservation works, or on buildings which have been grant aided.

(R)FHE.2 Demolition in Conservation Areas

Where the buildings or walls make little or no positive contribution to the character or appearance of a Conservation Area, their demolition will be permitted, but only if the demolition proposal is accompanied by fully detailed and acceptable plans for the redevelopment proposed after demolition which demonstrate that the redevelopment scheme will preserve or enhance the character or appearance of the Conservation Area.

Where buildings or walls in any Conservation Area make a positive contribution to the character or appearance of that Conservation Area, their total or substantial demolition will not be permitted unless:

1. All reasonable efforts have been made to sustain existing uses or to find viable new uses
2. Preservation in some form of charitable or community ownership is not possible
3. Redevelopment would produce substantial benefits for the community that would decisively outweigh the loss resulting from demolition.

(R)FHE.5 Change of Use of Buildings of Architectural or Historic Importance

Where an alternative use is proposed for a Listed Building or a building of local historic or architectural importance planning permission will be granted where it can be demonstrated that the proposal will preserve the historic and architectural character of the building in its setting and that no other reasonable alternative use exists which would better safeguard the architectural or historic importance of the building.

(R)FHE.6 Development Affecting Archaeological Sites

Nationally important archaeological remains whether scheduled or not will be required to be preserved in-situ. Planning Permission will not be granted for development which would involve significant alteration or damage to such remains

or which would have a significant impact on the setting of visible remains. Where proposals affect remains of lesser importance, planning permission will only be granted where the need for the development outweighs all other material considerations, and where appropriate and satisfactory arrangements have been made and can be implemented for the excavation and recording of any remains. Where permitted, development affecting remains of archaeological importance must be implemented in such a manner as to minimise any adverse effect on the remains concerned.

In all matters relating to this policy the Council and the developer will be expected to take appropriate specialist advice.

(R)FHE.7 Requirement to Provide Archaeological Information

Development proposals likely to affect sites of archaeological interest and their settings or within areas of known or likely archaeological potential must be accompanied by an archaeological assessment and where appropriate the results of a field evaluation appraising the likely extent or nature of the archaeology, together with an indication of how the impact of the proposals on the archaeological remains will be mitigated. This information will be a material consideration when determining an application.

There are wider issues relating to conservation areas and these are set out in government guidance, these together with the local plan policies will be used to guide the consideration of proposals in the designated conservation area.

Amendments to boundaries

It is proposed only to alter the boundaries to the conservation area so that they correspond more correctly with features on the ground. The current boundary cuts through buildings which is not ideal so it is suggested that the boundary is redrawn to be more appropriate.

Consideration of the resources needed to maintain area

There are no major financial resource implications arising out of this character analysis for local authorities.

There are extremely limited resources available from central or local government specifically to maintain Dymock conservation area; however the character appraisal maybe useful for Dymock Parish Council in identifying proposals for the future. For other agencies or authorities such as the district council and Gloucestershire County Council this character appraisal can identify issues that maybe able to be dealt with when considering on going maintenance or planned programs affecting the village.

It offers an opportunity for private developers investing resources in the area to recognise the needs of the village when undertaking major or minor development.

Monitoring Change

Change in Dymock needs to be monitored over the coming years in order to control the small alterations which take place, but which could eventually further erode the character of Dymock. Monitoring will take place subject to officer time and as funds allow; the photographic recording of the conservation area every two years would produce a comparison exercise and a record for use in the future.

Procedures for consistent decision-making

There is considerable detailed government guidance for dealing with development in conservation areas which is used by all local authorities in England and Wales.

However the nature of historic buildings and conservation areas means that it is virtually impossible to produce a standardised strategy, as every building or area needs to be dealt with individually. The production of character appraisals, a Local Development framework and Supplementary Planning Guidance will help provide a consistent base for decision-making within this local authority.

Enforcement strategy

It is occasionally necessary for local authorities to use their statutory powers to initiate the repair of buildings which are having a detrimental affect on a conservation area, these powers included urgent works notices and section 215 notices.

Local authorities also have the statutory powers to instigate the repair of listed buildings, and non-listed buildings within a conservation area, through the use of urgent works notices. If an urgent works notice were to be issued on a non-listed building in a conservation area, it would require permission from the Secretary of State. An urgent works notice is used to secure emergency repairs to a building to alleviate the deterioration of a building, the notice is issued to the owner, but if the owner refuses to carry out the necessary works the local authority can, and then claim the costs back from the owner.

Section 215 notices are part of the local authorities planning powers; the notice can be served on the owner of any land or building whose condition affects the quality of the area. If the notice were served, the owner would be expected to redeem the situation through cleaning up the site or building. If the owner does not comply with the notice the authority can carry-out the works then reclaim the cost from the owner.

Enforcement action will be taken where there are breaches of regulations and where it is necessary to do so. Aspects like the introduction of satellite dishes to walls and roofs fronting a highway without permission are issues that need to be seriously considered.

Proposals for article 4 directions

A local authority has power to withdraw further permitted development rights by issuing Article 4(1) and 4(2) directions, however a conservation area has to be deemed of considerable importance before Article 4 directions can be justified. This is an option available to the Forest of Dean District Council, however there are no proposals in this Character Appraisal to introduce Article 4 directions.

Proposed enhancement schemes

Planning Act 1990 (Listed Building and Conservation Areas) states that Local authorities have a duty to prepare schemes for the enhancement of conservation areas. Many of the suggested areas of enhancement are included in this character appraisal, these suggestions relate back to the policies for the historic environment as set out in the Forest of Dean Local Plan 2005. At the present time there is no specific budget or strategy for the completion of such schemes, which means that they can only be achieved through close partnership with other public bodies, agencies or sections within Local Authorities.

There are some ways in which the Local Authority could guide the enhancement of Dymock:

Wirescape

Where the opportunity arises electricity and telecommunication wiring could be

provided underground, to the benefit of the village. The removal on these overhead wires would reduce the clutter seen along the rural lanes and significantly enhance the conservation area.

Street furniture

Were street furniture to be introduced in every effort should be made for appropriate designs to be chosen.

Signs and Highway markings are an increasing issue with regard to safety. Dymock is not overly cluttered at present but this may be a future issue.

Economic development and regeneration

New development

Conservation area status is not designed to stop all future development in that area. However it is also made clear in government guidance and the local authorities own local plan that new development in conservation areas should be of a high standard.

New development should relate to its surroundings, in scale and form, and the grain of the settlement, e.g. street patterns. However in order to relate to its surroundings new development does not automatically have to be an imitation of the buildings already present in an area. Conservation philosophy advises against the reproduction of old styles in new buildings, and encourages new development to be in the style of the time. It is the quality of a design that is fundamental in producing a high quality of building, linked with the level of detailing and finish.

The special architectural character of an area does not need to stand still at the date of designation providing any development enhances or at least has a neutral effect on the character of the area. New developments could be a way to further improve the quality of an area if sensitive yet innovative designs are produced. In 1998 the Forest of Dean District Council adopted the 'Residential Design Guide', the document was produced by the University of the West of England, and provides information and guidelines suitable for new development in the Forest of Dean, the document is a highly useful resource for those intending to develop areas of the District.

Building regulation relaxation

The Building Regulations through Government policy requires new buildings, building works or services installed in them to be continually achieving better energy efficiency and lower CO2 emissions, as well as requiring in certain circumstances better access in and around the building.

Special considerations apply if the building on which the work is to be carried has special historic or architectural value and where compliance with the current requirements of the regulations would unacceptably alter the character or appearance of the building.

When undertaking work on or in connection with buildings with special historic or architectural value, the aim should be to improve energy efficiency and access where and to the extent that is practically possible. This is provided that the work does not prejudice the character of the listed building or increase the risk of long term deterioration to the building fabric or fittings.

Therefore when carrying works to such buildings which require Building Regulations Consent, it is important to speak to the Building Control section at an

early stage so any perceived conflicts of legislation can be identified and resolved in a manner that satisfies the current requirements of the affected Regulations and Legislation.

Strategy for the management of trees and other greenery

Most trees within the conservation area boundary are automatically safeguarded, as written notice is required to be submitted to the local authority six weeks before the work is carried out. This allows the local authority time to place a tree preservation order on the tree in question if it is felt that the designation is necessary. It is the Forest of Dean District Council's Countryside Section that deals with such queries.

However the protection granted by the designation of conservation areas does not normally extend to hedges or small scale planting. The loss of such features should be seriously considered before the work is carried out, as the impact on the conservation area could be harmful, both visually and ecologically.

In the case of non commercial fruit trees it is necessary to obtain consent to cut the tree down, but not needed for pruning if cultivated for the production of fruit.

It is the Forest of Dean District Council's Countryside Section that deals with such queries.



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