

Statutory Consultation Regulation 14 Documents Alvington Parish

Appendix 24

Printable Version – (Double sided/duplex)

July 2019

Consultation Documents – Contents

- A. Statutory Consultation (Regulation 14) Consultation Bodies
- B. Statutory Consultation (6 Weeks) Regulation 14 NDP ~ FEEDBACK
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 - 2. Environment Agency
 - 3. Highways England
 - 4. Lydney Park Estate
 - 5. Gloucestershire County Council Planning
 - 6. Severn Trent Water
 - 7. Natural England
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Statutory Consultation (Regulation 14) Alvington NDP

Consultation Bodies

Statutory Consultees

Environment Agency
English Heritage
Forestry Commission
Gloucestershire County Council
Highways Agency
Historic England
Local & regional bodies – GCC/FoDDC/Lydney TC/ Aylburton PC/ Woolaston PC
Natural England
Rail Network Operators

Non Statutory Consultees

Health Authorities – Doctors Surgeries/NHS Gloucester
District Environmental Health Officer – FoDDC
Police Architectural Liaison Officer – Gloucestershire Police
Schools & Colleges – Aylburton & Woolaston Primary/Dean Academy/ Wye Dean
Water & Sewerage – Severn Trent Water

Major Landowners & Stakeholders in the Parish

Alvington Court Farm
Barnage Farm - WK & CA Martyn and Son
Court End Farm - Williams's family
Forestry Commission
Glebe Farm
Hayden Bendall - Rangemoor House, Alyburton
Wickson Orchard - John Wickson contact via Richard Heys
Lydney Park Estate
N & K Cooke and Sons (based outside parish)
Park Farm
Woolaston Court – John HOWATT (based outside parish)
Globe - Public House.
Blacksmiths Arms - Public House.
Alvington Convenience Shop and BP fuel Station
Alvington Memorial Hall
St Andrews Church

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Statutory Consultation (6 Weeks) Regulation 14 for Neighbourhood Development Plan ~ FEEDBACK

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
1	Policy NE1	Chris SHILL Resident	The only area I noticed was that on Map 6 Landscape Character, that the woodland along the Cone Brook up from the Swan recently has been classed as an Ancient Woodland as FDDC (planning) turned down an application for lodges to be built in that area	No	The wood in question opposite Swan Tea Rooms is in Woolaston Parish. The parish boundary changed in 1935 and boundary line is now Cone Brook. The trees and woodland in question do not require any changes to the ND plan fortunately
2	Policy F1	<p>Jamie Caldwell Planning Advisor</p> <p>Jamie.Caldwell@environment-agency.gov.uk</p> <p>02030 259 178</p> <p>Environment Agency</p>	<p>We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan "proforma guidance". Not withstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth.</p> <p>We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2(the latter being used as the 1% climate change extent perhaps)/ Where an "ordinary watercourse" is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate/safe development.</p>	No	Effectively "no comment"

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
3	Appendix 8	<p>Chrystèle Garnier-Kusiak Administrator - Performance Assurance & Business Services Team</p> <p>Chrystele.Garnier@highwaysengland.co.uk</p> <p>Highways England</p>	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Alvington Neighbourhood Plan Regulation 14 Consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A40 which runs some distance to the north of the plan area.</p> <p>We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.</p>	No	Effectively "no comment"
4	Policy E1 Policy E2 Policy E3	<p>Sean Lewis Senior Planner Planning</p> <p>sean.lewis@savilles.com</p> <p>0117 910 0334 07855 105871</p> <p>Lydney Park Estate</p>	<p>See Lydney Park Estate response (15 pages) written by Savilles. Dated 29th April 2019.</p> <p>See Appendix 23</p> <p>See FDDC response dated 13th May 2019</p> <p>See Appendix 23</p>	Yes	<p>Outcome of a meeting with Lydney Park Estate / Forest of Dean Council / Parish Council/ NDP Steering Group meeting held 3rd June 2019, prior to the NDP meeting.</p> <p>New additional Policies E1, E2 and E3 - Economy, Business and Tourism has been added to NDP plan.</p>
5	Vision Policy C3 Policy F1 Policy NE1 Policy NE2 Appendix 8 Appendix 14 Appendix 19	<p>Rob Niblett Planning Officer</p> <p>Robert.NIBLETT@gloucestershire.gov.uk</p> <p>Glou'shire County Council</p>	See Gloucestershire County Council response dated 29th April 2019	Yes Changes identified	<p>Numerous changes identified.</p> <p>Updates to the Policies and Appendixes listed opposite incorporated in the neighbourhood development plan</p>

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
6	Policy F1	<p>Rebecca McLean Strategic Catchment Planner</p> <p>Rebecca.McLean@severntrent.co.uk</p> <p>07710 098 253</p> <p>Severn Trent Water</p>	<p>Thank you for giving Severn Trent the opportunity to comment on Alvington Neighbourhood Development Plan.</p> <p>Please see attached Severn Trent's response to your consultation which specifically addresses the housing development impact on flood risk.</p> <p>With reference to Policy F1 – Reducing Flood Risk - Severn Trent are aware of the flood risk in Alvington. Previous work has been undertaken to CCTV and cleanse the existing sewer to remove silt and increase pipe capacity. With regard to the impact of the 11 dwelling housing development at Clanna Road we have previously responded on the initial planning application P1494/15/OUT on 08/02/16 stating no objections. An additional response was sent to the case officer at the LPA on 11/02/16 following an assessment of the impact of the development on the sewerage network. Providing that foul only flows are connected to the sewer, the impact will be very low compared to the much larger flows when rainfall enters the system through highways drains during storm events. It is strongly recommended that the developers follow the Drainage Hierarchy (Planning Practice Guidance Paragraph 80), disposing of surface water sustainably through SuDS if infiltration rates are satisfactory, or through connection to the culverted watercourse running along the boundary of the site. If surface water is discharged to the combined sewer system, the risk of this development on the existing network will be higher and Severn Trent will need to be notified. Any scheme to upgrade this sewer network in Alvington is lower priority at present based on our company wide risk prioritisation.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p>	No	No impact on plan all covered in Policy F1

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
7	Appendix 22	<p>Rebecca Underdown Lead Advisor Sustainable Development</p> <p>Rebecca.Underdown@naturalengland.org.uk</p> <p>020 822 56403</p> <p>Natural England</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)</p> <p>The draft Neighbourhood Development Plan states that the housing numbers will be in line with the adopted Forest of Dean Local Plan. Natural England note the allocation for 11 dwellings at Clanna Lane, which has already been allocated within the Core Strategy. Providing the development is in conformity with the adopted Local Plan and Habitats Regulations Assessment, Natural England has no further comments to make.</p> <p>We also note that the Neighbourhood Development Plan has allocated for a sports pavilion, which is not allocated within the adopted Local Plan. The proposal has triggered Devil's Chapel Scowles SSSI, located 2.6km away, which is also designated as part of the Wye Valley and Forest of Dean Bat Site SAC. It is recommended that a Habitats Regulations Assessment is now completed by the relevant competent Local Authority.</p>	<p>YES Will be Appendix 23</p>	<p>Waiting HRA report from FDDC (Alistair CHAPMAN)</p>

No	Policy/ Reference	Name of person (and contact details)	Comment	Will a change be made to the Consultation version of the NDP as a result of this comment (YES or NO)	If YES- what change will be made? If NO - Why not?
8	Not defined	<p>David Stuart Historic Places Adviser South West</p> <p>David.Stuart@HistoricEngland.org.uk</p> <p>0117 975 0680 0797 924 0316</p> <p>Historic England</p>	<p>Thank you for your Regulation 14 consultation on the pre-submission version of the Alvington Neighbourhood Plan. Our sincere apologies for not responding before now.</p> <p>This is to confirm that there are no issues associated with the Plan upon which we wish to comment. Our congratulations to your community on its progress to date and our best wishes in the making of its Plan.</p>	No.	<p>Effectively "no comment"</p> <p>No objections or recommendations.</p>

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From: A Davis [mailto:alecd@btinternet.com]
Sent: 19 March 2019 09:20
To: Alan H
Cc: chrisshill48@gmail.com; Richard Heys; DAVIS Alec
Subject: Re: Alvington development plan v6

Thanks Alan and Chris,

All noted. The trees and woodland in question do not require any changes to the ND plan fortunately.

We should document as feedback.

KR

Alec

On 19 Mar 2019, at 08:58, Alan H <haslamhazelwood@btinternet.com> wrote:

The land referred to here is indeed in Woolaston and the application for holiday lodges was discussed at the Council meeting at the time even though it was only sent to us as the adjacent authority. The trees in question are those behind the Swan on the Woolaston side of Cone Brook, I understand that the trees were registered with TPO's (possibly at the request of Woolaston PC) but I am not sure the area was classed as ancient woodland.

Alan

On 19 Mar 2019 6:35 am, chrisshill48@gmail.com wrote:

Morning Alec

Please see below from the minutes of June 6th 2018 para 5 c

To receive any progress reports on local planning matters. Cllr. Haslam reported that the application for holiday lodges behind Swan Tea Rooms had been refused, and that as a result of the application the trees in the area had been given Tree Preservation Orders and that some of the land was now classed as ancient woodland

Kind Regards

Chris

From: A Davis
Sent: Monday, March 18, 2019 9:55 PM
To: chrisshill48@gmail.com
Cc: Alec Davis ; Richard Heys ; WOOD John/Gail
Subject: Re: Alvington development plan v6

Hi Chris,

Have reviewed your question re Map 6 with John Wood in detail.

The wood in question opposite Swan Tea Rooms is in Woolastion Parish. The parish boundary changed in 1935 and is now Cone Brook.

The latest OS map has not changed the definition of the wood.

Question, do you know exactly what area of the woods along Cone Brook FDDC designated Ancient Woodland?

Alec

On 18 Mar 2019, at 10:12, A Davis <alecd@btinternet.com> wrote:

Chris,

Many thanks for your kind words.

Thanks for you feedback will take a look at Map 6 and check if we need to amend plan

Kind regards

Alec

On 18 Mar 2019, at 10:03, <chrisshill48@gmail.com> wrote:

Alec

Thanks very much for sending me a copy of the ADP which I think has been put together brilliantly and appreciate all the hard work that you have put in over several years. The only area I noticed was that on Map 6 Landscape Character, that the woodland along the Cone Brook up from the Swan recently has been classed as an Ancient Woodland as FDDC (planning) turned down an application for lodges to be built in that area.

Kind Regards

Chris

From: Alec Davis
Sent: Sunday, March 17, 2019 12:56 AM
To: 'Richard Heys' ; chrisshill48@gmail.com
Cc: 'A Davis'
Subject: Alvington development plan v6

<<...>>

Richard and Chris

Please find attached a copy of the latest plan which is going out on distribution in the public domain on Monday for review and any feedback.

You should see posters around the village and the plan will also be uploaded to the Parish Web Site.

Kind regards

Alec

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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 29 March 2019 09:04
To: haslamhazelwood@btinternet.com; Alec Davis
Subject: FW: Alvington Neighbourhood Development Plan - Reg 14

Both,
Response (of sorts) from Environment Agency re Reg 14 consultation.
M

From: Caldwell, Jamie <Jamie.Caldwell@environment-agency.gov.uk>
Sent: 28 March 2019 14:26
To: alvingtonclerk@outlook.com
Subject: Alvington Neighbourhood Development Plan - Reg 14

Dear Ms Meg Humphries,

Please find attached our response and guidance to your consultation request for the Alvington Neighbourhood Development Plan Regulation 14 submission.

Kind regards,

Jamie Caldwell
Planning Advisor
Sustainable Places
Shropshire, Herefordshire, Worcestershire and Gloucestershire
Environment Agency – West Midlands Area



+442030259178
Internal: 59178



jamie.caldwell@environment-agency.gov.uk / Team email: shwgplanning@environment-agency.gov.uk



Riversmeet House Newtown Industrial Estate, Tewkesbury, GL20 8JG

Please note: the Environment Agency have updated their climate change allowances for planners. See [Flood risk assessments: climate change allowances](#).

Ms Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council

Our ref: SV/2010/104029/OR-
04/PO1-L01
Your ref: 190320/JW08
Date: 28 March 2019

Dear Sir/Madam

Alvington Parish Neighbourhood Development Plan, Regulation 14 Consultation

Thank you for consultation on the draft Alvington Neighbourhood Development Plan received 18/03/2019.

We have no comments to make at this stage.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan “proforma guidance”. Notwithstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth.

We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2 (the latter being used as the 1% climate change extent perhaps). Where an ‘ordinary watercourse’ is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.

We would not, in the absence of specific sites allocated, offer a bespoke comment at this time. You are advised to utilise our attached area guidance and pro-forma which should assist you moving forward with your Plan.

I trust the above is of assistance at this time.

Yours faithfully

Mr. Jamie Caldwell
Planning Advisor

Direct dial 02030 259178
e-mail shwgplanning@environment-agency.gov.uk

Neighbourhood Plan

Environment Agency consultation pro-forma/ guide

Version 4, January 2018

Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on Neighbourhood Planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce and protect against flood risk, whilst protecting and enhancing the water environment, land and biodiversity.

We have produced the following guidance to assist you in the West Midlands (Shropshire, Herefordshire, Worcestershire and Gloucestershire area). This takes you through some of the relevant environmental issues your community should consider when producing a Neighbourhood Plan. We recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions. This approach will help ensure you have a robust Plan.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk.

National Planning Policy Framework (NPPF) – Paragraph 100 states that ‘Inappropriate development in areas 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’.

With reference to Forest of Dean District Plan Document (adopted 2012) it is important that your Plan is in accordance with the water management policy.

If your Neighbourhood Plan is proposing sites for development you should check whether any of the proposed allocations are at risk of river or tidal flooding based on our Flood Map (of modelled flood risk). For example are there any areas of Flood Zone 3 or 2 (High and Medium Risk). In line with National Planning Policy and, specifically, the Sequential Test, you should aim to locate built development within Flood Zone 1, the low risk Zone. Our **Flood Map** can be accessed via the following link:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

In addition to the above you should also check with the Council’s Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). Gloucestershire County, as the Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Specifically, some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²).

Your Sequential Test should include a consideration of climate change (see below). In the absence of up to date modelled flood risk information, or a site specific FRA, to confirm an appropriate allowance you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent. Where no modelling or flood map outline is available you will need to consider an alternative approach. Where an un-modelled watercourse is present, or adjacent to a site, then

it may be prudent to incorporate a buffer zone, relative to topography, in consideration of flood risk not shown on the Flood Map.

Some assessment is necessary in your Plan, to confirm that the site is developable. This includes safe occupation and that there will be no impact on third parties. You might seek opportunities for enhancement.

All 'major development' sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be sustainable.

Climate Change

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change. Revised climate change allowances have been published (February 2016). These update the figures within Table 2 of the current 'Climate change allowances for planners' (September 2013) guide, as referenced in paragraph 7-068-20140306 of the National Planning Practice Guidance (NPPG) at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296964/LIT_8496_5306da.pdf

The latest allowances can be viewed at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The table below is for 'peak river flows' within the Severn River Basin district:

Severn Peak River Flows: Total potential change anticipated	2015-39	2040-2069	2070-2115
Upper end	25%	40%	70%
Higher central	15%	25%	35%
Central	10%	20%	25%

The following table is for 'peak rainfall intensity' allowance in small and urban catchments. **Surface water (peak rainfall intensity) climate change allowances should be discussed with the LLFA.**

Peak Rainfall Intensity - Applies across all of England	Total potential change anticipated for 2010-2039	Total potential change anticipated for 2040-2059	Total potential change anticipated for 2060-2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Note to above: This table shows anticipated changes in extreme rainfall intensity in small and urban catchments. The peak rainfall intensity ranges are appropriate for small catchments and urban or local drainage sites. For river catchments around or over 5 square kilometres, the peak river flow allowances are appropriate.

We have produced a SHWG climate change allowance guidance document (updated February 2018) that should be referred to for more detailed advice on this subject.

Flood Defences - Areas of your Parish, or proposed sites, may be afforded protection by a flood defence/alleviation scheme. Where this is the case your Plan should acknowledge this and identify the level of protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should

consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Waste Water Infrastructure

The Environment Agency has offered advice to Forest of Dean District Council, as part of their Core Strategy, to help ensure that their strategic housing growth can be accommodated in consideration of waste water infrastructure. Information on local treatment works and their ability to accommodate housing and employment growth can be found in the WCS final version. In addition you should contact the Water Company for further advice.

Where growth areas are proposed at the local level waste water infrastructure is also of importance in your Neighbourhood Plan. You should use the pro-forma to identify the receiving sewage treatment works and whether the housing and/or any other proposals can be accommodated without impacting upon the receiving treatment works. You should look at physical capacity issues (e.g. network pipes) in consultation with the Water Company; and environmental capacity (quality of treated effluent) issues.

Where there is an identified constraint (amber or red) you should demonstrate that there is a solution (it may be already programmed, or could be a possible future infrastructure upgrade) to help improve the capacity issue and enable the development to go ahead. This will require consultation with the Water Company and we have developed some general questions to assist this process. The outcome of this may inform a 'phasing' policy within your plan where appropriate. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for waste water infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

The WCS should help you to identify whether your Parish has capacity problems at its receiving treatment works. We would recommend a conversation with the Water Company to ascertain how you can progress site proposals within your Plan without impact on the works. The below may assist:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of an improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitarities (e.g. ammonia/Biological Oxygen Demand).
- With reference to Phosphate or Ammonia specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?

Water Management and Groundwater Protection

Local level actions and decision making can help secure improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the water environment. Local WFD catchment data can be obtained from: <http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/9>

The Forest of Dean falls within the Severn River Basin Management Plan (SRBMP) area and the document highlights key issues and actions for the Severn catchment that should be of use in developing your Neighbourhood Plan. The latest SRBMP was approved in February 2016 (available at <https://www.gov.uk/government/collections/river-basin-management-plans-2015>). Further details are at:

<<<https://www.catchmentbasedapproach.org/severn>>>

Aquifers and Source Protection Zones: Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance:

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?lang=e&topic=groundwater&layer=default&ep=map&layerGroups=default&scale=2&x=357683&y=355134>

<https://www.gov.uk/government/collections/groundwater-protection>

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. For example SuDS may need to provide multiple levels of treatment. To address any quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and can support water levels in receiving rivers.

Water efficiency at Neighbourhood Plan level:

Government do not see Neighbourhood Plans as tools to deliver water efficiency targets. These may be secured in a higher level local plan policy. This is based on the draft Technical Standards – Housing Standards Review (Paragraph 14) which provides advice on more stringent ('optional') water efficiency targets/measures, which go beyond the minimum building regulations standard. Paragraph 14 states that..."Neighbourhood Planning Bodies (and Neighbourhood Development Orders) will only be able to apply the space standard and not optional requirements".

Neighbourhood Plan Environment Agency Pro-Forma

Site Allocation Description	Flood Zone (3/2/1)*	Unmodelled river or ordinary watercourse in or adjacent to site	Other sources of flooding (e.g. SW, GW, SF)	Flood Defence	Aquifer/Source Protection Zone 1 (Description)	Nutrient Management Plan (for Herefordshire Wye and Lugg; and Shropshire Clun only).	Environmental Capacity at Treatment Works (Red – potential showstopper, Amber – possible problem; or Green – likely to be no
e.g. name, type and number of units.							

							issues)
Example	2	Y	SW	N	N	Y	Amber
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	

*Note to above: Flood Zone 3 is the high risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low risk Zone with a flood risk in excess of 1 in 1000 years.

When considering 'other sources of flooding' you should refer to the SFRA and contact the Local Authority's planning policy team to ascertain whether the Parish, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The team and/or the LLFA may also have historic flooding information to help inform your plan. More information on sewer flooding, or plans to remedy such, may be available from the Water Company.

Template Produced by: shwgplanning@environment-agency.gov.uk

Shropshire, Herefordshire, Worcestershire and Gloucestershire Sustainable Places Team.

Consultation Documents – Contents

- A. Statutory Consultation (Regulation 14) Consultation Bodies
- B. Statutory Consultation (6 Weeks) Regulation 14 NDP ~ FEEDBACK
 - 1. Local Resident
 - 2. Environment Agency
 - 3. Highways England**
 - 4. Lydney Park Estate
 - 5. Gloucestershire County Council Planning
 - 6. Severn Trent Water
 - 7. Natural England
 - 8. Historic England
 - 9. Alvington Parish Plan 2011

From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 10 April 2019 17:34
To: haslamhazelwood@btinternet.com; Alec Davis
Subject: FW: Consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

Highways England's response. I've saved a copy alongside the other response received so far – in this moment in time, I can't remember who it was from!

M

From: Garnier, Chrystèle <Chryste.Garnier@highwaysengland.co.uk>
Sent: 10 April 2019 10:58
To: Alvington Parish Clerk <alvingtonclerk@outlook.com>
Subject: RE: Consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

Hi

Thank you for providing Highways England with the opportunity to comment on the submission version of the Alvington Neighbourhood Plan Regulation 14 Consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A40 which runs some distance to the north of the plan area.

We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.

We wish you well in progressing the plan and would appreciate being kept informed.

Regards

Chrystèle Garnier-Kusiak
Administrator - Performance Assurance & Business Services Team
Highways England | Brunel House | 930 Hempton Court, Aztec West | Bristol | BS32 4SR

From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 18 March 2019 12:02
To: Alvington Parish Clerk <alvingtonclerk@outlook.com>
Subject: Consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

Dear consultee,

Alvington draft Neighbourhood Plan is published for consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 from 12pm Monday 18th March to 12pm on Monday 29th April 2019.

Please send any comments to: alvingtonclerk@outlook.com. To view the plan and for more information please visit the Alvington Parish Council NDP web pages at <https://alvingtonvillageorg/planning/> or contact the clerk using the aforementioned email address.

Kind regards,

Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council
01594 719245
www.alvingtonvillage.org

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Highways England Company Limited | General enquiries: 0300 123 5000
|National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park,
Birmingham B32 1AF | [https://www.gov.uk/government/organisations/highways-](https://www.gov.uk/government/organisations/highways-england)
[england](https://www.gov.uk/government/organisations/highways-england) | info@highwaysengland.co.uk

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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 29 April 2019 11:54
To: Alan H; Alec Davis
Cc: Kate Baugh
Subject: FW: Draft Alvington Neighbourhood Development Plan - Lydney Park Estate
Importance: High

FYI – very lastminute representation from Lydney Park Estate came through while I had popped out. Note both the PDF attachment and the email below ref a potential meeting.
M

From: Sean Lewis <sean.lewis@savills.com>
Sent: 29 April 2019 10:13
To: alvingtonclerk@outlook.com
Cc: Matt Tucker <MTucker@savills.com>; Robert Frankton <RFrankton@savills.com>
Subject: Draft Alvington Neighbourhood Development Plan - Lydney Park Estate
Importance: High

Dear Parish Clerk

I hope this email finds you well.

On behalf of our client, the Lydney Park Estate, please find attached a draft representation in response to the Draft Alvington Neighbourhood Development Plan (NDP).

The Lydney Estate would like to engage with Alvington Parish Council in widening the holiday accommodation offer on suitably located land both within its ownership and the defined NDP Area boundary. This representation also promotes the allocation of the Land to the North of Nuppend for the provision of new tourism accommodation, alongside suggested policy wording.

In this instance, we would like to hold a meeting with Alvington Parish Council in promoting our client's land interests for new tourism and holiday uses.

Do get in touch if you have any additional queries, and I look forward to hearing from you.

Kind regards,

Sean Lewis
Senior Planner
Planning

Savills, Embassy House, Queens Avenue, Bristol BS8 1SB



Tel :+44 (0) 117 910 0334
Mobile :+44 (0) 7855 105871
Email :sean.lewis@savills.com
Website :www.savills.co.uk

 Before printing, think about the environment

Draft Alvington Neighbourhood Plan (March 2019)

Representations by Savills on behalf of the
Trustees of the Lydney Settled Estate

Introduction

- 1.1 This representation has been prepared by Savills on behalf of the Trustees of the Lydney Settled Estate (referred throughout this document as 'the Lydney Estate') in response to the Draft Alvington Parish Neighbourhood Development Plan ('the NDP').
- 1.2 It is the intention of the Lydney Estate to provide a variety of holiday accommodation lets including, glamping units, lodges, unique pods and shepherd huts designed to broaden the holiday accommodation offer and to provide a unique stay for visitors to the Forest of Dean; and increase the economic potential of the Estate.
- 1.3 The Lydney Estate would like to engage with Alvington Parish Council in widening the holiday accommodation offer on suitably located land both within its ownership and the defined NDP Area boundary.

Site Ownership/Site

- 1.4 For the purposes of this representation, a copy of the land which falls within both the Estate and the designated NDP Area boundary is provided at **Appendix I** (the land falling within the Lydney Estate is highlighted in 'yellow' and the extent of the NDP Area boundary is highlighted in 'purple').
- 1.5 In addition, there is an opportunity to formally allocate a site within the NDP Area which is suitable for the promotion of tourism and holiday use. This is located on the north western edge of Alvington (alternatively known as 'Land to the North of Nuppends'), and currently comprises open agricultural land. The site is located within the open countryside, however the south east boundary of the site lies adjacent to the settlement boundary for Alvington. A site boundary is provided at **Appendix II**.

Draft Alvington Neighbourhood Plan

Representations by Savills on behalf of Trustees of the Lydney Settled Estate



Report Structure

- 1.6 The following Section of this Document sets out the relevant policy context; Section 3 provides the Lydney Estate's response having regard to 'basic conditions'; and Section 4 sets out our conclusions.
- 1.7 In accordance with the Council's objective to 'develop a more self-contained and diverse local economy' through new tourism uses, there is an opportunity for Alvington Parish Council to make effective use of its advantageous location within the wider Lydney Park Estate, through the promotion of new tourism-related accommodation. This would be best achieved through a specific policy and the allocation of the Land to the North of Nuppend for new tourism accommodation.

National and Local Planning Policy Context

- 2.1. The Localism Act (2011) makes provision for Neighbourhood Planning, empowering local communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to development and use of land.

Basic Conditions

- 2.2. For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the 'basic conditions' set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).

- 2.3. The basic conditions are:

"(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

(b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

(c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

(e) The making of the order (or 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 the order (or 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 order (or neighbourhood plan)."

National Planning Policy and Guidance – Neighbourhood Planning

2.4. The National Planning Policy Framework ('the NPPF'), originally published in 2012 and revised in February 2019, sets out the requirements for the preparation of Neighbourhood Plans and the role they must play in meeting the development needs of the local area.

2.5. The NPPF, in placing a presumption in favour of sustainable development at its heart, recognises that for Neighbourhood Planning, this will mean that neighbourhood plans should not promote less development than is set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood plans should be in general conformity with the strategic policies contained in any development plan that covers their area. They should "*shape and direct development that is outside of these strategic policies*" (paragraph 13).

2.6. The PPG adds at paragraph 040 (Reference ID 41-040-20160211) that "*...proportionate, robust evidence should support the choices made and the approach taken*" by a Neighbourhood Plan and in respect of their preparation, states that:

"A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared." (Paragraph 041 Reference ID 41-041-20140306)

2.7. The PPG also advises that those responsible for a Neighbourhood Plan, i.e. the qualifying body, must demonstrate how the draft Neighbourhood Plan will contribute towards sustainable development, being underpinned by "*proportionate evidence....on how the draft neighbourhood*

plan or order guides development to sustainable solutions" (paragraph 072 Reference ID: 41-072-20140306).

National Planning Policy and Guidance – Tourism-related Development

- 2.8. At Chapter 6, the NPPF seeks a commitment to *"Building a strong, competitive economy"*.
- 2.9. Paragraph 81 explains that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Paragraph 80 adds that *"planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt"*. Therefore significant weight can be placed on the need to support economic growth through the planning system.
- 2.10. Within the remit of supporting a prosperous rural economy, paragraph 83 states that planning policies should enable:
- *"The sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings;*
 - *The development and diversification of agricultural and other land-based rural businesses;*
 - *Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - *The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*
- 2.11. Paragraph 84 states that *"planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport"*.

- 2.12. It goes on to state that in *“these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable”*.

The Development Plan

- 2.13. In order to meet basic condition (e), the Draft NDP must be in general conformity with the strategic policies contained in the Development Plan. The Development Plan for the Forest of Dean currently comprises a suite of Development Plan Documents. These include the Core Strategy which was adopted in February 2012, and the Allocations Plan adopted in June 2018 and various neighbourhood plans.

Core Strategy (adopted February 2012)

- 2.14. From the outset of the plan, the Council recognises the importance of tourism to enhancing its local economy. The Core Strategy Vision emphasises that *“the Forest of Dean will be a thriving sustainable community with a high quality environment, a developing local economy including tourism, housing which meets the needs of residents (including affordable homes) and safer communities”* (emphasis added).
- 2.15. In meeting the overarching vision, a set of ‘Objectives’ have been published, which includes a commitment to *“develop a more self-contained and diverse local economy including tourism - to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible”*.
- 2.16. Matters concerning the economy are contained in Policy CSP.7. This Policy states that economic development will be promoted throughout the District, encouraging new and more diverse types of employment by making new land and premises available. This Policy states that *“priority will be given to sustaining the development of key economic sectors including tourism”* as well as *“providing the conditions and support for small and medium sized enterprises to become established and grow”*.

Draft Alvington Neighbourhood Plan

Representations by Savills on behalf of Trustees of the Lydney Settled Estate



Allocations Plan (adopted June 2018)

- 2.17. For the purposes of this representation, the Land to the North of Nuppend is located outside of the defined settlement boundary for Alvington and therefore falls within the open countryside. Therefore, no further reference is made to this document.

Response to the draft Neighbourhood Plan & Merits of New Tourism Uses

3.1 This Section provides a response to the Draft Alvington NDP and sets out the merits of new tourism and holiday-related uses both within the Lydney Estate and resulting from new tourism accommodation on the Land to the North of Nuppend.

Response to the Draft Alvington NDP

3.2 In support of the Council's objective to 'develop a more self-contained and diverse local economy' through new tourism uses there is an opportunity for Alvington Parish Council to make effective use of its advantageous location within the wider Lydney Park Estate.

3.3 As such, there is potential for the NDP to include a specific policy promoting sustainable tourism and holiday uses within the ownership parameters of the Estate. As established above, it is the intention of our client to provide a broad range of tourism and holiday accommodation. This would be best achieved through a new tourism-specific policy and a new allocation for tourism-related development.

3.4 In this respect, the inclusion of a new tourism-specific policy and allocation within the plan would further contribute towards being in general conformity with the relevant requirements of the Forest of Dean Development Plan, thus addressing one of the 'basic conditions' of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

3.5 Moreover, we are in support of the Draft Policy C1 which relates to the safeguarding of local community, retail and commercial facilities.

3.6 Such services – including the two public houses and the petrol filling station – are considered to be important to the long term vitality of the village. Their location along the A48 ensures that these facilities are not just critical for local residents, but important 'breakout' areas for those travelling along this key arterial route within the Forest of Dean District.

The Site and Merits of Development

- 3.7 The Land to the North of Nuppenn is located to the north west of Alvington. The south east boundary of the site is located adjacent to the defined settlement limits of the village. The site is situated within the open countryside and comprises open agricultural land.
- 3.8 The site is largely constraint-free, it is not situated in any conservation areas, AONBs or statutory designation areas. According to the Environment Agency's flood risk maps Site 3 falls within Flood Zone 1 (the lowest level of flood risk) and therefore there is no flood risk associated with the site.
- 3.9 Whilst it is noted that the site is situated in Flood Zone 1, it is acknowledged that flooding is a concern for local residents of Alvington, with the NDP identifying specific issues along Clanna Road (as set out in Chapter 5 of the NDP). In line with the requirements of Draft Policy F1, new development on this site would be designed to maximise the retention of surface water and minimise runoff. Details of this could be provided as part of any future planning application.
- 3.10 According to Historic England, to the north of Nuppenn does not comprise any Listed Buildings or historic statutory designations. However, There are various Grade II Listed properties around Alvington, the closest of which is the Grade II Listed Globe Inn pub.
- 3.11 In regard to access considerations, it is considered logical to obtain access via Clanna Road to the south of the site.
- 3.12 Bering in mind that the site is located in Flood Zone 1; not covered by any statutory designations; free of heritage constraints; and is accessible from the road to the south it can be considered as a 'deliverable' location for tourism accommodation.
- 3.13 The site is situated within a quarter of a mile from the village core, comprising of the Globe Inn Public House and two bus stops which provide sub-regional access to Lydney in the north and Chepstow in the south. Within half a mile of the site (along the A48) is a petrol station with associated convenience store. In this respect, it can be considered the site is situated within a sustainable and accessible location, close to the village core of Alvington.

- 3.14 As a result of the site's close proximity to these key services and amenities, it is considered that the provision of new tourism accommodation on the Land to the North of Nuppenn would support the continued operation of the existing local services and businesses which continue to operate in Alvington village.
- 3.15 Here, it is important to reiterate that within the context of supporting a prosperous rural economy, the NPPF supports planning policies which enable sustainable rural tourism which respects the character of the countryside. It is envisaged that due to the rural character of the surrounding area, the design and appearance of the new tourism accommodation is a key priority.
- 3.16 The NPPF goes on to state that planning policies should recognise that local business needs may have to be found adjacent to or beyond existing settlements. It is considered that the site's location – adjacent to defined development limits of Alvington village and close to local services and amenities – meets this requirement of the NPPF.
- 3.17 In light of the above, see below a recommended policy wording for the proposed allocation. This can be used as a starting point for discussion within negotiations between the Lydney Estate and Alvington Parish Council. The proposed wording is as follows:

Draft Policy T1: New Land for Tourism Purposes

In support of the Core Strategy Objective to develop a more self-contained and diverse local economy including tourism, and in utilising the Parishes beneficial location situated within the Lydney Park Estate, the Land to the North of Nuppenn is allocated for the provision of new tourism-related accommodation. Development will be permitted provided that new development:

- **Through its siting, scale, design and appearance, respects and corresponds to the rural character of the area within which the site is located;**
- **Pays regard to preserving the setting of the Grade II listed Globe Inn Public House or any features of special architectural or historic interest which it possesses;**

Draft Alvington Neighbourhood Plan

Representations by Savills on behalf of Trustees of the Lydney Settled Estate



- Does not give rise to additional surface water run-off and adequate measures will be in place to reduce the risk of flooding on the site and in the immediate vicinity in line with the provisions of Draft Policy F1;
- There is no severe adverse impact on traffic generation, and adequate parking is provided on the site.

Conclusion

- 4.1. Schedule 4B of the Town and Country Planning Act 1990 (as amended) requires that in order for a Neighbourhood Plan to proceed to a referendum, the Examiner must consider whether it meets a set of 'basic conditions', including that of being in general conformity with the relevant Development Plan.
- 4.2. The Core Strategy Vision emphasises that *"the Forest of Dean will be a thriving sustainable community with a high quality environment, a developing local economy including tourism"*. Moreover, one of the primary Objectives of the plan is *"to develop a more self-contained and diverse local economy including tourism"*.
- 4.3. In light of this, it is considered that there is a good opportunity for Alvington Parish Council to make effective use of its beneficial location within and adjacent to the wider Lydney Park Estate: through the allocation of new tourism-related accommodation.
- 4.4. Our client would also like to engage with Alvington Parish Council in widening the holiday accommodation offer on suitably located land both within its ownership and the defined NDP Area boundary.
- 4.5. The inclusion of a new tourism-specific policy and allocation within the plan would further contribute towards being in general conformity with the relevant requirements of the Forest of Dean Development Plan, thus addressing one of the Town and Country Planning Act's 'basic conditions'.
- 4.6. The Land to the North of Nuppenn is largely constraint-free; is suitable and available for development of new tourism uses; and is suitably located adjacent to the settlement boundary of the village. The site is also within half a mile of key services and facilities in the village and development of land at Nuppenn could assist with the long term viability of the village.
- 4.7. In this instance, it is therefore requested that this deliverable site be included within the emerging spatial strategy of the Alvington NDP.

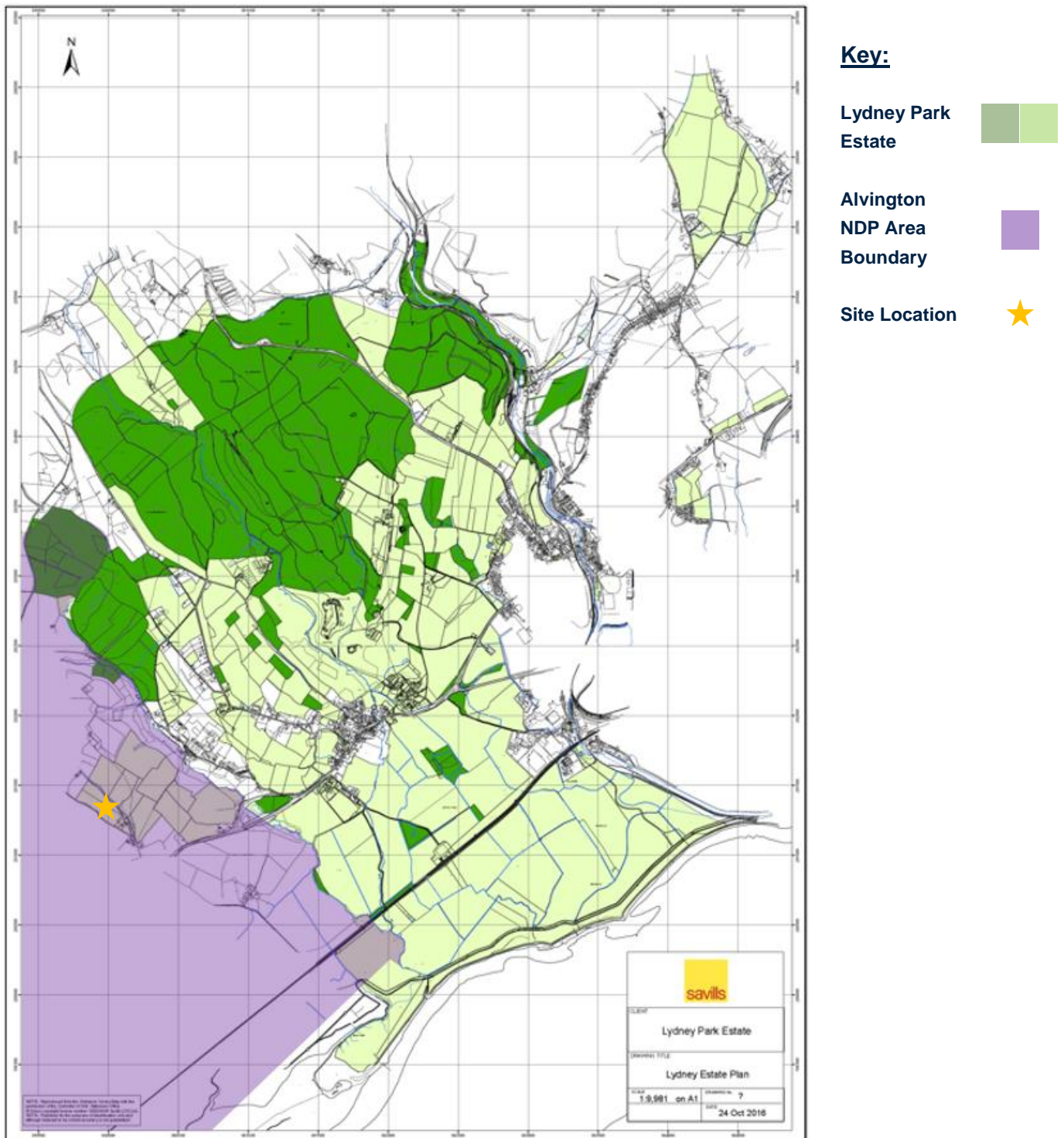
Draft Alvington Neighbourhood Plan

Representations by Savills on behalf of Trustees of the Lydney Settled Estate



Appendices

Appendix I: Alvington NDP Area Boundary in the context of the Lydney Estate Plan

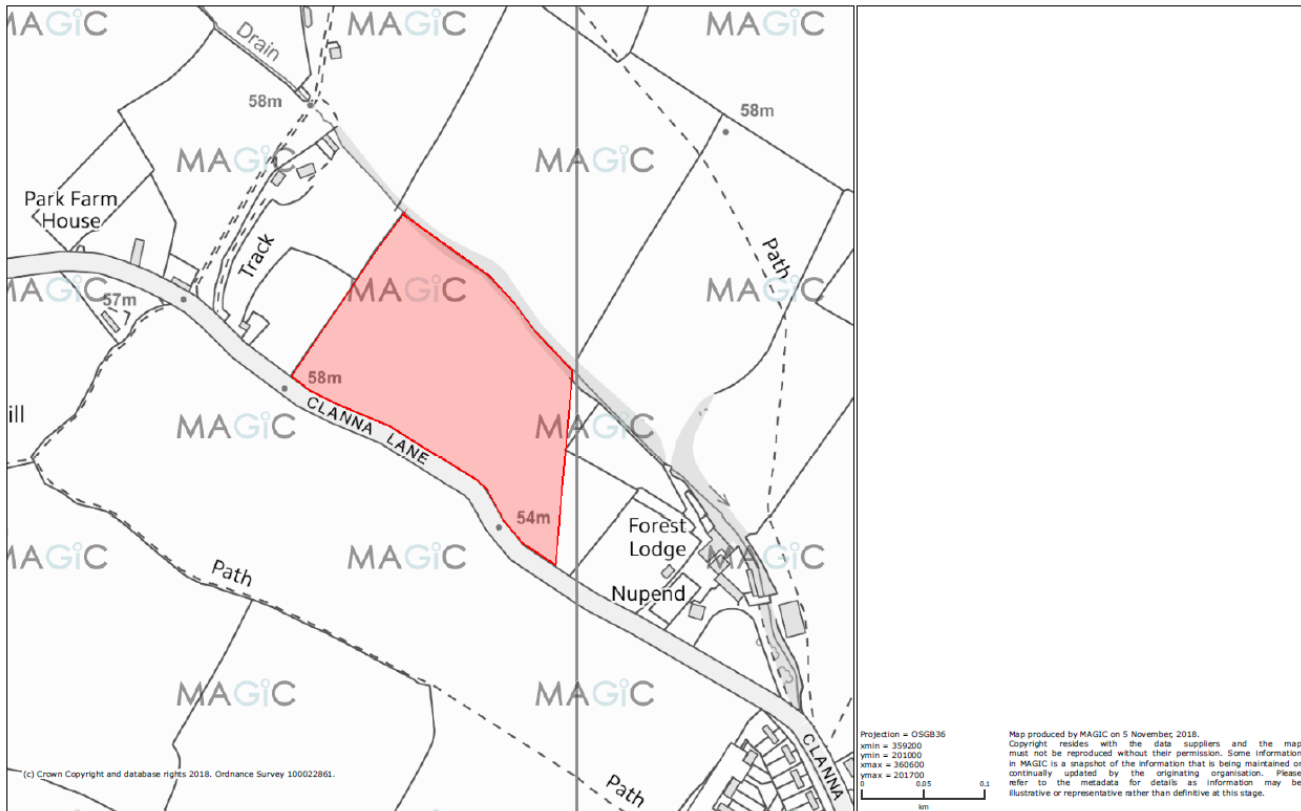


Draft Alvington Neighbourhood Plan

Representations by Savills on behalf of Trustees of the Lydney Settled Estate



Appendix II: Land at Nuppend – Site Boundary



From: A HASLAM [mailto:haslamhazelwood@btinternet.com]

Sent: 30 April 2019 14:39

To: John Wood; Kate Baugh; Gail Thompson; Meg Humphries; Lisa Chidley; Chris Miles; Richard Heys; Alec Davis

Subject: Last minute response on Section 14 NDP Draft Lydney Park Estate (Alan H) ~ 30th April

Parish Council & NDP Steering Group, We received a very late response to our submission of the draft NDP for Regulation 14 on behalf of Lydney Park Estate which requires our consideration and I have attached for your review.

In principal they are asking for a change to the NDP supporting their intention to apply for, what at first sight, would be a Holiday Park to the North of Nuppenn Farm (between Nuppenn Farm and Park Farm) with access off Clanna Lane. On land owned by the estate. It is my opinion that they panicked when they read the Alvington NDP draft and decided to reveal what they were considering before details are finalised and submitted for review and ultimately planning consent.

Kate (GRCC) has suggested a discussion with Nigel Gibbons, which I think we should certainly do before we take this too far. However, they are requesting a meeting with the Parish Council, I think we should respond and invite them to a meeting of both the Parish Council and NDP Steering Group members. The next PC meeting would not be a convenient opportunity as this is our AGM and general May meeting so we would need to select an alternative time and date ASAP.

My initial response to the Steering Group having read their representation is as follows: -

All, Having now had the chance to review their representation properly I note that this is not the land I thought it was at first but much farther up Clanna Lane towards Park Farm. They appear to recognise the issues surrounding surface water run-off which is good but foul water/sewerage disposal and additional traffic on Clanna Lane remain a concern.

They have certainly given this some serious thought and pick up on the comment within the Core Strategy Objective (FoDDC) to develop a more self-contained and diverse local economy including tourism.

I think, as a Parish Council and NDP Steering Group, we will need to meet with these people and hear what they have to say, it will also give us the opportunity to express our concerns.

Please take time to read their submission and consider an appropriate date for a meeting that we can propose, assuming you agree.

Alan

From: Nigel Gibbons <Nigel.Gibbons@publicagroup.uk>
Sent: 13 May 2019 10:06
To: FODDC Alvington Parish Council Clerk <alvingtonclerk@outlook.com>
Cc: Sarah Toomer <Sarah.Toomer@publicagroup.uk>
Subject: RE: Availability check: 3rd June AM for Alvington meeting?

Thanks, Yes I would be able to meet on the 3rd June, depending on the time. If you could let me know the likely time and place.

We had a brief look at the Lydney Park representation on the land at Clanna Lane and have the following comments:

“Alvington Neighbourhood Development Plan- Lydney Park Estate Representation.

Section 6 of the National Planning Policy Framework and Core Strategy Policy CSP.7 support the development of tourism as it helps create a strong competitive economy. The location of new development should however be justifiable in accordance with Core Strategy Policy CSP.4 and the settlement hierarchy as well as the AP policies and in particular AP1 and AP4.

The site is located outside a defined settlement boundary within the open countryside. This would therefore not be considered to be a sustainable location for most new development and would conflict with Core Strategy Policy CSP.4 and Allocations Plan Policy AP.1. Some tourism related development is however expected to take place in the open countryside, and this site although physically divorced from the village is reasonably close to its services.

In terms of visual amenity, the site is an open field with an agricultural use. While the village of Alvington can be glimpsed from the field it does not benefit from a close visual relationship to the village. New development of this nature therefore would look out of place contrary to Core Strategy Policy CSP.1 and Allocations Plan Policy AP.4. The potential impact of the proposed development would be a concern.

The access road to the site is also narrow therefore increased use of this lane would be unsuitable. Contrary to Section 9 of the NPPF a safe and secure access would not be available to all. There are no pavements on the access road therefore it would not be possible for pedestrians to safely use the services provided by the village without the use of a private car which causes the development to be less sustainable.

Please note that the above is based on the prevailing planning policies and may not reflect the outcome of a planning application.”

In summary therefore the principle of tourism development is supported but we have major reservations in respect of this proposed location. The landowner in this case may have more suitable locations in their control. Neither the proposed policy for the NDP nor the remainder of the representation specifies the type of accommodation in mind, though the report does say that lodges, glamping etc is the favoured type of development that the estate wish to consider. These are all uses involving permanent or semi permanent structures, with attendant landscaping, access paths and would change the nature of the site.

The NDP could include a tourism policy if wished but I would advise against one that allocated this site for the type of uses envisaged.

Regards

Nigel

From: John Wood [mailto:jaah.wood@btconnect.com]
Sent: 16 May 2019 15:40
To: Alan Haslam
Cc: alecd@btinternet.com
Subject: Area of LE land for proposed leisure use

Hi Alan

I've had some difficulty negotiating my way around Parish Online as the UI in their new version has changed significantly!

However, I have managed to determine the area of the LE land off Clanna Lane which is 3.36 Hectares.

Let me know if you require any further information.

Kind regards

John

John & Gail Wood
Rosemont
Church Lane
Alvington
Gloucestershire
GL15 6BH
United Kingdom

Home: 01594 528 391
John Mobile: 07971 076 182
Gail Mobile: 07917 406 484

From: Alvington Parish Clerk [<mailto:AlvingtonClerk@outlook.com>]
Sent: 22 May 2019 15:43
To: Gina Powell
Cc: haslamhazelwood; Alec Davis; Nigel Gibbons
Subject: RE: CONFIRMED: Alvington NDP meeting 3/6/19 10.30am ~ 22nd May

Hi Gina,
That's fantastic news – thank you very much indeed. The maps will enable a clear discussion amongst all attendees.
If Jenny would be able to bring them with her that would be great as I'm not sure I'll be in Coleford before 3/6.
Again many thanks.
Kind regards,

Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council
01594 719245
www.alvingtonvillage.org

From: Gina Powell <Gina.Powell@publicagroup.uk>
Sent: 22 May 2019 12:40
To: FODDC Alvington Parish Council Clerk <alvingtonclerk@outlook.com>
Subject: FW: CONFIRMED: Alvington NDP meeting 3/6/19 10.30am

Hi Meg

Further to your email of the 16 May and request for some A1 maps, I can confirm that these have been printed. I can leave them on reception for collection or Jenny can bring them with her to the meeting you have scheduled on the 3 June. Let me know and I will either leave on reception or give to Jenny.

Regards

Gina

Gina Powell | Forward Plan | 01594 812334

Thurs 12.00pm – 3.00pm, Fri 9.00am – 3pm

From: Alvington Parish Clerk [<mailto:AlvingtonClerk@outlook.com>]
Sent: 16 May 2019 21:08
To: haslamhazelwood; WOOD John/Gail; Alec Davis; Chris McFarling; Kate Baugh; Nigel Gibbons
Cc: Richard Heys; Gail Thompson; chris.miles@cmrcltd.co.uk; megan Chidley
Subject: CONFIRMED: Alvington NDP meeting 3/6/19 10.30am

All,

Savills (Lydney Park Estate's land agent) has confirmed that they can make this timeslot and so it will go ahead as follows:

10.30 am on Monday 3rd June

Alvington Memorial Hall, Knapp Lane, Alvington GL15 6BH

Parking: behind the hall, just before the sharp righthand bend. No charge.

Nigel: Do you have any A1 maps to hand that may aid discussion of location etc?

See you there.

Kind regards,

Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council
01594 719245
www.alvingtonvillage.org

From: Sean Lewis <sean.lewis@savills.com>
Sent: 16 May 2019 16:34
To: Alvington Parish Clerk <AlvingtonClerk@outlook.com>
Cc: Matt Tucker <MTucker@savills.com>
Subject: RE: Availability check: Monday 3rd June AM meeting?

Hi Meg

Confirmation that we will be able to meet with Alvington Parish Council and the relevant officers/members of Forest of Dean Council on 3 June at 10:30am in the Alvington Memorial Hall.

My colleague Matt Tucker and I will be attending from Savills and we look forward to meeting you.

Kind regards,

Sean Lewis
Senior Planner
Planning

Savills, Embassy House, Queens Avenue, Bristol BS8 1SB



Tel :+44 (0) 117 910 0334
Mobile :+44 (0) 7855 105871
Email :sean.lewis@savills.com
Website :www.savills.co.uk



Before printing, think about the environment

Consultation Documents – Contents

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 - 5. Gloucestershire County Council Planning**
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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 29 April 2019 14:47
To: Alan H; Alec Davis
Cc: Kate Baugh
Subject: FW: Alvington NDP - First Draft Glos County Council (GCC) (Meg H)

Disappointingly, GCC Planning's response has only just come through. Also the officer seems to have failed to spot the appendices link, a whole 1 inch below the draft plan on the NDP page! Sigh. Can you confirm for me that the NDP committee is open to considering this representation? It's probably in your interests to do so, annoying though the lateness is. If you are, I'll reply to confirm receipt and that it will be considered despite lateness, and will point out appendices link too, so they can satisfy themselves re the docs they wanted to look at.

M

From: NIBLETT, Robert <Robert.NIBLETT@gloucestershire.gov.uk>
Sent: 29 April 2019 14:42
To: Alvington Parish Council <alvingtonclerk@outlook.com>
Subject: FW: Alvington NDP - First Draft

Dear Sir/Madam

Thank you for consulting Gloucestershire County Council (GCC) on the first draft of the Alvington Neighbourhood Development Plan. I have the following officer comments to make.

Transport Comments

In general:

- Might it show closer recognition of Alvington's transport and services relationship with Lydney and its made NDP?
- Would there be any merit in considering some of Alvington's very local transport links and the potential to meet some of its very short trips better through modes such as walking and cycling? Alvington also benefits from its close connectivity with the footpaths and public rights of way network to local countryside.

In particular, the County Council recognises the safety concerns raised in relation to the A48. It will continue to address these; to monitor changes in traffic flows on the A48 corridor as the area undergoes change, and to work with the community to manage associated traffic impacts. The need for this approach will be expressed in the Local Transport Plan which is currently being revised.

Ecology (Biodiversity) Comments

SEA/HRA Screening advice for the Plan

Looking at biodiversity alone the need for a Strategic Environmental Assessment (SEA) of the draft consultation version of the NDP appears unlikely. The District Council should be able to give a view on this if they have not done so already.

In relation to whether the NDP needs to come accompanied with a Habitats Regulations Assessment (HRA) the following European Site(s) have been identified:

- Severn Estuary SAC/SPA/Ramsar Site
- Wye Valley & Forest of dean Bat Sites SAC

An HRA screening exercise could therefore be required for the final version of the NDP but Forest of Dean District Council and Natural England should be able to give a view on this if not already. We note that an HRA is pencilled in as a potential appendix to the final NDP document. Possible effects of the NDP could be loss of landscape features used by commuting bats, disturbance of woodlands/the estuary from increased visits by new residents or perhaps an increase in various types of pollution. Our tentative conclusion is that such effects from the allocation areas for development and very small other developments are unlikely to have significant implications for European Sites. Any HRA screening carried out should begin with the text at 6.4 of the draft plan and look at the completed HRA for the Forest of Dean Allocations Plan 2006 to 2026 (which did not conclude adverse effects on the integrity of any European Site).

The Plan Content

We can see that the Gloucestershire Centre for Environmental Records (GCER) has been contacted. The main biodiversity constraints have been identified and taken into account in formulating the NDP.

The visions and objectives seem appropriate but the wording of Objective 3 – Natural Environment could perhaps be improved as follows:

“To protect and enhance the natural environment in the Parish ~~so that~~ **with** new development ~~will protect~~ **respecting** local wildlife and landscape character.”

Draft policy NE1 Protecting and Enhancing Local Wildlife is welcomed as a more detailed addition to District policies. The first sentence however could imply that development proposals not affecting biodiversity do not need to consider opportunities to enhance wildlife. This is likely to be contrary to government proposals to require all or most developments to provide a net gain for biodiversity. Also some impact on biodiversity may be acceptable if it is difficult to avoid but overall a good net gain is achieved. Therefore the changes such as the following to the first sentence are recommended:

“Development proposals that ~~impact~~ **could affect** ~~on~~ local wildlife sites and habitats identified on (Map 6 page 22) should demonstrate how **adverse impacts on** biodiversity will be **avoided or if that is not possible adequately mitigated. All developments must protect wildlife and all but the most minor are expected to deliver a net gain for biodiversity.** ~~protected and enhanced~~”

Consequently the Policy Aim should be altered slightly to:

“To protect **and enhance** important flora and fauna and their natural habitats.”

Flood Risk Comments

The section on Flood Risk Management (FRM) and Sustainable Drainage Systems (SuDS) is well written and supported by GCC as Lead Local Flood Authority (LLFA).

The specific policy on ‘Reducing Flood Risk’ (Policy F1), the referral to the SuDS hierarchy and the clear and distinct objective at the forefront of the plan are particularly welcomed.

Our only suggestions are as follows:

- Objective 2 – Flood Risk: possibly change ‘suitable’ to ‘sustainable’ to tie in to the SuDS methodology;
- Policy C2 New Community and Recreation Facilities: It would be good to see some proposal for tying SuDS into green space development. The public open spaces in and around Alvington village have significant potential to assist with the attenuation of surface water flows, whilst contributing to the amenity and biodiversity value of the area;
- Draft Policy F1 – Fourth paragraph: Whilst it is in line with SuDS guidance, ultimately the phrase ‘wherever possible’ should be removed. This would send a strong message that SuDS are central to the NDP and not an aspirational add-on;
- F1 5.5: Map should refer to risk of *fluvial* flooding as it disregards pluvial / surface water flooding;
- Policy NE1 and /or 2 – Natural Environment: There is scope here for mention of SuDS contribution to biodiversity and habitat creation. In particular I would like to see some outline commitment to NFM projects along Colliers Brook, Cone Brook, Ferneyley Brook and watercourses through Clanna Wood to attenuate water upstream of Alvington and other settlements outside of the parish;
- Policy BE1 and 2 – Built Environment: Although it is referred to in objective 2 and policy F1, I feel there should be specific mention of SuDS here, including the hierarchy – scope for rain gardens / green roofs etc.;
- Appendices: These are not included in the consultation draft provided. We would like to see a copy of the referred Amey report to ensure that all opportunities are covered. It must have already been identified, but for example there is scope for a flood alleviation scheme / attenuation in the green space to East of Forest Lodge and Natural Flood Management in the corridor up to ‘Summer Breeze’; this area is at risk of surface water flooding from 1:30 event and upwards, and attenuation could potentially assist mitigation measures for Clanna Lane.

This is a thorough draft NDP which shows a close understanding of its role and of the needs of the community of Alvington.

If you would like to discuss any of the points raised above, please do not hesitate to contact me.

Thank you

Rob Niblett

Planning Officer

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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 03 May 2019 15:35
To: Alan H; Alec Davis; John Wood
Cc: Kate Baugh
Subject: FW: STW Response sought: Alvington Neighbourhood Development Plan (Meg H) ~ 3rd May @ 15:35 hrs

FYI – Severn Trent response. I've not read it at all yet – sending on straight away.
M

From: Growth Development <GrowthDevelopment@severntrent.co.uk>
Sent: 03 May 2019 15:07
To: 'alvingtonclerk@outlook.com' <alvingtonclerk@outlook.com>
Subject: RE: STW Response sought: Alvington Neighbourhood Development Plan

Dear Sir/Madam,

Thank you for giving Severn Trent the opportunity to comment on Alvington Neighbourhood Development Plan.

Please see attached Severn Trent's response to your consultation which specifically addresses the housing development impact on flood risk and some general information provided for your information.

Please add the email GrowthDevelopment@severntrent.co.uk to your consultation database to ensure you receive comments on any further consultations.

Best Wishes,

Rebecca McLean

Strategic Catchment Planner (Warwickshire, Worcestershire & Gloucestershire)
Drainage and Wastewater Management Planning (DWMP)
Mobile: 07710 098253
Email: Rebecca.McLean@severntrent.co.uk



 **Consider the environment. Please don't print this e-mail unless you really need to.**

From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 29 April 2019 14:28
To: Fisher, James <James.Fisher@severntrent.co.uk>
Subject: STW Response sought: Alvington Neighbourhood Development Plan

Dear James,

Response sought: Alvington Neighbourhood Development Plan

The Alvington draft Neighbourhood Development Plan (NDP) has been published for consultation during March and April 2019 according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

Although we invited a response, we have not yet received one from anyone in your organisation. As your organisation is a statutory consultee – and owing to the importance of your particular field in relation to Alvington’s future – we strongly encourage your consideration of, and response to, the draft plan **by 5pm on Friday 10th May**. All documents are available via www.alvingtonvillage.org.uk/planning.

As mentioned in our previous communications, if we do not have receipt by that date we will assume that you have read and are in agreement with our policies.

Please send any representation direct to this email address.

Kind regards,

Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council
01594 719245
www.alvingtonvillage.org

03 May 2019
Our ref: Alvington 1

Dear Sir/Madam

Alvington Parish Neighbourhood Development Plan

Thank you for the opportunity to comment on your consultation.

With reference to Policy F1 – Reducing Flood Risk - Severn Trent are aware of the flood risk in Alvington. Previous work has been undertaken to CCTV and cleanse the existing sewer to remove silt and increase pipe capacity. With regard to the impact of the 11 dwelling housing development at Clanna Road we have previously responded on the initial planning application P1494/15/OUT on 08/02/16 stating no objections. An additional response was sent to the case officer at the LPA on 11/02/16 following an assessment of the impact of the development on the sewerage network. Providing that foul only flows are connected to the sewer, the impact will be very low compared to the much larger flows when rainfall enters the system through highways drains during storm events. It is strongly recommended that the developers follow the Drainage Hierarchy (Planning Practice Guidance Paragraph 80), disposing of surface water sustainably through SuDS if infiltration rates are satisfactory, or through connection to the culverted watercourse running along the boundary of the site. If surface water is discharged to the combined sewer system, the risk of this development on the existing network will be higher and Severn Trent will need to be notified. Any scheme to upgrade this sewer network in Alvington is lower priority at present based on our company wide risk prioritisation.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewer system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing

specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Strategic Catchment Planner

growth.development@severntrent.co.uk

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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 01 May 2019 08:43
To: haslamhazelwood@btinternet.com; Alec Davis; Kate Baugh
Subject: Reg 14 Natural England response ~ 1st May
Importance: High

Frustratingly also late, here is Natural England's response. I haven't looked at it – sending it on without delay.

M

From: Underdown, Rebecca <Rebecca.Underdown@naturalengland.org.uk>
Sent: 30 April 2019 16:29
To: alvingtonclerk@outlook.com
Subject: Alvington NDP

Good Afternoon,

Please find attached a response from Natural England regarding Alvington Neighbourhood Plan.

Kind Regards,

Rebecca

Rebecca Underdown

Lead Advisor
Sustainable Development
Natural England
Parkside Court,
Hall Park Way
Telford,
TF3 4LR

020 822 56403

<http://www.gov.uk/natural-england>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meeting and attend via audio, video or web conferencing.

Date: 29 April 2019
Our ref: 279356



Alvington Parish Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms. Humphries

Planning consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

Thank you for your consultation on the above dated 20 March 2019 which was received by Natural England on 20 March 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017
THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)**

The draft Neighbourhood Development Plan states that the housing numbers will be in line with the adopted Forest of Dean Local Plan. Natural England note the allocation for 11 dwellings at Clanna Lane, which has already been allocated within the Core Strategy. Providing the development is in conformity with the adopted Local Plan and Habitats Regulations Assessment, Natural England has no further comments to make.

We also note that the Neighbourhood Development Plan has allocated for a sports pavilion, which is not allocated within the adopted Local Plan. The proposal has triggered Devil's Chapel Scowles SSSI, located 2.6km away, which is also designated as part of the Wye Valley and Forest of Dean Bat Site SAC. It is recommended that a Habitats Regulations Assessment is now completed by the relevant competent Local Authority.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

Yours sincerely

Rebecca Underdown
Planning for a Better Environment Team

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From: Alvington Parish Clerk [mailto:AlvingtonClerk@outlook.com]
Sent: 13 May 2019 08:40
To: Alan H; Alec Davis; Kate Baugh
Subject: FW: Consultation: Alvington Neighbourhood Development Plan Regulation 14 ~ 13th May

All,
Historic England's response below. No objections or recommendations.
Meg

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 12 May 2019 15:42
To: alvingtonclerk@outlook.com
Subject: Consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

FAO Meg Humphries

Thank you for your Regulation 14 consultation on the pre-submission version of the Alvington Neighbourhood Plan. Our sincere apologies for not responding before now.

This is to confirm that there are no issues associated with the Plan upon which we wish to comment. Our congratulations to your community on its progress to date and our best wishes in the making of its Plan.

Kind regards

David Stuart

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>



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From: Alvington Parish Clerk [mailto:alvingtonclerk@outlook.com]
Sent: 18 March 2019 12:02
To: Alvington Parish Clerk
Subject: Consultation: Alvington Neighbourhood Development Plan Regulation 14 Consultation

Dear consultee,

Alvington draft Neighbourhood Plan is published for consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 from 12pm Monday 18th March to 12pm on Monday 29th April 2019.

Please send any comments to: alvingtonclerk@outlook.com. To view the plan and for more information please visit the Alvington Parish Council NDP web pages at <https://alvingtonvillage.org/planning/> or contact the clerk using the aforementioned email address.

Kind regards,

Meg Humphries
Clerk and Responsible Financial Officer
Alvington Parish Council
01594 719245
www.alvingtonvillage.org

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ALVINGTON PARISH PLAN 2011

WHAT PEOPLE WANT AND OUR RESPONSE

Earlier this year the Parish Council undertook a survey to find out what the key priorities were for people living in Alvington. The aim was to then take those responses and mould them into a set of priorities for the Parish Council and other village organizations to develop over the coming years.

Over 50 percent of residents in Alvington completed the questionnaires and these were independently analysed by Gloucestershire Rural Community Council (GRCC) with the aim of identifying the key actions. These were presented to the Parish Council in October.

Although some responses to the questionnaire called for actions outside the control of the Parish Council – such as the scrapping of tolls on the Severn bridges – the following are the actions identified by GRCC with the details of who would be responsible for implementing them and comments from the organizations involved.

ALVINGTON ACTION PLAN

	What you wanted	Who's responsible	Comments
Community Facilities	Support Fuel Station/shop and maintain close liaison with the owners to ensure that it continues to serve the needs of the community	Parish Council	The Parish Council considers the shop vitally important to the community and will do everything it can to ensure that it continues to serve the best interest of the village.
	Village Hall parking needs to be improved with additional parking spaces made available	Village Hall Committee	
	Village Hall facilities need to be improved, including the kitchen, toilets, heating facilities and decor to make it more sustainable	Village Hall Committee	
	The village hall should set up a Cinema Club for residents	Village Hall Committee	
	A Farmers Market should be set up in the Village Hall	Village Hall Committee	
	Facilities at the Sports Field should be improved with better parking, additional play equipment, picnic tables and benches and a community orchard.	Sports field Trust	The Sports Field Trust, which is responsible for looking after the sports field urgently, needs volunteers to support its activities. It has already been considering how to develop the car park area, particularly so that cars do not have to park on Court Lane. Funding will be needed to achieve this and also to pay for additional equipment. Subject to this the Trust supports all the suggestions made.
	Annual Christmas lunch	Parish Council	The Parish Council is committed to encouraging more community events in Alvington and plans to continue underwriting the costs of the Christmas lunch from its community activity budget which was set up with funding raised at the Alvington Fun Days.
Environment, Conservation and heritage	Improve maintenance of footpaths & rights of way	Parish Council	The Parish Council tries to monitor the state of footpaths/rights of way and acts whenever these become overgrown or blocked. If villagers report problems to the Parish Council it will always act to ensure that these remain open.

	Keeping the village clean and tidy. People are concerned about the appearance of the village	Parish Council	The Parish Council is keen to support a tidy village and is currently organising a community workforce to clear ivy from the village churchyard walls. The Council encourages villagers to help in maintaining a clean village by picking up litter and reporting any problems (including dog fouling) to the Parish Council or Street Wardens. The council is also keen to hear from any volunteers who might be prepared to set up and support a 'Pride in Alvington' group to instigate initiatives to improve the village.
	Investigate suitable land for a burial site in or adjacent to Alvington	Parish Council - Church	The Parish Council is aware of the need for a new burial site in the village and has been seeking a site for some years. It will continue to do this.
	Investigate setting up community composting and volunteers to run it	Parish Council	The Parish Council will support the setting up of a community composting scheme and will support volunteers wishing to set a scheme up for the village.
	Investigate sites for more allotments	Parish Council	The Parish Council has supported the setting up of allotments in Garlands Road and will seek to establish if another site is needed. If so, it will liaise with the existing Allotment Group and other volunteers to help establish an additional site.
	Provide more Street Lighting in the village	Parish Council	The Parish Council has been pressing the County Council to provide more street lighting in the village for some years. In response to this survey, the Council will undertake a survey of current lighting and seek to identify locations where a case may be made for additional lights to be installed. In view of current local government finances it is unlikely the Council will fund lighting in the short term.
	Dog fouling - Provide additional dog fouling bins at Knapp Lane and in the Churchyard Provide costs of providing dog fouling bins in private areas e.g. Clanna & negotiate with residents	Parish Council	The Parish Council is concerned about dog fouling in the village and has already taken action by placing a special bin on the Sports Field. However, it is also conscious that the costs of the bins and maintaining them (they cost around £200 each and around another £170 per year each to have emptied) will require additional funding and it is concerned not to unduly burden ratepayers with more costs at this time. The council will, never less, try to afford a bin at the entrance to the churchyard in Knapp Lane to serve this area. At Clanna it is difficult to justify a bin with open fields and woodland so close. The council is unable to fund bins on private estates and if a bin is required within the Park this needs to be funded by the owner of the park.
Housing	Implement results of Housing Needs Survey which showed that up to 6 affordable housing units are needed in the village	Parish Council	Although there were plans for additional homes to be built in Garlands Road, this plan has not been developed and the Parish Council will seek to encourage Two Rivers Housing Association to look at this again. The Council will similarly consider alternative sites where additional housing might be provided by developers and will liaise with the District Council on this.
Health and Leisure	Improve sports facilities on sports field	Sports field Trust	The Sports Field Trust is keen to encourage greater use of the sports field for sports activities and is keen to hear from anyone wishing to use the facilities there or from volunteers wishing to develop new sports uses.
Community Safety	Set up physical activity sessions in the Village Hall	Village Hall Committee	
	Take action to make sure that pavements and roads are safe and useable in bad weather	Parish Council	A volunteer (Martin Phillips) has agreed to co-ordinate salt distribution and try to ensure that the roads stay open during bad weather. Further salt bins are being installed at major junctions and bags of salt will be distributed around side roads when necessary for local residents to spread on icy patches. The Parish Council will continue to monitor the safety of roads and will report any serious problems to Gloucestershire Highways. Further volunteers would be welcome.

	Traffic issues on A48	Parish Council	Successive Parish Councils have been trying to control the speeds and volume of traffic on the A48 with limited success. The current council has succeeded in getting Gloucestershire Highways to introduce a better speed regime at Swan Hill and is continuing to lobby for a zebra crossing near the Globe. The Council is concerned about the amount of heavy traffic using the A48 to avoid tolls on the Severn bridges and will continue to lobby Gloucestershire Highways about this and urge them to put restrictions on the use of the A48 by these large vehicles.
	Pedestrian safety at Swan Hill	Parish Council	The Parish Council will investigate the possibility of creating a path from Swan Hill into the village avoiding the narrow pavements
Business and Economy	Encourage employment in the village	Parish Council	The Parish Council is keen to support employment opportunities in the village and will positively consider the needs of businesses setting up in the area.
Transport	Ensure the maintenance of adequate public transport in the village	Parish Council	The Parish Council has been actively lobbying for better bus services in Alvington and will continue to do so. This comes under the control of Gloucestershire County Council. The Council will also seek to ensure that residents are kept aware of bus timetables through its newsletter and website.
Education and Learning	Educational / back to work courses should be organised in the Village Hall	Village Hall Committee	
Young People	Improve & extend play facilities of playground	Sports field Trust	The Sports Field Trust and Parish Council are both keen to encourage greater use of the field and will consider suggestions for improvements to the existing facilities. Funding will need to be raised for additional facilities.

