

Planning Policy Assessment and Evidence Base Review

Alvington Parish

Appendix 17



RTPI

mediation of space · making of place

Alvington NDP
Planning Policy Assessment
And
Evidence Base Review
V1 January 2018

Kirkwells

The Planning People

Map 1 Alvington Designated Neighbourhood Area

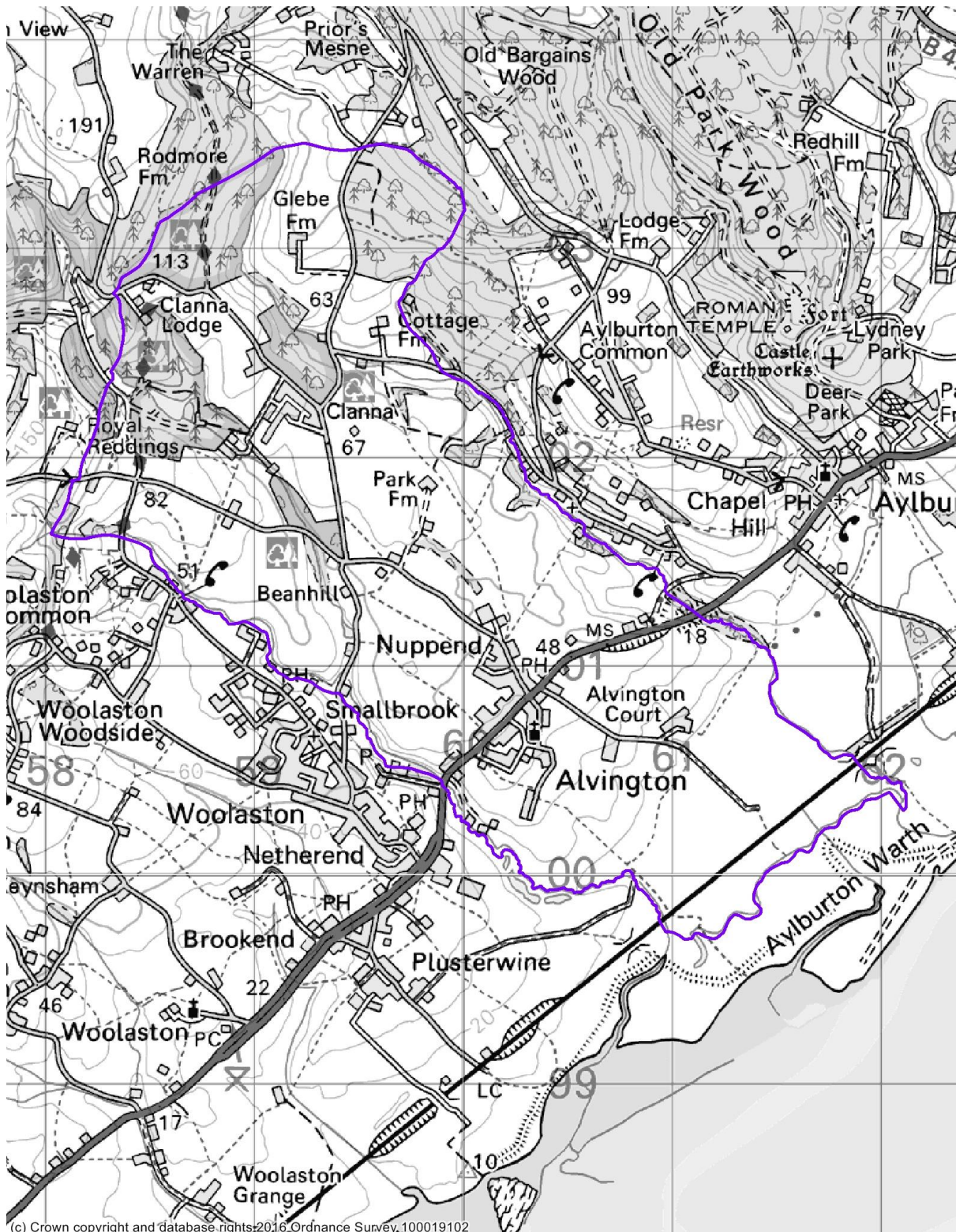


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1.0 Introduction

Neighbourhood Development Plans are required to sit have regard to national planning policies, and to be in general conformity with local policies.

This document summarises the national and local planning policies that will have to be taken into account during the preparation of the proposed Alvington Neighbourhood Development Plan. It also identifies key extracts of background information and evidence for the Alvington NDP. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- ❑ develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- ❑ plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- ❑ identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Para 54: In rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Para 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

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

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship)

and other local services to enhance the sustainability of communities and residential environments;

- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71: Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it

contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

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What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

Para 004 - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

(d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated

Written Statement to Parliament: Planning Update, 25 March 2015⁴

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016⁶

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁵ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

⁶ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

3.0 Local Planning Policy

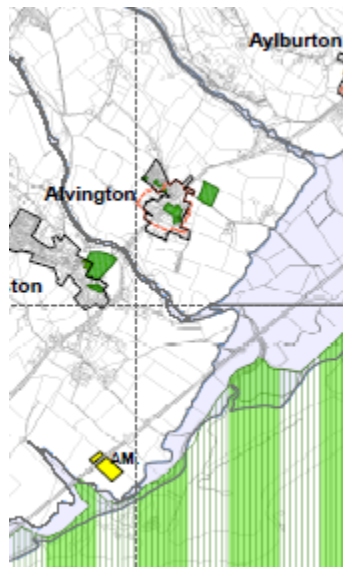
3.1 Forest of Dean Local Plan 2005⁷

The plan contains a comprehensive list of policies relating to all aspects of social and economic development and environmental protection in the district.

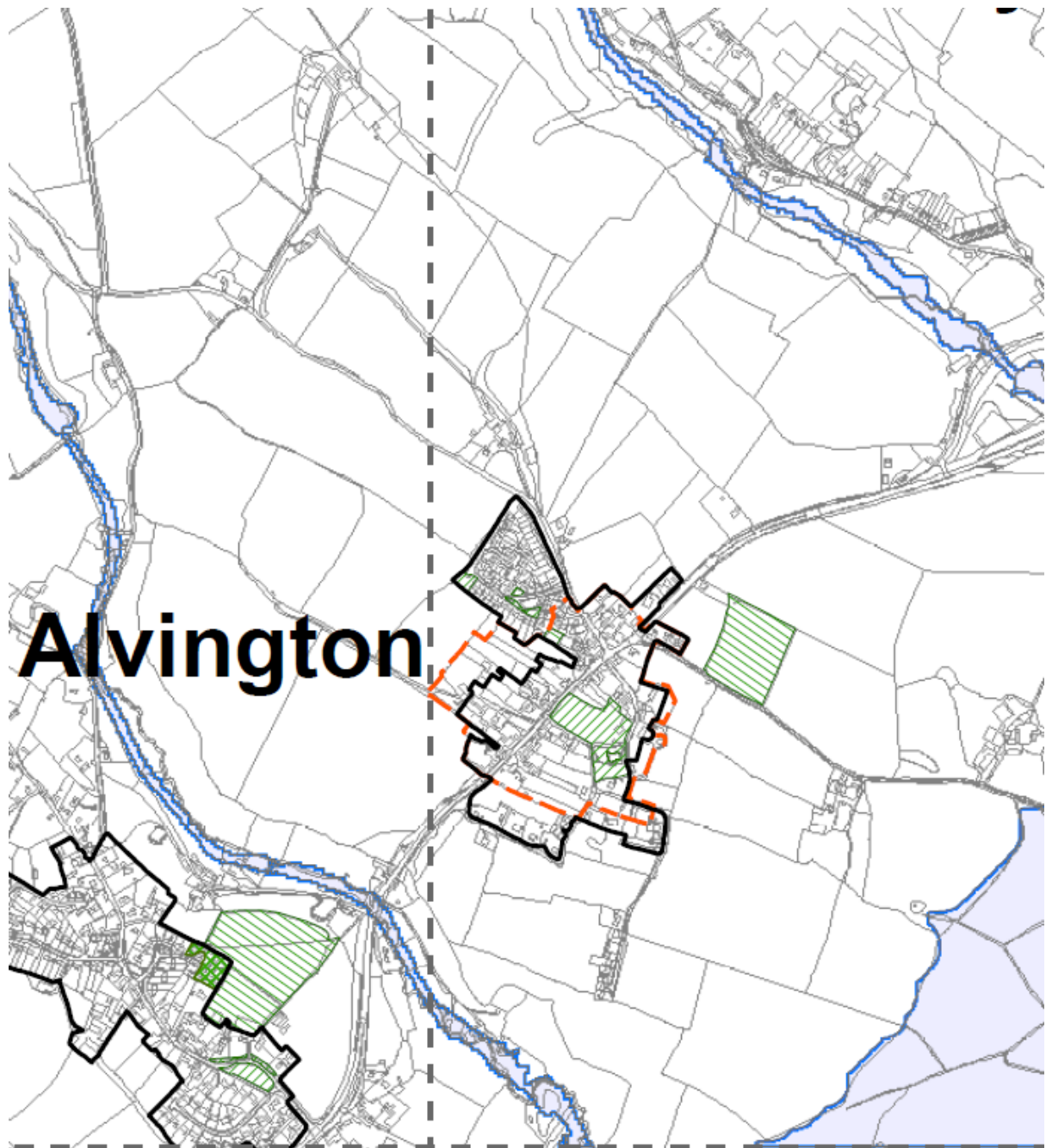
Following the adoption of the Core Strategy and the Cinderford Northern Quarter Area Action Plan in February 2012, much of the 2005 Local Plan has been superseded and is no longer part of the Development Plan.

Proposals maps


































A mapped summary of the policies that are now in use can be found on the proposals map (Alvington Area):



⁷ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-old/>



Legend

	Northern Quarter AAP boundary (See Inset)
	Lydney Area Action Plan boundary
	District Boundary
	Defined Settlement Boundary
	Forest Statutory Boundary (Historic)
	Conservation Area Boundary
	Town Centre Boundary
	Primary Retail Frontage
	Retail Use Allocations
	Local Policy Area
	Mixed Development Allocations
	Intensification of Employment Use
	Housing Allocations
	Protected Outdoor Recreation Space
	Important Open Area
	Important Open Area Plus Recreation Space
	New or Additional Recreation Use
	Coleford Landscape Protection
	Area of Outstanding Natural Beauty
	Special Areas of Conservation
	Ancient Monuments
	Special Protection Areas
	Historic Nationally Important SSSI
	Land Safeguarded for Railway
	Land Safeguarded for Highway
	Herefordshire & Gloucestershire Canal (Historic)
	Developed Coastal Zone
	Employment Allocations
	Locally Distinctive Area
	Floodzone 3, 1-100Year
	Undeveloped Coastal Zone
	Regionally Important Geological Sites (RIGS)
	Key Wildlife Site

2005 Local Plan policies still in use ‘saved policies’

The remaining site specific policies and allocations which are held over from the 2005 Local Plan are expected to be replaced by the Site Allocations Development Plan Document currently under examination.

Those policies which still remain or can be found in Appendix A (page 100) of the Forest of Dean District Adopted Core Strategy.

3.2 Forest of Dean District Core Strategy 2012 - 2026⁸

The Forest of Dean District Core Strategy was adopted on 23 February 2012. Relevant policies to the Alvington NDP include the following:

Policy CSP. 1

Design, environmental protection and enhancement (strategic objective: providing quality environments)

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

In achieving the above, the following will be considered:

- The effect of the proposal on the landscape including AONBs and any mitigation/ enhancement that is necessary or desirable
- The impact on any protected sites (natural and historic sites and heritage assets and potential for avoiding and/ or mitigating any impacts, or providing enhancement, should the development be acceptable
- The requirements of the management plans of the AONBs
- Whether the existing infrastructure is adequate- additional provision will be required where it is not.
- Whether the development is at risk from flooding, whether it can be permitted taking into account any risks, and the sequential approach and any mitigation that may be necessary to ensure the development is safe and flood risk is not increased elsewhere
- The impact of the development on any land contamination or risk to the development from ground instability including the mining legacy- Proposals must undertake appropriate remediation measures and verification works where contamination and /or stability issues are identified
- The potential for the development to cause pollution and any mitigation measures to avoid pollution or make environmental improvements where existing problems occur
- The provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions
- Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development

⁸ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/core-strategy/>

- Proposals for waste minimisation and management

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

Policy CSP. 2

Policy - Climate Change Adaptation (Strategic objective: thriving sustainable communities)

Proposals for development will be required to demonstrate that their design and layout will reduce the impacts of climatic change as identified in national, regional and local predictions over the lifetime of the development concerned. The following should be addressed in an integrated way, demonstrating that one element benefits another:

1. Water management

1. Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location

2. Managing surface run off- Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location

3. Flood risk- ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.

2 Heating and cooling

Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.

3 Biodiversity

1. Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported.

2. Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

Policy CSP. 3

Sustainable Energy within Development Proposals (Strategic objective: thriving sustainable communities)

All major developments and other developments involving the construction of one or more dwelling(s) will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use by 10%.

The proportion will increase to 15% from 2015 and 20% from 2020.

Proposals must be accompanied by an energy use assessment which should demonstrate how the requirements of this policy will be achieved within the wider energy hierarchy context. The assessment must set the baseline for the calculation of the proportion of on site generation, describe the measures that are being undertaken and the predicted levels of efficiency. A nationally recognised evaluation of energy requirements such as the Targeted Emission Rates (TER) as set out in the building regulations should be used for assessments.

Where a dwelling is proposed to be extended the Council will expect the applicant to demonstrate that cost effective energy efficiency measures have been or will be carried out on the existing dwelling. Energy efficiency measures which would have an adverse impact on a Listed Building or the character of an area will not be required.

Measures which may be considered will include the level of loft insulation, cavity wall insulation, draft proofing, and boiler efficiency.

The Council will bring forward further guidance on the above in a residential design guide which will be a Supplementary Planning Document.

Policy CSP. 4

Development principles, development at settlements (strategic objectives: to promote thriving sustainable communities, facilitate regeneration)

New development must contribute to reinforcing the existing settlement pattern in a manner which emphasises the importance of the towns, especially Lydney and Cinderford where most change will take place. The following principles will be applied:

Most changes in towns and villages will be expected to take place within the existing settlement boundaries, unless or until they are replaced by other LDF documents (for example an Area Action Plan). Exceptions to this may include affordable housing for local persons and building conversions and (rarely) new buildings for employment uses on the edge of settlements. Areas outside settlement boundaries unless otherwise shown in the Key Diagram will be treated as part of the open countryside.

New development will be concentrated at the towns in a manner that relates closely to the intended role of each, taking advantage of the individual characteristics of each and in keeping with the settlement policies. Proposals will be expected to improve the quality of their environment with special regard being paid to the quality of the town centres, the general rural character of the district and any protected environments such as Conservation Areas.

All proposals, whether at settlements or not, should be resource efficient and make the best use of available infrastructure. Where their needs cannot be met, additional infrastructure provision arising from the needs of the development will be sought by way of developer contributions. This

includes social and community infrastructure, such as library or health provision, or facilities for emergency services; green infrastructure such as recreation space, protected landscapes and natural areas; and physical infrastructure which includes roads, sewers etc.

Most changes in the south forest will take place at the towns with other development in villages in accord with their size and function as set out in the hierarchy (7.57on). New housing will be concentrated where there is already good access to employment and where additional employment can be provided. In the north forest, development will be centred around Newent and to a lesser degree the villages.

Development and the provision of services will be supported where it leads to the maintenance and enhancement of the functions of the towns and larger villages. Particular support will be given through assistance to the implementation of community-led regeneration plans. Within town centres, new development will be encouraged that reinforces the role of the towns and provides a more diverse and better quality service or retail offer.

Policy CSP. 5

Housing - strategic objectives: to promote thriving sustainable communities - provide affordable homes

Housing in keeping with the needs of the local community and including affordable housing will be provided as described below:

Location	Number to be provided by 2026* (Total 5162)	Yet to be identified (Mar 2010)**
Other villages and rural approx	about 608 (60% at defined settlements)	608
*number in brackets is the existing number with permission or expected to be accommodated on sites previously identified in 2005 Local Plan. **includes sites yet to be allocated and future permissions on other unidentified sites		

Priority will be given to development on previously developed land and on sites identified for housing in the development plan. No new* greenfield sites will be released unless it can be proven that land is not available from other sources and is needed to meet the plan's requirements. New housing sites will be required to achieve a density that is appropriate to their surroundings.

A figure of 30 dwellings per hectare will be used as a reference against which to assess their suitability. Higher densities will be encouraged in town centres especially where flats and smaller dwellings are being provided. Small sites and more rural locations will often require lower densities. All designs should take into account the need to reduce crime.

A mix of house sizes and types including those suitable for an ageing population will be encouraged in accordance with prevailing evidence (for example SHMA, or HNS).

Affordable housing

Affordable housing will be sought as a proportion of all housing on sites of over 10 dwellings or 0.3ha in the four towns and at Tutshill/Sedbury and in other areas on sites of 0.16ha or more or accommodating 5 dwellings or more. The proportion sought will be 40% of the total number of dwellings on each site. This can provide up to 70 affordable dwellings per year at the average build rate envisaged.

Small groups and single affordable dwellings will be acceptable where they are well related to the settlement concerned and take account of any protected open spaces and other areas. Such sites will usually be within or immediately adjoining a settlement boundary.

Exceptionally, where the relevant local housing need cannot be met by housing at a settlement with a defined boundary, permission may be granted for sites (likely to be single dwellings, pairs or groups of no more than four dwellings) within or adjoining a settlement without a defined settlement boundary.

And where:

- Local housing need is evidenced by an up to date survey and the number, size, design, mix and tenure of the dwellings are all confined to and appropriate to the strict extent of the identified local need; and,
- The site meets the locational criteria set out above; and,
- The development can contribute positively to the character of the village, maintain or enhance landscape character and,
- Where the proposed site is well related to the built up area of the settlement and the scale of the scheme is appropriate to the structure, form, character and size of the village;

The housing proposed must be capable of management by a Registered Provider, Parish Council, village trust or other similar organisation, and must be provided in perpetuity for qualifying local people.

*sites not otherwise identified in a Development Plan Document, including the Local Plan

Policy CSP. 6

Sites for Gypsies, Travellers and Travelling Showpeople

Sites will be provided for Gypsies, Travellers and Travelling Showpeople according to needs identified within the district.

Allocations will be made to reflect any identified need for sites in particular parts of the district with preference given to locations near or in the towns and larger villages.

Allocated and unallocated sites should:

- Minimise their impact on the surrounding landscape and be compatible with nearby land uses.
- Provides safe and convenient access to highway network, with adequate parking and turning

on site

- Be able to provide services (eg water supply, sewage disposal/treatment)
- Be reasonably close to or in a settlement with local services and community facilities
- Be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space.

Policy CSP. 7

Economy

(strategic objective: develop the local economy including tourism)

Economic development will be promoted throughout the district in accordance with the spatial strategy and its allocations. This will encourage new and more diverse types of employment and supporting infrastructure to be established by making land and premises available. The location of new development must be justifiable in terms of the settlement hierarchy and policy CSP 4. Priority will be given to:

- sustaining the development of key economic sectors or clusters, including knowledge based enterprises and tourism;
- supporting the development of growth sectors
- providing office and business (B1) space in attractive locations;
- providing the conditions and support for small and medium sized enterprises to become established and grow;
- supporting further and higher education and skills training and the facilities to provide it;
- supporting transport investment that will aid economic development and
- ensuring that secure and safe environments result from any provision.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg employment and housing) and failing that an alternative non employment use.

Policy CSP. 8

Retention of community facilities (Strategic objective: to promote thriving sustainable communities)

Development proposals which involve the loss of community facilities, including schools, shops, post offices, public houses, halls, places of worship, health services, will not be permitted unless alternative suitable and convenient facilities are available or will be made available as part of the proposal. Exceptions will only apply where it can be demonstrated that in the case of commercially provided services the facilities concerned are no longer viable and cannot be made so. In the case of all others it must be established that there is no longer a need for such facilities.

Where development proposals comprise or include improvements to community facilities or services, that element of any proposal will be supported subject to other policy considerations.

Policy CSP. 9

Recreational and amenity land including forest waste- protection and provision (Strategic objective: Providing quality environments)

Protection of Amenity land

Except where allocated in a development plan, land which is identified as being of amenity value and all forest waste whether so identified or not, will be protected from development. This includes land which is part of the forest landscape and other protected areas identified in Development Plan Documents and /or on the proposals map.

Exceptionally, the change of use or other development of land that does not contribute to the character of an area and is therefore of little amenity value may be considered. In this case enhancement of the area concerned, or compensatory provision of an equivalent area may be sought (especially in the case of the loss of forest waste).

There are some areas of forest waste which contain buildings. Proposals for these will be treated on their individual merits, having regard to the landscape, historic and cultural importance of the site.

Protection of Recreational use

Development involving the loss of existing recreational land and buildings will not be supported. Exceptions may be made where it can be shown that the use is no longer required or where the development secures satisfactory replacement or improvement of the recreational use(s) which outweighs any loss.

Recreational provision for new development

Where there is an established need, new development will be expected to make provision, or a contribution towards provision, of open space and other facilities including those required for children's play and youth/adult recreation.

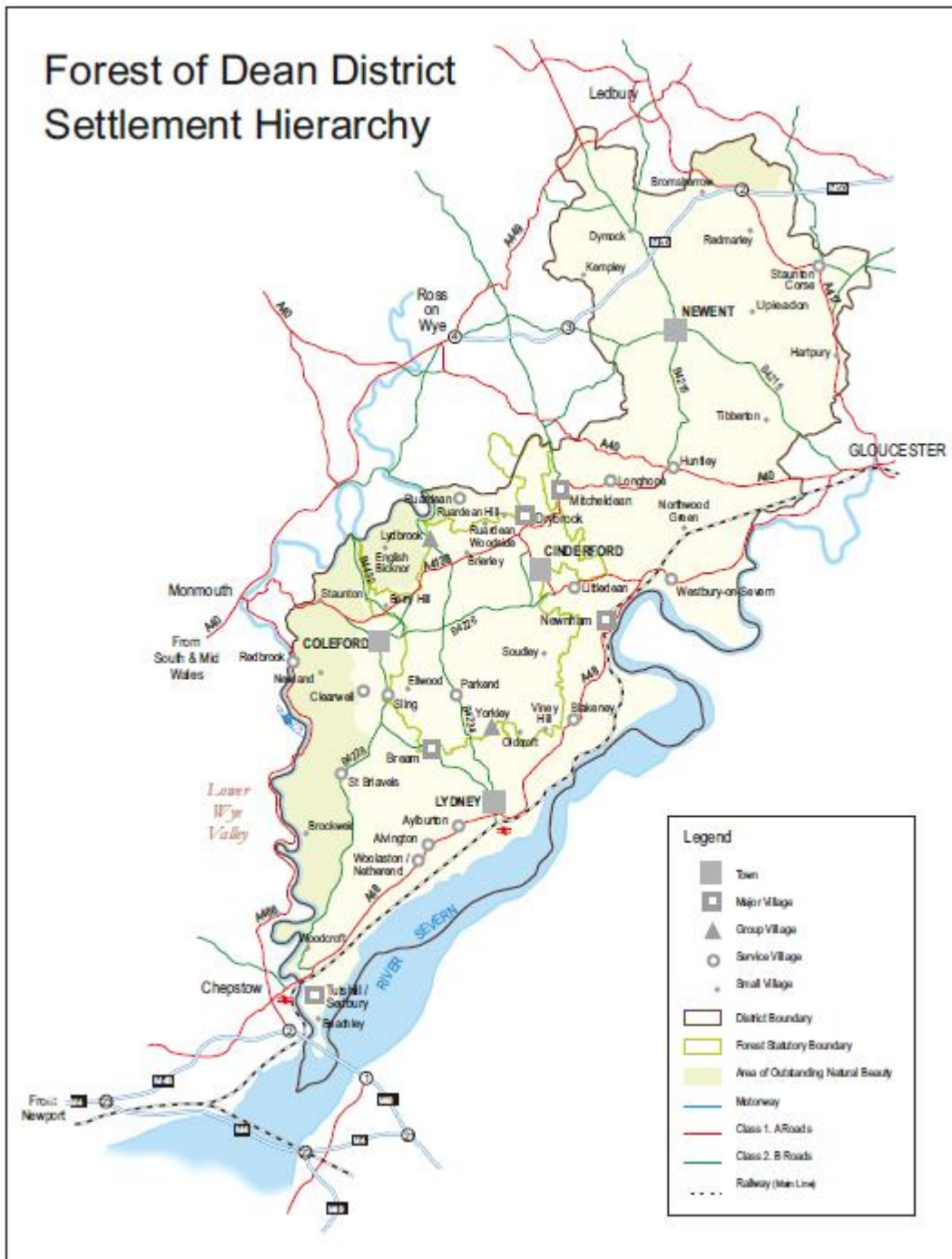
In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting and further develop a network of green infrastructure will be taken into account.

The Strategy for each of the towns and for the villages is summarised in the table below:

Settlement and Subject area	Provision and implementation
VILLAGES*	
Housing:	About 1212 dwellings on land identified for the purpose with consent or on small sites yet to be identified, principally within settlements (26% of district total). Implementation on a variety of sites throughout the plan period with need reviewed against commitments. The scale of development envisaged in the larger villages (expected to accommodate 13% of the total) is given below:

*see table below paragraph 7.65 for settlement hierarchy

Villages



Alvington is identified as a service village.

Settlement characteristics

Settlement		policy approach	Policy
Alvington, Aylburton, Blakeney, Clearwell, Huntley, Littledean, Longhope, Parkend, Redbrook, Ruardean, St Briavels, Sling, the villages of Staunton and Corse, Westbury, Woolaston (Netherend)	service village	Except for possible affordable housing as an exception, and existing commitments, new housing and employment opportunities are likely to be small in scale (eg single plots, or pairs, small workshops or changes of use of existing buildings plus re use of agricultural buildings).	CSP 16

Policy CSP. 16

Development proposals at villages will be required to comply with the "Core policies" and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned and will be guided by the table above.

About 1212 dwellings will be required outside the town locations before 2026, mainly on small sites in villages and on allocated sites yet to be developed.

Employment will be encouraged in accordance with the Core Policies (especially Policy CSP5) The Core Strategy will provide for the following development in villages over the period to 2026: About 976 new dwellings over the period to 2026. On eligible sites (over 10 dwellings/ 0.3ha, in Tutshill and Sedbury and 5 dwellings/0.16 ha elsewhere), a 40% share of affordable housing will be sought).

These will be provided approximately as follows and include existing commitments:

- Tutshill and Sedbury, about 111 new dwellings, Bream about 100, Drybrook about 100,
- Mitcheldean about 101, Newnham, about 65, Yorkley, Pillowell and Whitecroft about 45, Lydbrook, Joys Green and Worrall Hill about
- **In Service villages about 283**, and in small villages about 89.

Additional employment using new or existing sites will be permitted inside settlements and new service provision will be encouraged.

Outside villages which have a defined settlement boundary, a further about 236 additional dwellings are expected over the period to 2026.

7.73 The 15 service villages are likely to see relatively little change over the Plan period. Some are capable of accommodating modest housing and employment developments, and all are potential locations for small groups of affordable dwellings (subject always to the availability of suitable sites). Allocated housing sites will be completed during the plan period in a number of these villages, providing mixed schemes. The settlement boundaries will be reviewed as part of the allocations DPD,

but new major housing allocations are unlikely to be made. Half the total change expected can be met by the implementation of existing permissions.

3.3 Allocations Plan⁹

Together with the [Core Strategy](#) and the [Cinderford Northern Quarter Area Action Plan](#) (CNQAAP) the Allocations Plan will form the new Local Plan for the Forest of Dean and guide future planning applications. It will replace the remaining parts of the old style 2005 Local Plan Review.

The role of the Allocations Plan is to:

- Provide detail of how and where policies in the Core Strategy will be implemented
- Detail allocations for development
- Detail protective designations
- Detail revised defined settlement boundaries.

It will sit within the context of the Core Strategy and has to be in conformity with it.

Latest news

Main Modifications Consultation

Monday 23rd October 2017 to 4pm Monday 18th December 2017

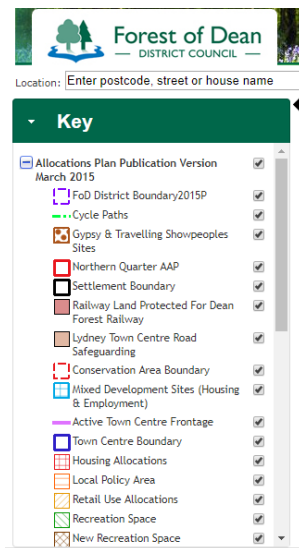
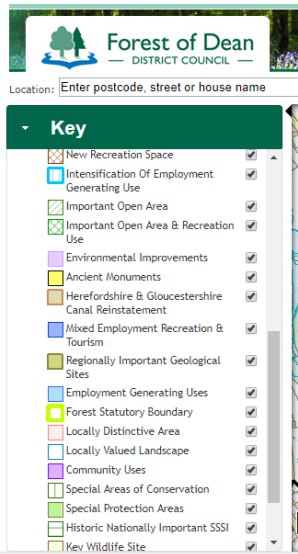
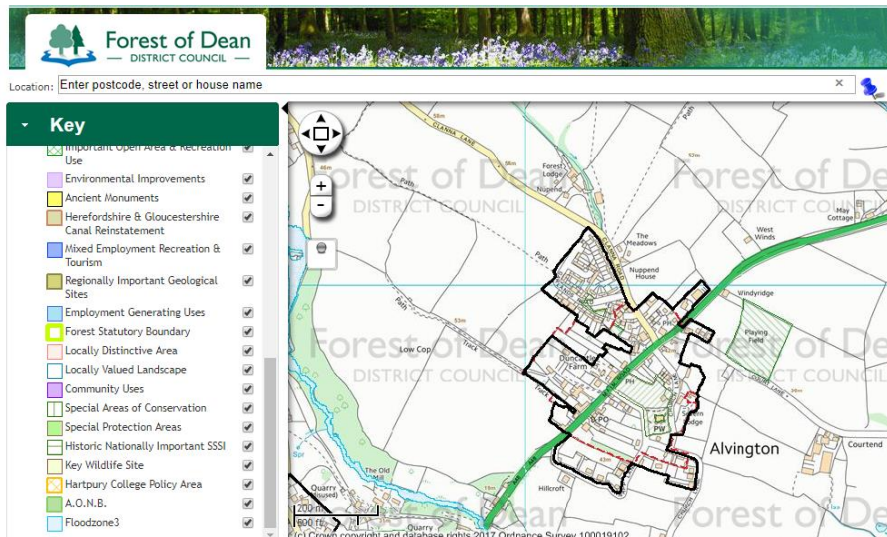
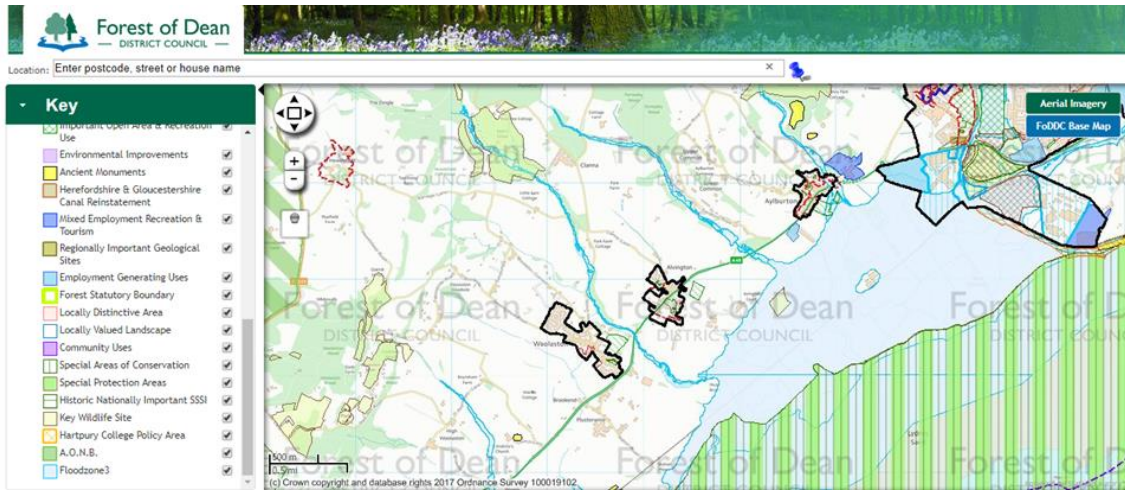
Following the additional hearings into the Further Changes the Council have proposed Main Modifications to the Allocations Plan. A schedule has been prepared and presented to the Inspector for his consideration. The schedule of Main Modifications to the Allocations Plan Submission Draft August 2015 has been approved by Full Council on the 19th October 2017. The Main Modifications are now subject to a public consultation and are put forward without prejudice to the Inspector's final conclusions to the plan.

The consultation ran between **23rd October 2017 and 4pm on Monday 18th December 2017**.

At this stage the consultation is only about the main modifications and not any other aspect of the plan. In preparing his report of the examination the Inspector will take account of all the representations that have already been made on the additional site allocations and policy changes when they were published for consultation from December 2016-February 2017. Therefore it is not necessary for you to repeat any earlier representations you have made.

⁹ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>

Screenshots of Proposals Map - Alvington Extacts



The following policies (with main modifications shown) are relevant to the Alvington NDP:

AP 1

Sustainable Development

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

Particular reference will be made to the guidance in the CS, AP and NPPF/ NPPG in making the required judgements.

AP2

Renewable Energy

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

In accordance with good practice the Council will expect evidence of consultation with communities in regards to the benefits and impacts including how consultation has informed the evolution of the proposal prior to a positive determination The following topic areas should be appropriately assessed:

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

11. Avoids the use of best and most versatile agricultural land, unless justified by clear and compelling evidence

AP 3

Mixed Uses and Proximity

Where compatible with the Plan, its policies and allocations, mixed land uses will be promoted by permitting development in locations where it can take advantage of nearby services and facilities, or in appropriate cases by permitting mixed use schemes on development sites identified for the purpose.

Such mixes should include multi functional open space and green infrastructure where appropriate and development should provide linkages needed to enable the uses to interact.

AP 4

Design of Development

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

- Establishing or supporting a strong sense of place,
- Taking account of local character and history in terms of design solutions
- Being visually attractive, employing good architecture and landscaping which respects the amenity of residents and others.
- Contributing to environmental enhancement
- The propagation of local distinctiveness by ensuring that the style and nature of materials used in developments demonstrates an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate.
- Adopting an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups in the community

AP5

Historic character and local distinctiveness

Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place.

Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality.

Particular attention should be paid to the following:

- The built form and setting of the traditional forest settlements
- Protected buildings and structures, including designated and non-designated heritage assets
- Remaining features (buildings, structures and sites) of the industrial history of the area.

AP 7

Biodiversity

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

Developments ~~should~~ shall safeguard features and supporting habitats which form parts of ecological networks and where appropriate provide 'missing' connections. Proposals must take account of the hierarchy of nature conservation sites and species including: International – Special Protection Areas (SPA) Special Areas of Conservation (SAC), Ramsar Sites National – Sites of Special Scientific Interest, Ancient woodland, Section 41 Species and Habitats Local – Key wildlife areas, Strategic Nature areas, Green Infrastructure strategies.

AP8

Green Infrastructure

New development proposals must consider and where appropriate provide green infrastructure as an integral part of development schemes. Such provision must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned and its surroundings, and these should consider how they can also enhance the landscape. Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire.

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

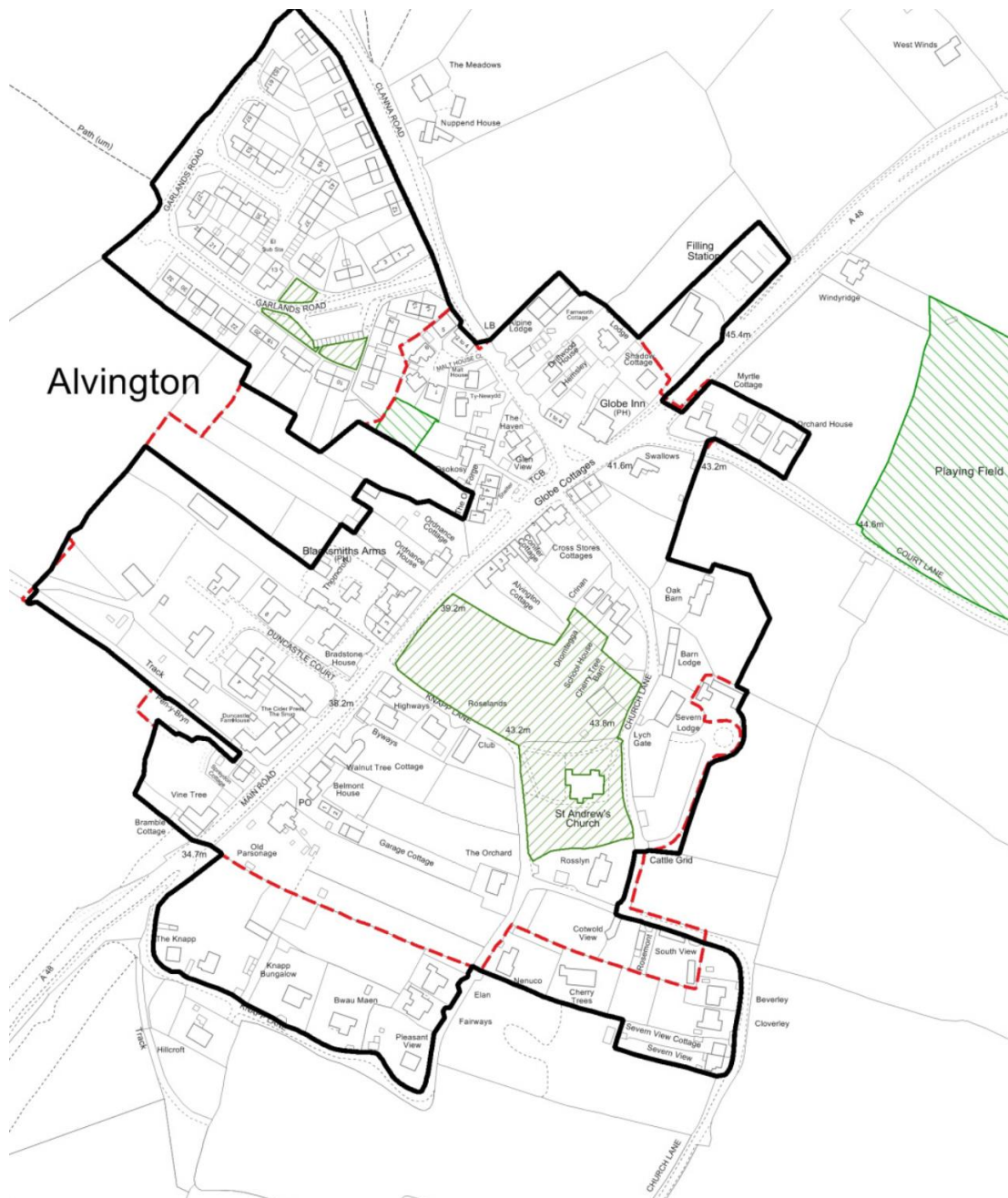
AP 26

Additional Cycle Connections

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

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

9. Alvington



Legend

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

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

Character of the Settlement

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

Key Issues

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

Policies and Proposals

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

4.0 Local Plan Evidence Base - Key Documents and Extracts¹⁰

4.1 Economy

4.1.1 Keynote - Economy - Land for Employment, Forest of Dean District Council, 25th July 2011

1 Context and Introduction

1.1 This keynote summarises the key aspects of the economy of the Forest of Dean. It considers some key characteristics and also the current supply of land that is available for employment. It shows the broad correlation between the need for new land for employment and the likely additional population that is expected in the area over the plan period.

1.2 The nature and context of the Forest of Dean has been considered at a regional level as part of the preparatory work for the now to be discontinued RSS. It reveals some distinct patterns of travel and an economy that are not typical of the rural areas of the southwest. The summary attached as an appendix to this note is a review of the Forest of Dean's economy prepared in 2006. Given the present economic circumstances its growth estimates should be qualified although over the relatively long life of the Core Strategy a variety of economic conditions can be expected to be encountered.

1.3 The following key features of the Forest of Dean apply whatever the economic climate. The case for diversification and growth is if anything made stronger in times of uncertainty as these tend to highlight any weaknesses which tend to show themselves by closure of enterprises and reduction in investment.

- The area is not typical of its surroundings in terms of employment structure
- The surrounding area within the southwest is generally more prosperous (than the south forest)
- The economy is more vulnerable to declines in manufacturing (as it is a larger percentage of the economy)
- There is less representation of the growth sectors
- The workforce employed in the area have lower wages than the residents by a marked degree
- There is a clear interaction between the three forest towns and scope to develop this further.
- Within the three towns there is a very low ratio of population to jobs.
- The economy of the area, especially of Cinderford has potential to grow but may need support to achieve this.
- There is an apparent large supply of land in the district with potential for employment use.
- The actual supply of land with potential to provide high quality land is more limited.
- Levels of educational achievement are lower than expected.

¹⁰ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/local-plan-evidence-base/>

Annex 1

Forest of Dean additional settlement summary from Spatial Implications of Economic Potential in the South West. Final Report Roger Tym & Partners June 2006 (found in P297 of the Report as an annex)

FOREST OF DEAN

The Forest of Dean is sited to the west of the River Severn within Gloucestershire and adjacent to the border with Wales. The three largest towns in the area are Cinderford, Coleford and Lydney and have a combined population of around 33,000.

Heavy industry and mining has had a significant influence in the development of the Lydney, Cinderford and Coleford area. Historically Lydney was a port for the Forest of Dean area exporting local raw materials such as stone, coal, iron and timber until the demise of those industries. The towns within the area are at an important stage in their development, where their core roles are changing from major mining and heavy industrial centers to sub-regional shopping, service and commuter centres. Deprivation is a problem within the area as well as perceived vagrant/drug problems.

Forest of Dean lies within the Northeast Triangle zone of the region, which is characterised as generally prosperous – the economic powerhouse of the region. There is high employment within the knowledge economy and high skills levels and wages across the zone. The main broad sector is advanced manufacturing and the priority sectors are advanced engineering and ICT. Skills shortages are arising in the area, largely as a result of the zone's economic success and low unemployment rate. The Forest of Dean does not fit with these characteristics, exhibiting far less knowledge based industrial growth, much lower wages and skills and high deprivation.

Infrastructure

The three towns within the Forest lie within 10 miles of each other and relatively close to Gloucester. Only Lydney is accessible by train as a mainline railway which runs along the bank of the river from South Wales to the Midlands. As the towns are accessed in the main by car, there are significant traffic impacts in all towns. The main problem is access to the Forest area from the national motorway/road system- from M5 at Gloucester, M4 at Chepstow and M50/A40 to north and west.

The towns are surrounded by forest and open countryside which means that there are limited opportunities to extend the towns without losing the value of the countryside. Coleford benefits from tourist activity.

The poor environmental quality of Cinderford and Lydney have been identified as a significant problem. Neglected and empty buildings are a key concern. The environmental quality of Coleford is less of a problem.

The Forest of Dean retail economy suffers significant 'leakage' to other towns outside the District. Within the district investment in Lydney appears to be growing as evidenced by a new Tesco built in the last few years. Coleford has not declined but has had little new development and Cinderford has actually lost ground as a shopping centre since the late 1990's although a brand new Tesco development is now proposed. A lack of national retailer representation is however an issue in all the towns.

Successful and Competitive Businesses and Organisations

Health & Social Work and Construction have become major sectors in Cinderford both in terms of job numbers and relative specialisation. Distribution is another large employer. The location quotients continue to reflect the important role of manufacturing in the area. The main employers in Coleford are similar to many other urban areas; Hotels & Catering is particularly strong due to tourist activity. Specialisation levels reflect the manufacturing past of Coleford but they are also more diversified, including Public Administration, Education and Agriculture.

Lydney does not have a particularly diversified structure and relies heavily on its 5 largest sectors – namely retailing, basic metals, health & social work, distribution and hotels & catering. These sectors employ 77% of total local labour force. Basic Metals especially is an unusual sector to find in the top 5. Specialisation levels reflect the strong industrial history of the settlement. Indeed, the economy of Lydney is dominated by one or two relatively large manufacturing companies – Watts/Cromptons/Federal Mogul/Albany Engineering etc.

Skills, Capacity & Aspirations

There are high levels of out commuters who shop outside the district and an ageing population with less expendable income.

Whilst housing is cheaper than in some surrounding areas, the attractiveness of the Forest of Dean and the increasing number of residents who choose to commute have pushed up prices. Given the low wage economy within the district, this is creating affordability issues.

Prospects

Cinderford TTWA (which includes all the Forest of Dean towns) generates 0.8-0.9% of regional GVA and employment and is forecast to broadly continue doing so over the next 20 years. Overall, employment is expected to rise by 3,800 (+17%) to 4,700 (+20%) over the next 20 years, somewhat faster than the regional average. GVA is however forecast to increase more slowly than in the region as a whole suggesting that the jobs created will occur in low value added sectors.

Employment growth is likely to rely heavily on Other Business Services, Miscellaneous Services, Hotels & Catering and Education & Health. All other sectors are forecast to stagnate or decline. The pattern of growth seems particularly favourable to Coleford; other locations may require more restructuring.

A high level of growth is expected of Cinderford TTWA and whilst it has potential, it will also need vigorous, concerted action to achieve this above average level of growth. Recent poor performance

in Hotels & Catering puts a question mark over its ability to lead growth. The change from an industrial area to one based on services is still to be completed fully.

Key challenges for the Forest of Dean towns in relation to the RES include:

- RP1A, RP1B: Forest of Dean towns need to continue diversifying and overhauling their economy, replacing traditional activities with more high value added ones. Business support may be required to achieve this;
- RP1C: to achieve the necessary restructuring, upskilling or re-skilling initiatives for some of the labour force may be required
- RP2C: Forest of Dean towns have considerable potential for growth, in part because of the quality of the Forest of Dean environment and its' proximity to Bristol and Gloucester – Cheltenham. This is a resource that also brings constraints so sustainable development must be top of the agenda;
- RP3B: there is considerable tourism potential in the area, not just in Coleford, and the three towns should build on it. They could for instance develop a common promotional/marketing strategy.
- RP3C: Cinderford, Coleford and Lydney may benefit from working together, building on each others strengths to become more competitive and ensuring that they can be more than dormitory towns for Bristol and Gloucester; Other Strategy Objectives (RSS / RTS):
 - House prices
 - Quality urban design
 - Public transport

4.1.2 Employment Keynote Update 2015, Forest of Dean District Council, January 2015

Settlement Provision

2.8 The Core Strategy identifies provisions for employment for each of the main towns and supports suitable employment site opportunities for intensification of existing uses, redevelopment and or diversification within all villages that have good connections to services and facilities. The provisions identified are as in the table below:

Villages: Suitable sites identified, intensification, redevelopment and diversification will be supported on other sites that are well linked to settlements and services.

Economic Activity Rate

3.2 The economic activity rate is an indicator that measures the percentage of the population within the district that are economically active i.e. In work and between the age of 16 - 64.

3.3 Overall the economic activity rate in the Forest of Dean District has increased over the time period as shown in the graph below. The figure as of March 2013 stood at 82.6% which is higher than the South West average (78.8%) and the English average of 77.3%. This puts the district above some of the others within the South West region and certainly not in the bottom in England. However, this is not a direct indicator that the job market within the Forest of Dean is healthy as there is a historic trend of a high level of out-commuting to work in neighbouring authorities and even further afield.

Employment Rate

3.5 The average employment rate for the South West Region (73.9%) is almost matched by that of the Forest of Dean District (73.7%) with only a 0.2% difference as of March 2013. The employment rate for both the region and the district is now currently higher than the average for England, however this has not always been the case. The South West Region average has remained above the English average through the period shown on the graph, whereas the Forest of Dean District has experienced peaks and troughs above and below the English average between April 2005 - June 2010. Since then the district has seen a vast improvement the the rate of employment with a figure above the English average and for the most part above the average for the South West Region also.

Unemployment Rate

3.7 The unemployment rate across the country since 2005 has increased from lows of 3.3% in the Forest of Dean District to 6.9% by March 2013 inline with the trend at the regional level. During 2009 the Forest of Dean district saw a spike in unemployment seeing it rise above Regional and English averages to a figure of almost 8% very quickly and then falling dramatically until a low point in 2011 (4.8%). In March 2013 the Forest of Dean saw a figure of 6.9% which is an increase since the trough in 2011. This unemployment figure is higher than the regions average but still significantly below the national average.

Economic Inactivity Rates

3.9 The economic inactivity rate represents those not accounted for in the Economic activity section above. The Forest of Dean District as of March 2013 had an economic inactivity rate of 17.4%. This is the lowest rate that the district has seen other than one downward spike to 15.5% in 2011. This is a significant improvement of the peak figure of 28.4% in 2009. Both the regional and English average Economic Inactivity Rates have had a fairly linear trend with few big changes. The South West region overall has a lower average than the English and the Forest of Dean District has gone from being above both averages to significantly below the average in 2013.

Job Density

3.10 Job Density is a measure of the number of jobs available per person of working age population (age 16+). This measure is particularly useful in helping to identify how the economy within each geographical area is doing. It is a key indicator for comparison of geographical areas. It is also directly linked to a number of other indicators such as out-commuting and also obviously the unemployment/employment rates. The figure is a ratio of the number of jobs to the working age population as a figure to one decimal place. Job density can be used as a figure to rank the employment opportunities within local geographies and as a useful comparator to local authorities and their neighbouring districts.

3.13 Unfortunately the Forest of Dean District are ranked at the bottom of the districts in terms of job density (0.54) and subsequently see a much higher unemployment figure than the other districts and also a much larger out commuting figure so people can find work. There is a significant difference in the job density figure between the Forest of Dean and all other districts. Part of this falls down to district having a historic reliance on large employers and with the economic downturn this has resulted in a reduction in numbers of jobs from these employers. Many of the working age population within the district now out-commute to a place of work and this is evident from the data in the commuting section below.

Industry

3.14 The number and type of jobs can be broken down further into the categories of industry that the jobs fall into. The pie chart below shows how the jobs in the district are divided into the identified categories. The largest proportion of jobs within the district fall into category G which represents the Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles industry (15.4%). This is closely followed by category C Manufacturing (13.5%) and Category Q Human health and social work activities (12.3%). The lowest percentage of jobs are now found in category B Mining and Quarrying (0.2%) which was once the main industry within the district which has now declined and very few 'Free Miners' and commercial quarrying operations are now running. The few Quarrying operations still blasting in the district are large operations that have been identified for expansion to fulfil the need from high quality forest stone and road building aggregates.

3.16 The percentage of jobs falling within the Manufacturing industry is a much higher proportion in the Forest of Dean district (13.5%) than in the South West region (9.1%) and England (8.8%) as a whole. The Forest of Dean also has a slightly higher proportion of jobs within the Construction industry (9.5%), and the Agriculture, Forestry and Fishing Industry (2.5%). The last of these is accounted for by the large expanse of forestry within the district that is managed by the forestry commission who are a key employer for the district. All other industry categories are similar in proportions for all other geographies with little variation in the figures. If we break this down further into the Local Authorities within Gloucestershire useful comparisons and conclusions can be drawn about employment within the county.

Commuting

3.19 The figures below represent the people who live in the Forest of Dean and where they work. The figures are based on the usual residents aged 16 and over in employment the week before the 2011 census. Out of a total figure of almost 30,000 people, 15,524 people live and work within the Forest of Dean District. This represents over half of the working population. However, this also means that over 14,000 people who are working and are living within the Forest of Dean District are out-commuting to a place of work.

Appendix 1 - Review of Forest of Dean District Employment Sites does not identify any sites in Alvington.

4.1.3 FOREST OF DEAN DISTRICT COUNCIL REVIEW OF ECONOMIC FORECASTS FINAL REPORT JUNE 2015, Nupremis

INDUSTRY/SECTOR PERFORMANCE REVIEW

The Forest of Dean is a rural district with a resident population of 82,900 and a working age population of 50,700. The area is characterised by more than 110 square kilometres (42.5 sq miles) of mixed woodland, one of the surviving ancient woodlands in England. There are four towns and many smaller, rural settlements where approximately 58% of the population live. These key towns

are: Newent to the north; Coleford, which is located towards the southern end of the district and is the administrative centre; Cinderford, which sits in the heart of the Forest and Lydney, situated on the banks of the River Severn, which is the largest town in the Forest of Dean and designated as the major growth area for the district. Lydney is also the only district town with a main line railway station.

It is estimated that Forest of Dean's economy generated between £1.02 billion and £1.17 billion in economic output in 2011. Forecasters predict that this could grow to between £1.37 billion to £1.53 billion by 2026 and to between £1.49 billion to £1.68 billion by 2031.

Long-term economic growth has been slightly slower-than-average in Gloucestershire at 1.8 per cent per annum from 1997 to 2011 compared to 1.9 per cent for England. Economic growth in Forest of Dean has been significantly below average, at between -1.7 per cent and +0.8 per cent per annum over this period.

A short local economic assessment focuses on employment growth and change and sector/ industry performance. A large part of the assessment deals with employment and industrial change, and the composition of the business population since 2009. The analysis addresses retail, tourism and home working in more detail to reflect priorities identified in the inception meeting with the District Council. This analysis is completed for Forest of Dean compared to other Gloucestershire Districts, Monmouthshire, the South West and England averages in terms of sector trends and main changes over recent years. It shows that the District compares favourably and has strengths in a number of areas:

- Economic growth in the District has been comparatively low since 1997 but forecasts expect growth to 2031;
- Residence-based earnings are high. In 2014, employed residents working full-time were higher than the Gloucestershire and South West averages;
- The Forest of Dean has high concentrations of jobs in some Manufacturing, Construction, Education and Social Care sub-sectors. Manufacturing is the largest employment sector and represents a much larger share of total jobs than nationally. This sector has seen job growth since 2009;
- The Forest of Dean also has above-average shares of businesses in the Agriculture, Forestry & Fishing, and Transport & Storage sectors and below-average shares of services sector businesses, particularly Professional, Scientific & Technical Activities businesses;
- The Forest of Dean has an above-average share of micro-businesses;
- The number of business start-ups is low in the District, although the survival rate of new businesses is above-average;
- Self-employment and home working rates are high and increasing in the Forest of Dean. Self employment rates are also higher than the national average in all sectors apart from Transport & Storage.
- While there has been an overall decline in the numbers of both public and private sector jobs in the District since 2009, there has been some evidence of a shift from public to private sector jobs since 2011;

In contrast the data would suggest a number of issues in the Forest of Dean:

- The number of employee jobs in the District has fallen since the recession, compared to national employment growth. The fall in jobs has been driven by decline in the Professional, Scientific & Technical Activities sector, along with Transportation & Storage and Wholesale & Retail Trade;

- There are a low number of jobs per working age resident, leading to high levels of out-commuting, and low workplace-based earnings;
- The number of retail jobs has declined since 2009 and more sharply than across England, and rateable retail floorspace has decreased over the past ten years;
- There are conflicting reports on the scale of jobs in tourism-related sectors. BRES data suggests that tourism related jobs have declined year-on-year since 2010 whereas the District Tourism Study suggests a substantive increase in jobs and value of tourism over the same period;
- The number of enterprises in the Forest of Dean has declined since 2008, compared to strong growth across the rest of Gloucestershire and England, caused by both a fall in the number of new businesses and a rise in the number of business closures.
- The decline in the number of businesses has been driven by decline in the number of Construction, Transport & Storage, Wholesale, and Business Administration & Support Services businesses.

4.1.4 Growing the Economy Action Plan 2015 - 2019 - Publication Version, Forest of Dean Council

2 Action Plan 2015 - 2019 Priorities

2.1 Digital Connectivity

2.1.1 One of the 10 key priorities in the Government's Rural Productivity Plan is for superfast broadband to be delivered to 95% of all UK households and businesses by 2017.

2.1.2 Members noted their concerns regarding the closure of the Fastershire project in the Forest of Dean. Moreover, limited feedback had been received from the Fastershire project managers in relation to the project's achievements within the District or where there is still a job to be done.

2.1.3 The digital connectivity priority will also address the issue of poor mobile phone connectivity due to the lack of mobile signal and data connection (3G & 4G) throughout the Forest.

2.1.4 Proposed actions are as follows:

Investigate the outcome of BT's Fastershire project in the District and identify where the gaps remain.

Continue partnership effort with the Wye Valley and Forest of Dean Tourism Association (WVFDTA) to improve digital connectivity for tourism related businesses Meet with Gloucestershire County Council (GCC), Gloucestershire Local Enterprise Partnership (LEP) and BT to explore future investment requirements.

Focus on greater partnership working with Gloucestershire County Council to deliver faster broadband in areas where provision is not in place.

Continue to work as part of the Joint Economic Growth Committee to improve mobile connectivity and work with providers to improve connections within the Forest of Dean District.

Mobile Phone Connectivity - explore potential new mast locations.

Encourage developers to support telecommunication infrastructure within the construction phase of development.

2.4 Planning for Growth

2.4.1 Proposed actions are as follows:

Continue to support Town and Parish Councils in the development of their Neighbourhood Development Plans.

Continue to work in partnership to deliver key regeneration opportunities within the District such as the Cinderford Northern Quarter, Five Acres and Lydney Harbour.
Actively engage with GCC and the LEP in the future development of countywide plans.

2.5 Town & Village Centres

2.5.1 Members noted the importance of vibrant and thriving town & village centres and the contribution they make to the economy of an area.

2.5.2 Proposed actions are as follows:

Continue to monitor the health of the four towns using the LEP's Retail Pathfinder Toolkit.
Improve member engagement and communications between the District and Town & Parish Councils.

Review the Newent Town Team activity and explore whether this approach can be extended.

Work with the Growth Hub to capture the business confidence input into the 2015 Annual Reports.

2.6 Tourism

2.6.1 One of the key growth areas for the economy of the district is the tourism sector which has seen a 48% growth in the past ten years.

2.6.2 The District Council is a partner in the Destination Management Organisation (DMO) along with Wye Valley and Forest of Dean Tourism Association, Forestry Commission, Wye Valley Area of Outstanding Natural Beauty and Monmouthshire County Council. Additional stakeholders will be joining in 2016 from GFirst LEP and Hartpury College.

2.6.3 The District Council also has a Service Level Agreement with the Wye Valley and Forest of Dean Tourism Association to promote the destination.

2.6.4 Proposed actions are as follows:

As part of the DMO FODDC will support World Host training. Tourism Business Support – Use the 'Growing the Economy' event to identify new areas of working.

Monitor and Review the Service Level Agreement (SLA). The current SLA ends in 2016/17.

Tourism Skills Training – Investigate how to improve school and business links

2.7 Transport

2.7.1 Members considered transport as a major priority issue for the district. Transport includes road, rail, cycling and walking. Investment in transport is seen as critical in encouraging economic growth in isolated areas.

2.7.2 Proposed actions are as follows: Meet with Severn Bridge owners/operators, and liaise with adjacent MP's to discuss implications for Forest residents & businesses once the bridge tolls expire in 2017/18.

Condition of the roads – Liaise with GCC to ensure the Highway Improvement Programme places more emphasis on the delivery of Forest roads and junction improvement proposals.

Liaise with GCC to ensure that highway infrastructure is of adequate standard for the current and future increase in HGV movements to and from quarry sites should mineral extraction grow within the district.

Greater engagement from members with the emerging and future GCC Local Transport Plan consultation.

4.2 Settlement Hierarchy

4.2.1 Keynote - Settlement Hierarchy, Forest of Dean District Council - 21st March 2011

4.3 The Current Situation

6.2 Settlement Services

Table 6.6

The following table indicates the various services available to each settlement within the District. A breakdown of settlement classifications can be found in Appendix 3. The services recorded are not necessarily confined to the present defined settlement boundaries but are regarded as readily accessible.

	General Store	Other A1 uses	Employment Uses	Primary School	Secondary School	Other Services	Social Cultural Facilities	Public Transport	Number of Criteria Met
Alvington	*						*	*	3

7.46 The following table indicates the various settlements and the policy approach in the Core Strategy. It uses the broad categories referred to above in arriving at policies for the district. The towns are treated individually in the Core strategy and policies for each are derived from their identified needs and characteristics. A separate policy approach for each of the major villages is contained in the Core Strategy. The Strategy also distinguishes between those settlements with a defined boundary and those without. It does also refer to the general principle of evaluating development proposals against the form and function of the settlement(s) concerned.

<u>Key Settlement Characteristics</u>			
Settlement	Classifi- cation	Policy Approach	Core Strategy Policy
		within existing settlement, and for affordable housing outside	
Alvington, Aylburton, Blakeney, Clearwell, Huntley, Littledean, Longhope, Parkend, Redbrook, Ruardean, St Briavels, Sling, Staunton and Corse, Westbury, Woolaston (Netherend)	Service Village	Except for possible affordable housing as an exception, and existing allocations, new housing and employment opportunities are likely to be small in scale (e.g. single plots, or pairs, small workshops or changes of use of existing buildings plus re use of agricultural buildings)	CPS 16

4.3 Infrastructure

4.3.1 Infrastructure Delivery Plan, Forest of Dean District Council February 2015

Sector Analysis

Information & Communications Technology

The provision of ICT infrastructure may not be a key factor in determining the soundness of the emerging Local Plan, but it will have implications for the economic competitiveness of FoD and the ability of households to access the online services of other infrastructure and service providers (e.g. library services, healthcare and education). Within FoD the majority of the local exchanges serving draft Local Plan allocations have now been upgraded to superfast broadband, or the upgrade is scheduled to occur by the end of 2014 (Blakeney/Newent). The Lydney exchange is now under evaluation as part of a government funded programme. It is recommended that new developments are encouraged to provide fibre optic connections from the upgraded cabinets to premises from the outset.

The remaining, more rural communities fall into the 'final third' category of upgrade, suffering from below average internet speeds and a lack of competition between services. The Borders Broadband initiative has secured £14.4m towards the rolling out of fibre broadband in rural areas, which has been boosted by an additional £7.5m investment from Gloucestershire County Council and £6m from Herefordshire County Council. This project aims to bring fibre broadband to around 90% of homes by the end of 2016.

Transport & Public Realm

Transport infrastructure planning is viewed as essential to ensuring well planned new development and will be key to delivering growth within the FoD Allocations Plan.

The IDP has identified a number of district wide and site specific transport infrastructure requirements relating to planned growth. Consideration has also been given to public transport improvements and sustainable travel. Further detail of transport requirements can be found within the full version of the FoD IDP and transport capacity assessment work submitted in support of the Local Plan.

Additional highway modelling and capacity work should be undertaken by FoD District Council through a Transport Impact Assessment. This work should provide a better understanding of the mitigation measures required at key junctions as a result of projected capacity issues. The potential costs of improvements should also be considered as part of this work. This information could also emerge through site specific transport assessment work as part of future developments.

4.10.3 Infrastructure baseline

Census 2001 data demonstrated that 14,000 people commuted out of the district, (representing 37% of the working age population) set against 4,750 people commuting into the district. 90% of out-commuters travel by car/van or motorcycles. Of those residents out-commuting, 4,500 people (33%)

travelled to Gloucester, with significant flows using the Severn Crossing to reach the West of England area. Partly as a consequence of this and flows to South Wales, the A48 as it enters Wales at Chepstow also experiences peak hour congestion. The former example of commuting in particular gives rise to congestion on the A40 approach to Gloucester. Some overarching issues relating to the existing transport infrastructure are summarised below:

Highways - A48 is not mentioned.

The Gloucestershire Local Transport Plan 3 suggests a number of headline issues for the FOD; these are listed below:

- **New housing development often dispersed in rural areas;**
- Regeneration in Cinderford and Newent;
- Potential traffic congestion at peak times in Lydney due to new development;
- Congestion on the A40 between Highnam and Over Roundabouts;
- Highway maintenance and resilience of the transport network;
- **Access to services, especially in rural areas; and**
- Capacity issues at Lydney Station car park and the need to improve rail services.

Walking and cycling

The LTP3 highlights that measures to encourage walking and cycling can make important contributions to the LTP objectives of reducing CO2 emissions, improving health and quality of life. Reducing the number of short trips that are currently made by car can also help reduce traffic congestion. Broad measures outlined in the LTP3 to help encourage walking and cycling include:

- Encourage schools to implement and review their travel plans;
- Require developers to submit and fund travel plans; and
- Support funding bids to improve cycling infrastructure, especially to schools and employment sites.

Improvements to walking and cycling facilities are one of the most important transport themes illustrated within the FOD Parish Plans. Such improvements would provide a cheap and environmentally friendly way of travelling and would also offer opportunities for people to improve their health. A report produced by Sustrans suggests that the future key challenges for cycling infrastructure in the FOD are to link the existing cycle routes to the town centres and also to services in the District to provide not only for leisure but also everyday cycling.

District Highways improvements

Further to the review of information relating to the A40 corridor and projects within specific settlements, a series of improvements to the highway network have been identified by the Council. These are less clearly of relevance to development in on particular area, but would help to improve the safety and resilience of the network overall:

- **A48 junctions safety improvements** – there are general safety issues for all junctions on the A48. Examples include the Nibley crossroads and the need for a low bridge warning system for lorries at Broadoak and Westbury.

5.0 Other Forest of Dean Planning Policy Background Documents

5.1 Strategic Housing Land Availability Assessment (SHLAA)¹¹

As part of the evidence base to support the Local Plan, the Council has to prepare a strategic housing land availability assessment (SHLAA) which assesses the potential suitability of land within the District for housing development.

SHLAA is a technical assessment that does not permit development land for development but assesses whether land might have some form of potential to be considered for development at a future point in time.

¹¹ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/local-plan-evidence-base/strategic-housing-land-availability-assessment-shlaa/>

Appendix A3. Further results for Forest of Dean

Contents

Further detail on housing need

- Table A3.1 Housing needs assessment model for Forest of Dean
- Table A3.2 Summary of needs assessment model for Forest of Dean
- Table A3.3 Annual need requirement by household type in Forest of Dean
- Table A3.4 Annual need requirement by ethnicity of household head in Forest of Dean
- Table A3.5 Annual need requirement by support needs in Forest of Dean
- Table A3.6 Affordability of households in need in Forest of Dean (annual)
- Table A3.7 Size and type of Affordable Rent home required by those in need in Forest of Dean
- Table A3.8 Affordability of households on Housing Register in Forest of Dean
- Table A3.9 Size and type of Affordable Rent home required by those on the Housing Register in Forest of Dean
- Table A3.10 Total number of households able to afford different affordable products in Forest of Dean
- Table A3.11 Type of affordable accommodation required to meet housing need in Forest of Dean
- Table A3.12 Size of additional units required to meet housing need (general needs) in Forest of Dean
- Table A3.13 Size of additional units required to meet housing need (general needs) in Forest of Dean – excluding households suitable for shared housing
- Table A3.14 Impact of different affordability assumptions on affordable housing requirement in Forest of Dean
- Table A3.15 Adjusted housing need assessment in Forest of Dean

Current tenure profile

- Table A3.16 Number of households in each tenure group in Forest of Dean 2013

Demographic projections for Forest of Dean

- Figure A3.1 Forecast population change by age group in Forest of Dean, 2013-2031
- Table A3.17 Change in Forest of Dean population, households and household size, 2013 – 2031
- Figure A3.2 Summary change in Forest of Dean household structure, 2013 – 2031

Derivation of the figures in the main LTBHM scenario for Forest of Dean

- Table A3.18 Tenure of new accommodation required in Forest of Dean over the next 18 years
- Table A3.19 Size of new market accommodation required in Forest of Dean over the next 18 years
- Table A3.20 Size of new shared ownership accommodation required in Forest of Dean over the next 18 years

¹² See Local Authorities of Gloucestershire SHMA 2014 Final March 2014
<http://www.fdean.gov.uk/media/3859/glos-shma-march-2014.pdf>

Table A3.21 Size of new Affordable Rented homes required in Forest of Dean over the next 18 years

Table A3.22 Size of new social rented accommodation required in Forest of Dean over the next 18 years

Table A3.23 Size of new Affordable Rented homes required in Forest of Dean over the next 18 years – if house all households unable to afford market or shared ownership housing

5.3 Landscape Character¹³

The Forest of Dean has a rich and varied natural environment, which helps to define the essential landscape character of the local area, and contributes to its biological diversity.

The Council aims to ensure that our landscapes and the wildlife they contain, are protected and enhanced appropriately, in order to follow national planning guidance and local planning policies, whilst also meeting the needs of development.

Planning advice notes

We have produced a series of advice notes for planning applicants to provide information on how these issues can be incorporated into a development, and to explain what information needs to be provided within a planning application.

- [Tree planting specifications](#)
- [Hedgerow planting specifications](#)
- [Landscape and biodiversity considerations for small scale planning applications](#)

5.3.1 Tree Planting Specification

Planting Design

The initial stage of a planting design involves looking at the existing landscape and planting features of a site, and where appropriate, using these as a base for the design.

The design of the planting should:

- Represent the character of the local landscape, and where possible link with existing vegetation; have a look around the local area to see what species are present (see link to Forest of Dean Landscape Character Assessment, at end of document);
- Take into consideration the visual and physical impact of the proposals on the existing landscape (including views into and out of the site). Reflect the function and character of the site;
- Relate to the buildings, either to soften or screen them, or to act as a good background;
- Produce a safe, practical, usable landscape;
- Be appropriate for the growing conditions;
- Take into account the resources available for the long term management and maintenance of the site.
- Provide a balance of provision for open space and vegetation in relation to density of the built development and infrastructure;
- Contribute to the establishment of a well-structured framework of diverse ages, sizes and species with the potential to be managed constructively over time.

Structure Planting and Tree Species .

The purpose of structure planting could include:

¹³ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/landscape-character/>

- To integrate large structures into their surroundings
- To form a buffer between incompatible uses.
- To create a woodland environment
- To screen buildings
- To frame a view
- To complement and integrate building form and styles

Tree species

.In deciding which species to plant it will be necessary to examine the constraints of the site, such as soil condition, site exposure and the ultimate height of the trees. (See table 1, pages 7 & 8)

Not all the species will be appropriate to every area. Look around the site and select species that would be appropriate for the site (see link to Forest of Dean Landscape Character Assessment, at end of document). Most plantings will include a mixture of tree and shrub species. When planting native species, make sure they come from British grown stock, and are preferably of local provenance.

5.3.2 Hedgerow Planting Specifications

Considerations for Hedgerow Planting

The initial stage of planning a hedgerow involves looking at the existing landscape and planting features of a site. When planning a hedgerow the following should be considered:

- It should represent the character of the local landscape, and where possible link with existing vegetation; have a look around the local area to see what species are present (see link to Forest of Dean Landscape Character Assessment, at end of document);
- It should reflect the function and character of the site (i.e. is it a rural or urban setting);
- It should produce a safe, practical, usable landscape;
- It should be appropriate for the growing conditions; and
- It should take into account the resources available for the longterm management and maintenance of the site.

Town and Village Garden Hedgerow Mix

For planting designs in town and village gardens, the following options should be considered in addition to those shown on the opposite page:

- For the purpose of screening, beech, holly, and yew could be used
- For protection, thorny species such as blackthorn, hawthorn, dog rose, geulder rose or holly could be used
- For Wildlife, use fruit and nut producing species such as hazel, hawthorn, yew, or wild privet.

5.3.3 Landscape and Biodiversity Considerations

Landscape Design

The initial stage of a landscape design involves looking at the existing landscape and planting features of a site, and where possible using these as a base for the design. There are two main elements that can be included in the design and these are referred to as soft and hard landscaping. Soft landscaping (planting) should:

- Represent the character of the local landscape, and where possible link with existing vegetation; have a look around the local area to see what species are present (see link to Forest of Dean Landscape Character Assessment);
- ☒ Species, numbers (or planting density), distribution and sizes of proposed new planting.
- ☒ Type of protection planned for any new planting.
- ☒ Planting schedule.
- ☒ The location of any existing or proposed underground or overhead services which could affect existing or proposed planting.
- ☒ Survey report for any protected species on the site of the application.
- ☒ Any mitigation measures to be carried out to protect and enhance protected species found on or near the site.

Hard landscaping should:

- Where possible incorporate the use of local materials;
- Take into consideration the visual and physical impact of the proposals on the existing landscape;
- Reflect the function and character of the site;
- Produce a safe, practical, usable landscape.

5.3.4 Landscape Character Assessment

A Landscape Character Assessment (LCA) for the Forest of Dean was done in 2002 and widely distributed in 2004.

The LCA explains what the landscape of each place is like and what makes one place different to another. It assumes that every place is special and distinctive and sets out to show just how and where these special qualities and distinctive features occur. The character assessment identified fifteen landscape character types across the district and 42 landscape character areas.

In terms of planning the Landscape Character Assessment is supported by the [Forest of Dean District Landscape Supplementary Planning Document \(SPD\)](#).

Landscape Character Assessment

Section 4 THE FOREST OF DEAN LANDSCAPE

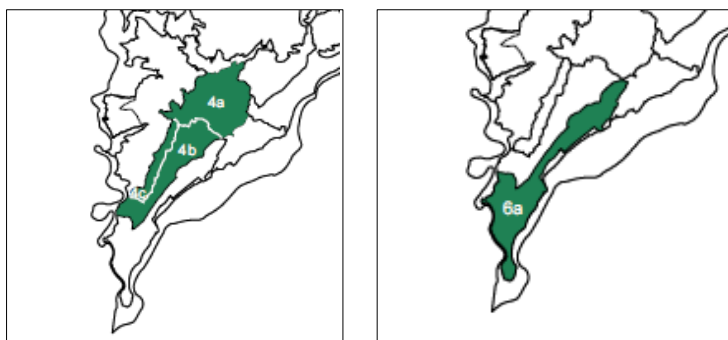
4.2 Landscape Character Types and Landscape Character Areas

The Landscape Character Assessment records the specific character of fifteen landscape character types and forty two landscape character areas. Part of Alvington Parish is in Landscape Character Type 4 Wooded Scarp and Lower Scarp Slopes: Landscape Character Area 4b. Netherend Farmed Slopes. The other part of the Parish lies in Landscape Character Type 6 Unwooded Vale: Landscape

Character Area 6a Severn Vale - Stroat and Sedbury. These landscape designations are identified and described in the Forest of Dean Landscape Character Assessment 2004 supported by the Forest of Dean District Landscape Supplementary Planning Document (SPD)¹⁴.

¹⁴ <http://www.fdean.gov.uk/media/3711/landscape-supplementary-planning-document-march-2007.pdf>

Figure 4 Location of Landscape Areas in Alvington Parish



The character of Landscape Character Area 4b Netherend Farmed Slopes is described as follows:

The distinctive landscape of gentle slopes bordering the steep wooded scarp stretch from Ayleburton Common in the east to Tidenham in the west and fringe the softer undulating vale landscapes bordering the Severn. Streams draining the plateau and emerging from springs have dissected the underlying geology to form a series of undulating ridges and valleys running at parallel to the direction of the general slope. These valleys tend to be steep sided and as such contain either rough pasture or linear stretches of broadleaved woodland. The ridges tend to be cloaked in a patchwork of large fields enclosed by well managed hedgerows.

These fields are generally managed as improved pasture. However, arable fields are conspicuous in the vicinity of Woolaston where calcareous soils and gentle landform provide productive farmland.

Linear villages and settlement clusters are most numerous. These tend to be sited alongside roads running at or close to the crest of ridgelines between the vale and the plateau. Netherend is the largest settlement and is located above the Cone Brook. Further to the north an area of smaller fields and dispersed farms at Woolaston Common indicates sporadic settlement of former common land. Elsewhere isolated farm houses are conspicuous throughout the landscape. Despite these often being sheltered by small deciduous copses they are particularly visible from the scarp slopes to the north due to them being whitewashed. The shiny roofs of barns are also highly visible when viewed from neighbouring uplands.

Wide panoramic views to the south are possible from the top of the ridges and higher undulations although in the valleys woodland and landform combine to obscure views and create more intimate landscapes.

The character of Landscape Character Area 6a Severn Vale - Stroat and Sedbury is described as follows:

The southern extent of the Severn Vale in the district extends from Alvington in the east to the Beachley peninsula in the west. The landscape is typical of the vale and gently undulating landform is cloaked in a patchwork of productive pastures and arable fields defined by well maintained hedges. Saline inundation is evident in pastures adjacent to the lower reaches of the Wye such as at the Pennsylvania Fields SSSI. These areas are notable for nationally scarce plants and is the only. The underlying geology is largely Quaternary gravel terrace deposits

and tidal flat deposits of silty clay lying above Triassic mudstones. Alluvium and alluvial fan deposits are also evident. The rich red soils appear to be well suited to dairy farming which is particularly conspicuous in the area.

Cattle sheds are typically large modern constructions surrounded by a concrete yard. These often gain visual prominence in an otherwise relatively flat landscape. Their size may be an indication of the intensive nature of dairy farming locally. Arable farming is also conspicuous. An outcrop of St Maughan's Group rocks occur to the west of Woolaston. Calcareous soils derived from these rocks are well suited to arable farming resulting in a distinct area of large arable fields.

Tree cover is typically limited to occasional hedgerow and field trees and small copses close to farm houses. However, larger woods may be found close to Sedbury Park. The park is sited on a hill which terminates abruptly above the Severn as Sedbury Cliffs and it is likely that these woodlands are remnants of parkland planting.

Offa's Dyke terminates at Sedbury Cliffs a short distance to the south. The dyke is still visible in this location and forms an impressive landmark.

The Wooded Scarp and Lower Scarp Slopes landscape type borders this character area and forms a distinctive wooded backdrop. The landscape shelves gently from the lower slope of the scarp towards the Severn and Severnside grazing marshes.

The close proximity of contrasting landscapes reduces the perceived scale of the vale when compared to the Severn Vale further to the north.

Settlement is largely rural, a number of isolated farm houses and small linear villages being evident throughout the landscape. Large urban centres, however, also exist. Tutshill, Sedbury and an army barracks on the Beachley peninsula exert a strong urbanising influence over a large area of the landscape to the south east.

5.3.5 Natural England - National Character Areas¹⁵

As part of Natural England's responsibilities as set out in the Natural Environment White Paper¹, Biodiversity 2020 and the European Landscape Convention, the Government is revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

¹⁵ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

The area of Alvington Parish north of the A48 lies in National Character Area 105. Forest of Dean and Lower Wye.

Statements of Environmental Opportunity

- **SEO1:** Protect and manage the extensive internationally important woodland for its biodiversity, landscape, and ability to store and sequester carbon. Provide a sustainable timber resource while recognising the woodland's recreational value and heritage, and its contribution to a sense of place and tranquillity.
- **SEO 2:** Protect, manage and enhance the pastoral character of the farmland, with its ancient species-rich hedgerows, drystone walls and traditional orchards. Retain traditional management techniques on the network of small, neutral lowland meadows with its characteristic small-field structure and narrow winding lanes.
- **SEO 3:** Maintain and enhance the distinctive settlement pattern of small villages using local characteristic materials, ensuring that future development recognises and retains the value of the area's landscape, biodiversity, geodiversity, access and heritage. Encourage the traditional practices intrinsically associated with shaping the physical environment and culture of the area, including commoning, small-scale freemining and Forest Law.
- **SEO 4:** Protect and enhance assemblages of internationally important species associated with the River Wye Special Area of Conservation (SAC) and River Severn estuarine SAC, employing good land management practice throughout the Forest of Dean and Lower Wye Valley to improve water quality, reduce soil erosion and regulate water flow.

Key characteristics

- Centred around a well wooded, undulating plateau of ridges and valleys sitting over shallow Coal Measures, contained by an outer rim of more open landscape on Carboniferous Limestone and Devonian Old Red Sandstone, providing examples of active and past geological processes, with the River Wye cutting dramatic gorges with steep, wooded slopes.
- Picturesque inward views as well as extensive views outwards in places: westwards across the Wye Gorge to the Black Mountains of Wales, or eastwards across the Severn Estuary to the Cotswold Hills, providing attractiveness for tourism and recreation.
- Extensive woodland, with particular concentrations within the statutory

forest of the central plateau and Wye Valley. This ranges from managed coniferous plantations to broadleaved woodlands, many of which are ancient (ancient woodland is defined as being continuously wooded since 1600; the statutory forest is an ancient forest, parts of which have been heavily exploited for timber, but the majority is considered as ancient woodland) or semi-natural, and designated as Sites of Special Scientific Interest (SSSIs). These form one of the largest remaining areas of broadleaf semi-natural woodland in the country.

- A diversity of field size and shape, ranging from small, irregular enclosures to medium-sized, rectilinear fields. Fields are either bounded by hedgerows (many of which are several hundred years old) or drystone walls. Fewer hedgerow trees are seen in the more fertile arable districts.

- The pastoral landscape outside of the woodland is used primarily for livestock rearing, with some dairying along the edge of the Severn and Avon Vale. In addition, there are smallholdings of small- to medium-sized fields, supporting market gardening, orchards, livestock rearing and horse grazing. Commons and the statutory forest are used extensively for unrestricted sheep grazing. In addition, there are a notable number of traditional orchards - particularly to the north and east.

- Several small rivers drain most of the plateau to the south and south-east, while other small rivers feed into the Wye to the north and west. The River Wye Special Area of Conservation (SAC)⁴ is recognised for its international importance for species including white-clawed crayfish, otter, salmon, twait and allis shad. Tidal influence on the Wye occurs as far as Bigsweir. Brooks drain eastwards to the Severn.

- The NCA features rich wildlife habitats including grassland, heathland, traditional orchards and woodland; nationally important assemblages of woodland birds and butterflies; internationally important woodland, river and bat sites; and a range of other rare flora and fauna.

- There is a rich historic environment, including prehistoric settlements and field systems (such as the hill forts on Welshbury Hill and Symonds Yat); Roman sites (such as Lydney Park and the Anglo-Saxon earthwork known as Offa's Dyke that formerly marked the border between England and Wales); medieval castles (such as St Briavels and Ruardean); and an industrial landscape of iron and coal extraction, quarries, and associated tramways - many of which have been subsumed by the woodland canopy.

- Surrounding the edge of the statutory forest is a ring of settlements associated with iron ore and coal deposits, often sprawling and linear in nature, where buildings are interspersed with industry and open grazing land. Wholly within the woodland of the statutory forest, Parkend and Brierley are the only substantial settlements. Other earlier settlements, of medieval origin (such as St Briavels, Lydney, Mitcheldean, Newnham and Ruardean), lie outside this ring.

- Traditional building materials include local sandstone toned from dull pinkish-greys to warm pink-browns, limestone, brick, pebbledash, slate and tiles. More recent buildings are of white render, with Welsh slate or dark pantile roofs.

- Main access routes are the A4136 through the Dean and the encircling

A40 to the north; the A48 to the south-east; and the A466 along the Wye Valley, linking with the M48, M4, M5 and M50. The mainline railway links Gloucester to Chepstow through the Dean's only mainline station, at Lydney.

To the south of the A48 part of Alvinton Parish lies in NCA 106. Severn and Avon Vales

Statements of Environmental Opportunity

- SEO 1: Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, planning for a landscape scale expansion of wetlands, intertidal habitats and unimproved grasslands along river floodplains through, restoration, expansion and re-linkage of existing remnant areas of seminatural habitat.
- SEO 2: Seek to safeguard and enhance this area's distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity.
- SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.
- SEO 4: Protect geological exposures and maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.

Key Characteristics

- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.
- Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.
- West of the Severn the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.
- Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. Remnants of formerly extensive Chases and Royal Forests, centred around Malvern, Feckenham and Ombersley still survive.
- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester)

fringed by willow pollards and alders.

■ Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.

■ Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.

■ The River Severn flows broadly and deeply between fairly high banks, north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.

■ A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.

■ Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.

■ Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.

5.4 Supplementary Planning Documents¹⁶

Supplementary planning documents and guidance provide additional information to help in the interpretation of Local Plan policies for specific sites or issues.

Affordable Housing Supplementary Planning Document (SPD)

The Affordable Housing Supplementary Planning Document (SPD) was adopted by the Council on the 8th April 2010.

- [Adopted Affordable Housing SPD](#)
- [Affordable Housing SPD adoption statement](#)
- [Statement of main issues](#) (summary of representations and officer responses to public consultation carried out from 6th July 2009 to 3rd August 2009).

The Affordable Housing SPD expands on the Affordable Housing policies in the Forest of Dean District Council Local Plan adopted 2005. These policies seek to secure the provision of an appropriate level, mix and size of affordable housing, including on rural exceptions sites, so that new housing developments planned in the district address the identified housing needs of all parts of the community.

¹⁶ <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/supplementary-planning-documents/>

It provides guidance to applicants and agents preparing development proposals to ensure the affordable housing proposed meets desirable standards at an affordable price to benefit all potential future occupiers.

Landscape

The Landscape Supplementary Planning Document (SPD) was adopted in March 2007.

The document sets out important principles relating to the environment and more specifically, the landscape. The guidance should be used to inform anyone with an interest in development, planning or design. When considering all planning proposals, applications and appeals this SPD will be taken into account by the District Council and other decision makers. It will ensure that applicants are better informed about the development process and what is required of them, and will encourage a higher quality of design. It will also seek to foster a more inclusive approach to planning in line with Government Guidance. It will raise awareness of design issues and make communities aware of the qualities of their local landscape and through this ensure that residents are better informed and able to demand a higher standard of development.

- [Landscape Supplementary Planning Document \(SPD\)](#)

To make full use of the SPD you will also need to view the following:

- visit the [Landscape Character Assessment page](#)
- view the Landscape Strategy on the [Landscape Character Assessment page](#)
- view guidance on tree planting and landscaping on the [Trees page](#)

Residential Design Guide

The purpose of the guide is to make applicants more aware of the policies and approach adopted by the Council toward the design and layout of residential developments. This should then lead to a speedier and more efficient design and planning process. To view this document, please click the following link:

- [Residential Design Guide](#)

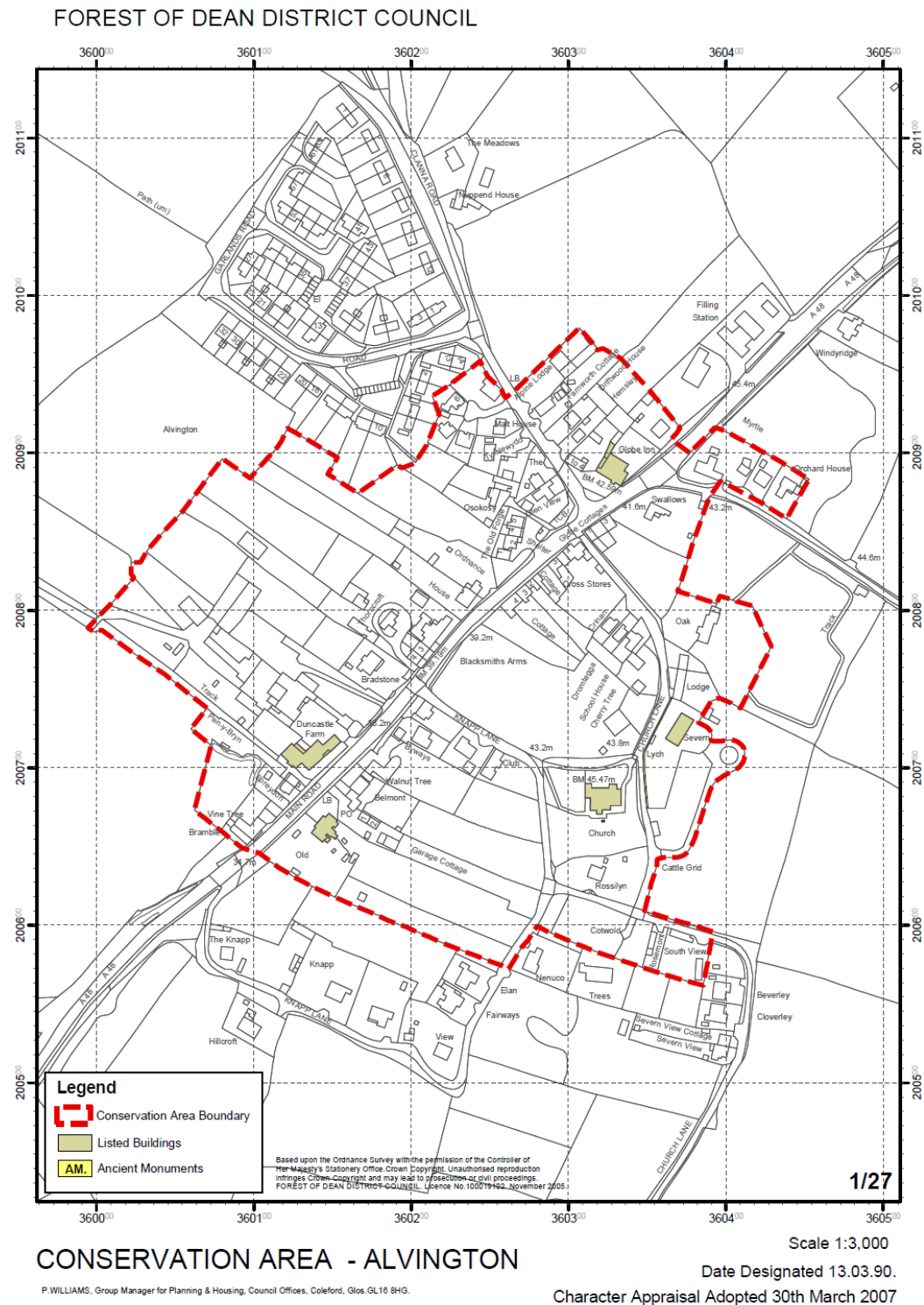
Residential Design Guide for Alterations and Extensions

This guide advises on approaches to the design of extensions and alterations to dwellings which are likely to be appropriate to the building and its setting and which are therefore more likely to be granted planning permission. To view this document, please click the following link:

- [Residential Design Guide for Alterations and Extensions](#)

5.5 Alvington Conservation Area¹⁷

The extent of Alvington Conservation Area is shown on the Map below:



¹⁷ <http://www.fdean.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>

The Forest of Dean District Council prepared a character appraisal in 2007. This identifies several significant landmarks and views and important open spaces and describes several sub areas (character areas).

The descriptions of local character can be used to inform design policies in the NDP.

6.0 Listed Buildings¹⁸

There are 11 statutorily listed buildings in Alvington parish. These are:

TUDOR COTTAGES

List Entry Number: 1120859

Heritage Category: Listing

Grade: II

Location: TUDOR COTTAGES, 1 AND 2, SWAN HILL, Alvington, Forest of Dean, Gloucestershire

CHURCH OF ST ANDREW

List Entry Number: 1186572

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST ANDREW, CHURCH LANE, Alvington, Forest of Dean, Gloucestershire

MONUMENT TO WILLIAM LEWIS IN THE CHURCHYARD 5 METRES SOUTH EAST OF PORCH DOOR TO CHURCH OF ST ANDREW

List Entry Number: 1186573

Heritage Category: Listing

Grade: II

Location: MONUMENT TO WILLIAM LEWIS IN THE CHURCHYARD 5 METRES SOUTH EAST OF PORCH DOOR TO CHURCH OF ST ANDREW, CHURCH LANE, Alvington, Forest of Dean, Gloucestershire

SEVERN LODGE

List Entry Number: 1186574

Heritage Category: Listing

Grade: II

Location: SEVERN LODGE, CHURCH LANE, Alvington, Forest of Dean, Gloucestershire

BOUNDARY WALL ATTACHED TO SOUTH WEST CORNER OF SEVERN LODGE AND FLANKING CHURCH LANE, AND ACROSS FRONTAGE OF HOUSE TO GATEPIERS

List Entry Number: 1186575

Heritage Category: Listing

Grade: II

Location: BOUNDARY WALL ATTACHED TO SOUTH WEST CORNER OF SEVERN LODGE AND FLANKING CHURCH LANE, AND ACROSS FRONTAGE OF HOUSE TO GATEPIERS, CHURCH LANE, Alvington, Forest of Dean, Gloucestershire

THE GLOBE INN

List Entry Number: 1186576

Heritage Category: Listing

Grade: II

Location: THE GLOBE INN, CLANNA LANE, Alvington, Forest of Dean, Gloucestershire

¹⁸ <https://historicengland.org.uk/listing/the-list/>

COLNE MILL HOUSE

List Entry Number: 1186577

Heritage Category: Listing

Grade: II

Location: COLNE MILL HOUSE, COLNE BROOK LANE, Alvington, Forest of Dean, Gloucestershire

ALVINGTON COURT

List Entry Number: 1186578

Heritage Category: Listing

Grade: II

Location: ALVINGTON COURT, COURT LANE, Alvington, Forest of Dean, Gloucestershire

DUNCASTLE FARMHOUSE

List Entry Number: 1186579

Heritage Category: Listing

Grade: II

Location: DUNCASTLE FARMHOUSE, MAIN STREET A48, Alvington, Forest of Dean, Gloucestershire

HILL HOUSE AND ROWLEY HOUSE

List Entry Number: 1186580

Heritage Category: Listing

Grade: II

Location: HILL HOUSE AND ROWLEY HOUSE, SMALLBROOK, Alvington, Forest of Dean, Gloucestershire

THE OLD PARSONAGE

List Entry Number: 1299136

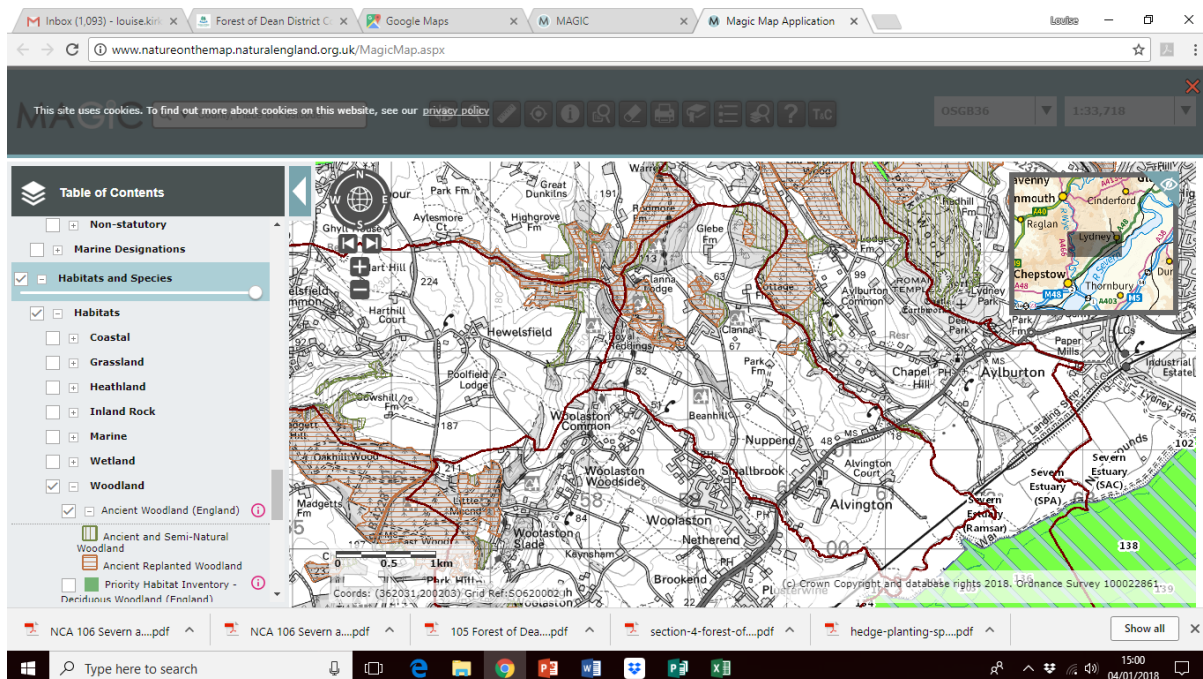
Heritage Category: Listing

Grade: II

Location: THE OLD PARSONAGE, MAIN STREET A48, Alvington, Forest of Dean, Gloucestershire

7.0 Biodiversity

Sites of wildlife and biodiversity interest are identified on natural England's Magic¹⁹ website.



To the north of the parish are several areas of Ancient and Semi Natural Woodland and Ancient Replanted Woodland.

Just beyond the Parish boundary to the south lies the Severn Estuary which is a Ramsar Site, SPA and SAC (European designations). Beyond the Parish Boundary to the north east lies an area within Wye Valley and Forest of Dean bat Sites (SAC) and Devil's Chapel Scowles SSSI.

See also Forest of Dean DC advice:

Biodiversity & planning applications - Advice for applicants²⁰

Ecological surveys

Some planning proposals need surveys to assess and mitigate impacts on protected species and features.

Where it is identified that a planning proposal will have impacts on wildlife, these impacts should be mitigated. This is different to enhancement measures which are used to enhance the environment on the application site for wildlife. Your application should make it clear what is required for mitigation and what is proposed for enhancement.

- [Engaging an Ecologist\(opens in a new window\)](#)
- [Bats and Buildings\(opens in a new window\)](#)

¹⁹ <http://www.natureonthemap.naturalengland.org.uk/>

²⁰ <http://www.fdean.gov.uk/residents/planning-building/planning-applications/biodiversity-planning-applications/>

- [Purbeck Technical Design Guidance for Bats and Birds](#)

Wildlife enhancement features

New development should enhance the environment for wildlife. Simple measures can be worked into most development projects to provide features for wildlife to use.

If you are applying for planning permission, wildlife enhancement can sometimes be part of a planning condition which requires further details (to be agreed with us later). To avoid additional applications and potentially costs due to a condition, enhancement measures can be detailed, and hopefully agreed, during the original planning application.

Generally enhancement measures should be:

- Specific for the individual character of a site and the development proposal
- Suitable for the scale and use of the proposed development
- Detailed so the location, scale, style and purpose of the feature are clear (i.e. clearly shown on plans with text describing the measure(s))
- Provide permanent or long-lasting features
- Well sited to increase the likelihood of its/their use

In householder development projects, such as extensions or new buildings, it is common to add permanent nesting features for nesting birds and/or roosting bats into the proposals. You may find the following links helpful when thinking about enhancement measures.

- [Choosing & installing Swift nest boxes\(opens in a new window\)](#)
- [Purbeck Technical Design Guidance for Bats and Birds\(opens in a new window\)](#)

Ecological consultants – top tips

Wildlife issues in relation to planning are complex and there will always be a need for discussion over specific issues, however we have identified the most common reasons that lead us to require clarification or further information from ecological reports. Most of these points could be addressed in the original report, reducing the likelihood of delays.

While this is not an exhaustive list we recommend that when commissioning or undertaking wildlife surveys and assessments you include the points laid out in the guidance:

- [Top Tips for Ecological consultants](#)

Reptiles

Within very strict parameters, set out in the statement this document provides a method of working for sites where the risk to reptiles cannot be ruled out. In these situations where we consider it appropriate, we may require work to be carried out in accordance with the precautionary method of working rather than require the applicant to develop and submit their own for approval:

- [Precautionary method of working for Reptiles](#)

Permitted Development and Protected Species

The following document provides guidance on requirements in relation to protected species and permitted development.

- [Barn conversions - permitted development and protected species](#)

A Strategy for the Conservation of Horseshoe Bats in the Wye Valley and Forest of Dean (2016)

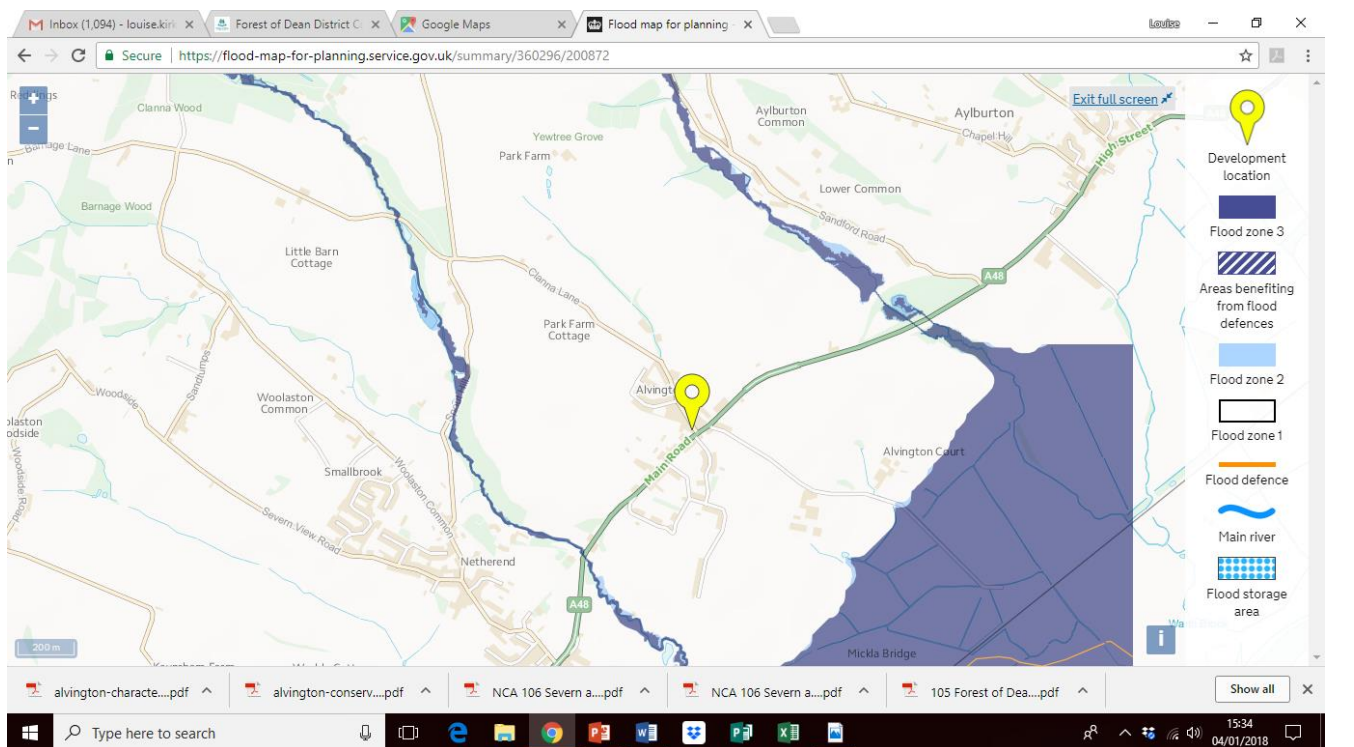
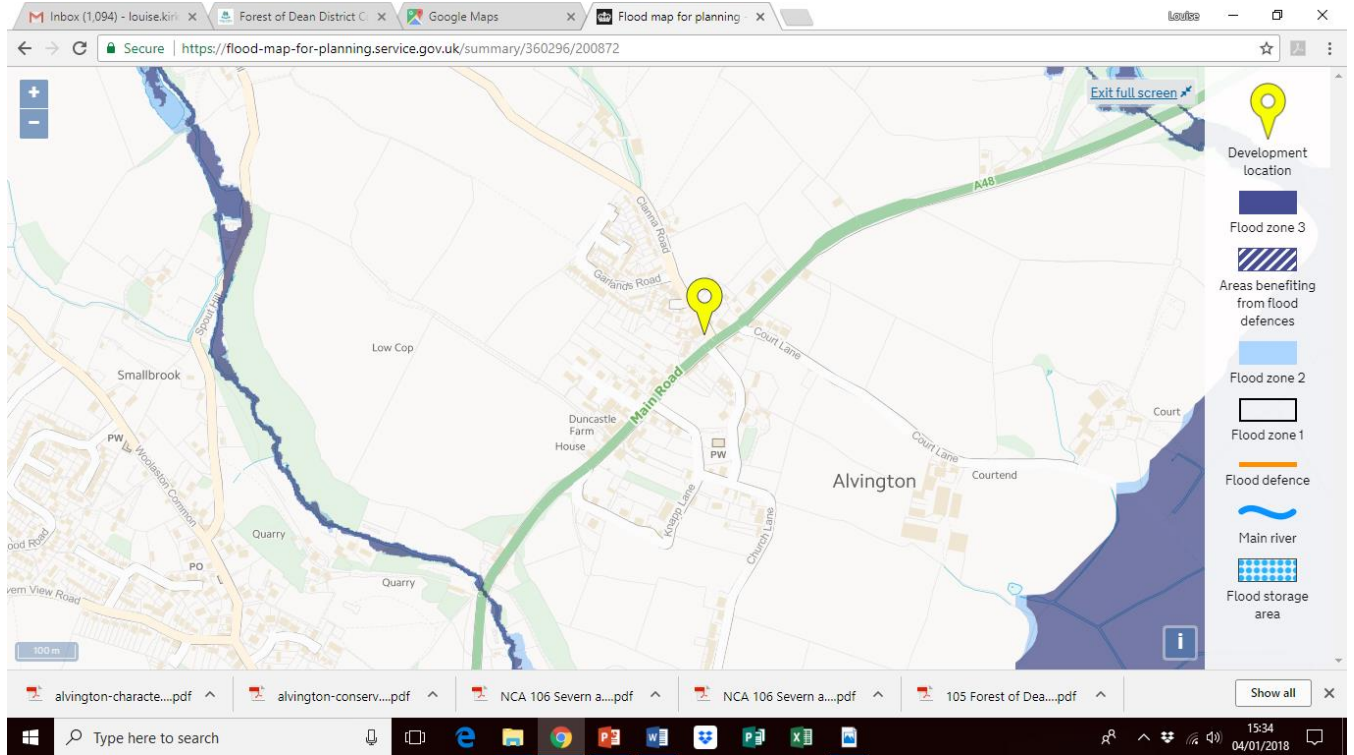
The strategy, which has been developed in collaboration with a range of organisations relevant to bat conservation in the cross border Wye Valley and Forest of Dean area, is composed of a number of objectives framed to support the current SSSI and SAC populations in the long term through

enhanced knowledge of the bats, positive management of their habitats, increased protection of sites not currently designated, and provision of new and enhanced roosting opportunities within the wider area.

- [A Strategy for the Conservation of Horseshoe Bats in the Wye Valley and Forest of Dean \(2016\)](#)
- [Wye Valley and Forest of Dean LHB Action Plan 2018-19 VR 25-10-17](#)

8.0 Flooding

Environment Agency Flood Maps for Planning can be found at <https://flood-map-for-planning.service.gov.uk/>. Screenshots of the area around Alvington are shown below.



9.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Alvington. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

Kirkwells

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