



Dymock Neighbourhood Development Plan 2024 to 2026

Regulation 15 version

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

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Introduction and Background

This Neighbourhood Development Plan (NDP) has been prepared by the Neighbourhood Plan Steering Committee on behalf of Dymock Parish Council. The Dymock Neighbourhood Development Plan is based on the views of local residents, businesses and community groups, and on the evidence from surveys and pre-existing statistical information about the designated area.

Neighbourhood Development Plans were introduced under the Localism Act 2011. This became law in April 2012 and gives local people more say in the future of where they live. For Dymock, this is a great opportunity for people to decide how the Neighbourhood Area should evolve in the years up to 2026.

The Plan aims to ensure that the Neighbourhood Area develops in a way that supports the livelihoods and wellbeing of its residents, both current and future, whilst preserving and enhancing the character of the neighbourhood. In doing so, this neighbourhood plan has been prepared in alignment with the strategic policies of the Forest of Dean Local Development Plan which includes the adopted Core Strategy (2012-2026) and Allocations Plan (2006-2026).

The NDP is subject to public consultation and independent examination. Following a successful examination, the Plan will proceed to a local referendum. If more than half of those voting vote in favour of the NDP, it will become part of the development plan for Forest of Dean and planning applications will be required to be in conformity with the Dymock Neighbourhood Development Plan. Every planning application that is submitted in the Neighbourhood Area will be reviewed against the policies in this Plan.

Strategic Planning Context

NDPs must conform to national policies and advice such as the National Planning Policy Framework (NPPF) and other guidance including National Planning Practice Guidance (NPPG) and be in general conformity with the strategic policies of the development plan for the area, in this case the Forest of Dean Local Plan.

National planning policy is set out in the revised NPPF published in July 2021. The NPPF sets out the scope of policies that can be used in NDPs. These can be detailed policies covering, for example, the types of development that will be acceptable to the community, protection and provision of community facilities, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies. More specifically for neighbourhood plans the NPPF (para 29 and 30) states:

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in

conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Strategic Environmental Assessment / Habitat Regulations Assessment

The NDP must be screened for the purposes of a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA). These screenings have concluded there is no need for a full SEA or HRA. The assessment can be found on the Dymock NDP website (www.Dymock-ndp.org).

Forest of Dean Local Plan

The Forest of Dean Local Plan provides the local strategic planning context. The Local Plan is underpinned by policies set out in the Core Strategy Plan adopted in February 2012 and the Allocations Plan which was adopted in June 2018.

This NDP has been prepared to be in general conformity with the strategic policies of the Forest of Dean Local Plan and aims to supplement the Forest of Dean Local Plan by:

- Providing a vision for the future of the Neighbourhood Area. This is a broader community-based perspective than one relating simply to the development and use of land.
- Setting out planning policies that are additional or supplementary to those in the Local Plan Core Strategy. These will be used to help determine planning applications within the Dymock parish.

The Forest of Dean District Council has commenced a review of the Local Plan, including the Core Strategy and Allocations Plan. This is in line with national requirements that local plans should be updated every five years. The Dymock NDP has been prepared to take account of the current Forest of Dean Local Plan.

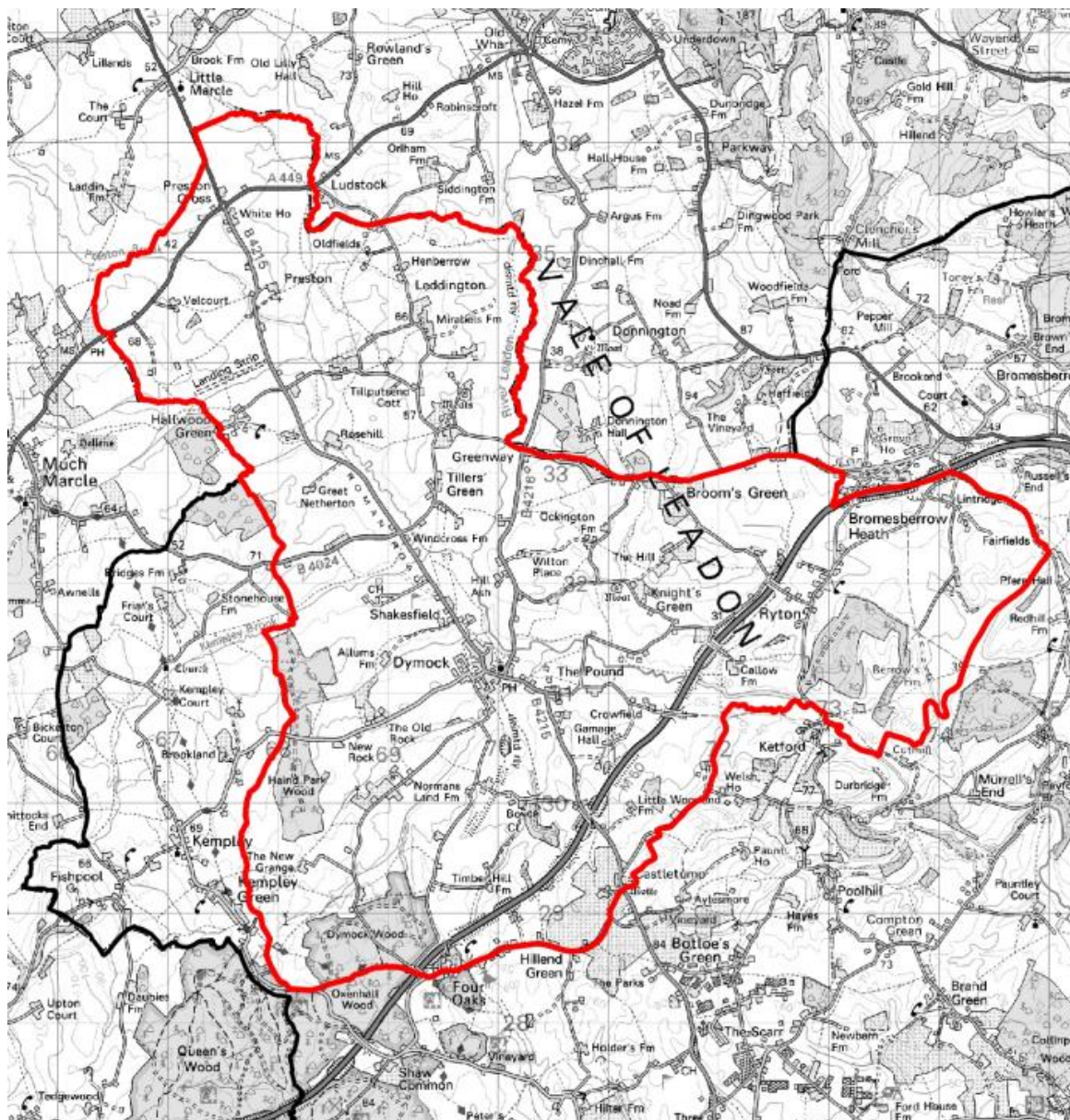
The draft of the new Local Plan will be consulted upon in 2024. This NDP will be reviewed to remain in general accord with the new Local Plan, however, it is likely that the new Local Plan will retain an approach similar to the current one for parishes and villages such as Dymock. This is subject to any changes made by Government to the NPPF itself.

Once the new Local Plan has been adopted, or sooner if this NDP remains in general conformity with the new Local Plan, this NDP will be updated and will be valid until 2041.

Dymock Neighbourhood Development Plan

Dymock Parish Council applied to the Forest of Dean District Council (FoDDC) in April 2018 for the parish of Dymock to be designated as a Neighbourhood Area. The area was designated by the FoDDC on 14 June 2018.

The boundary of the Neighbourhood Area is contiguous with that of the parish boundary of Dymock. The designated Neighbourhood Area is shown below.



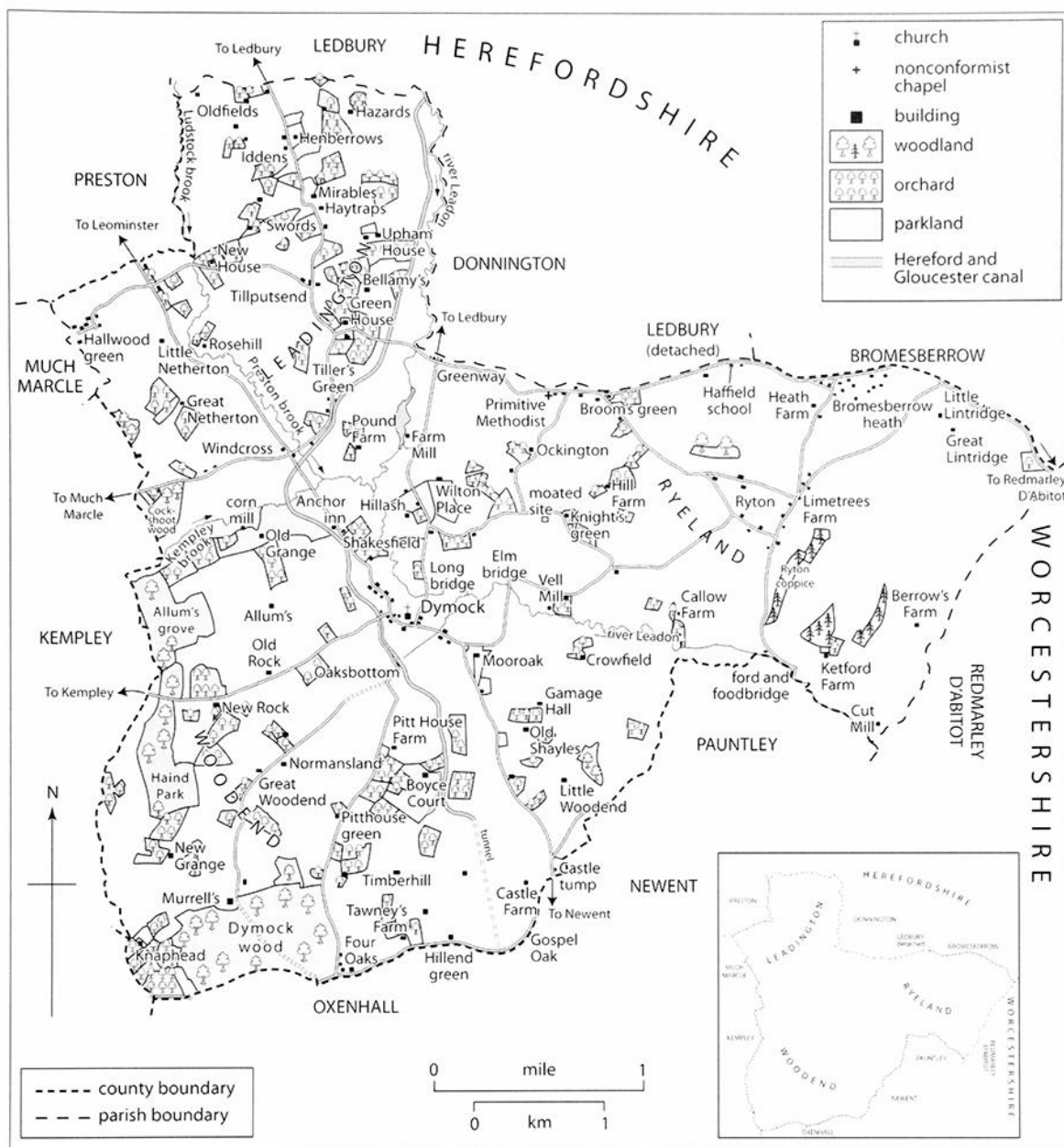
The Neighbourhood Area (Source Forest of Dean District Council)

To progress the NDP through the process, a steering committee (comprising of parish councillors and residents) was established. The Dymock Neighbourhood Development Plan has been prepared following a series of community engagement and consultation activities ([Appendix A – Consultation](#)) underpinned by a clear and robust evidence base of local opinion and technical resources. The NDP sets out a total of 25 planning policies to address local planning issues.

An Overview of the Neighbourhood Area

Dymock is a large rural parish in the north-west of Gloucestershire. It is situated in the valley of the River Leadon between the market towns of Ledbury and Newent. The principal village in the Neighbourhood Area is Dymock which lies 4 miles north-west of Newent and 5 miles south of Ledbury. There are several small outlying settlements namely Broom’s Green, Tiller’s Green, Leddington, Knight’s Green, Preston, Preston Cross, Greenway, Hallwood Green, Ryton, Hillend Green and Normansland. Gloucester is the principal city and lies 13 miles south-east of the centre of the Neighbourhood Area.

The northern boundary of the Neighbourhood Area abuts Herefordshire, and consequently many residents of the Neighbourhood Area look not only to Newent and Gloucester as service centres, but also to Ledbury.



Dymock parish in 1880 (Source British History Online)

The History

Dymock is mentioned in the Domesday Book of 1085. There have been many variations of the spelling of Dymock including Dimmac, Dimoc and Dynmock. There have also been various suggestions for the origin of the name.

Macatonium was a Roman settlement established at the junction of two roads, one running from Gloucester to Stretton Grandison, and the other running from Tewkesbury to Stretton Grandison. This was near to the current Dymock village. Numerous finds of Roman occupation have been found within the village and wider parish.

Early Saxons built a village near to the Roman settlement, known as Dimmac. Occupation continued throughout the Anglo-Saxon period with the settlement being of some importance as demonstrated by the size and quality of the parish church of St Mary.

In the 11th century, Dymock was part of a large estate belonging to Edward the Confessor and later, to the Earls of Hereford and the Earls of Beauchamp. A number of smaller estates were also established including Old Grange, Boyce Court, Gammage Hall, Pitt House Farm, Lintridge, Wilton House, Hill Ash and Old Rock.

After the 16th century the Neighbourhood Area was dominated by owners of its several estates and these can still be seen today in the form of larger buildings set in grounds, some of which have been converted into flats or smaller residences e.g. Vel Court in the north of the Neighbourhood Area and Wilton Place off the Ledbury Road.

In the 1940s, the Dymock Poets gave the area a new kind of prominence. Their love of the local landscape and the inspiration they drew from it is reflected in their poetry and they were part of an important movement which changed how poetry was written. John Kyrle, born at the White House in 1637, was another famous resident. He was a philanthropist and became known as ‘The Man of Ross’ due to his investment in the locality and community of Ross on Wye where he moved to in his teens.

The Geography

The Neighbourhood Area falls within the Landscape Character of ‘unwooded vale’. The landscape is typically rural and dominated by a diverse mix of pastures, orchards and arable fields. As is typical of the Unwooded Vale landscape type, neat hedgerows divide the landscape into a patchwork of arable and pasture fields. The landscape is particularly colourful; rich red soils exposed in ploughed fields contrasting sharply with the greens of pastures and the many small deciduous copses and shelterbelts.

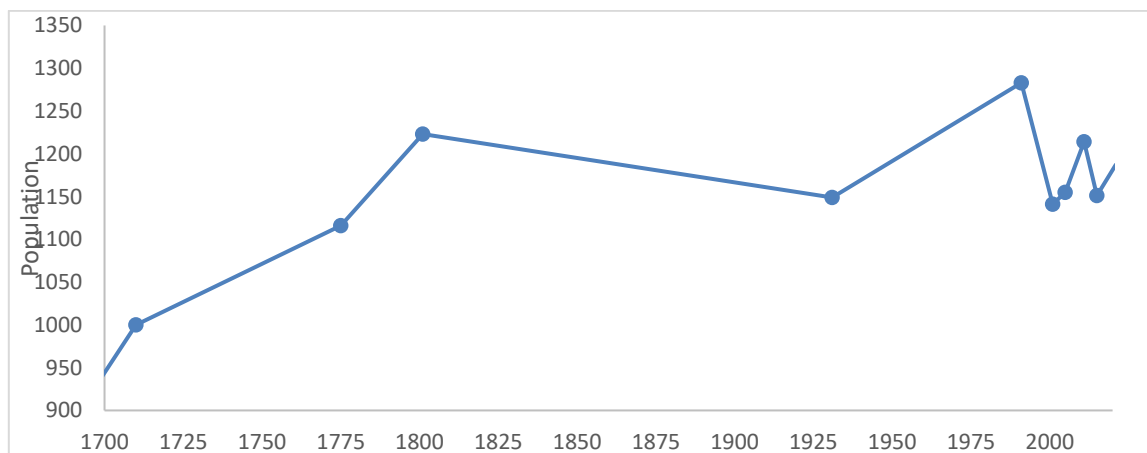
Dymock Woods is an ancient woodland and consists of a mixture of tree species and provides vital wildlife habitat. It is a site of Special Scientific Interest and is renowned for its spring flowers, particularly the wild daffodils. It lies in the south-west of the Neighbourhood Area. Both May Hill in the south and the Malvern Hills in the north can be seen from various points in the Neighbourhood Area.



The River Leadon is a tributary of the River Severn and flows through the Neighbourhood Area. It is augmented by the brooks of Preston, Kempley and other small tributary streams before exiting the Neighbourhood Area at Ketford. It derives its name from the Celtic meaning ‘broad stream’. The river is populated by otters, brown trout, chub, eel, dace, roach, lamprey and bream.

Population

Originally in 1066 there were 68 parishioners, which had grown to 1,187 in 2021, falling from a peak in 1991 of a population of 1,293.

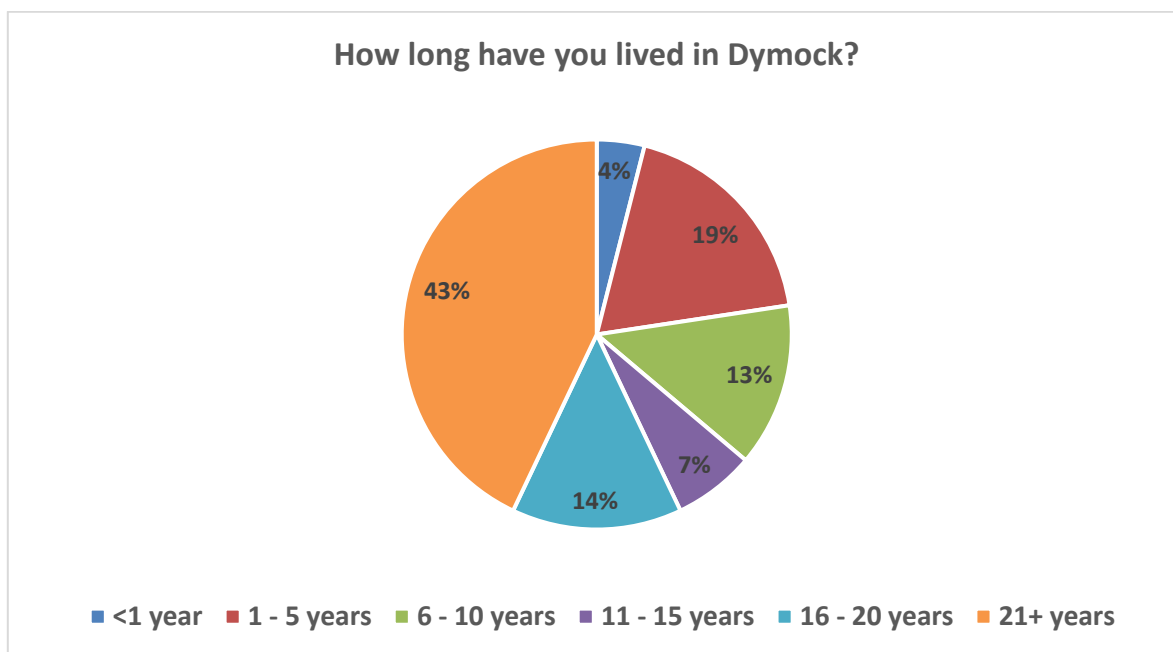


Population growth within the Neighbourhood Area (Sources Census, History Online, ONS)

The households recorded in the 2021 census can be broken down as:

- 65.8% consist of single family household
- 28.1% consist of a one person household
- 6.1% are other household types

Over half of the population (57%) has lived in the Neighbourhood Area for 15 years or more.

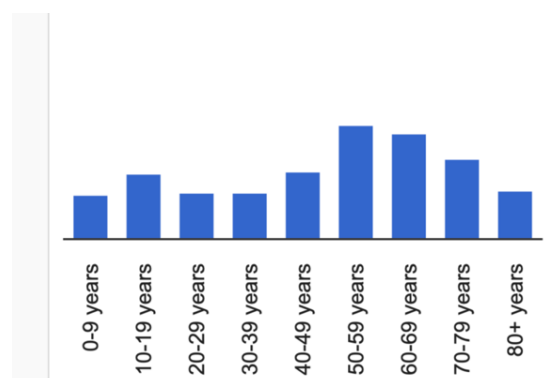


Length of time residents have lived in the Neighbourhood Area (source Dymock Community Survey)

The population split between male and female in 2021 was 50.2% male and 49.8% female, which indicates that services are required equally for both genders.

A split of the population by age groups gives an indication of which services and facilities maybe required. From the chart below, it suggests that services and facilities are required mostly for those approaching retirement and in retirement. However, just over 10% of the population are teenagers, and there is currently very little facilities for them to enjoy.

Age Distribution	Persons
0-9 years	85
10-19 years	126
20-29 years	90
30-39 years	90
40-49 years	127
50-59 years	227
60-69 years	202
70-79 years	152
80+ years	92



Housing

The settlement pattern is generally in the form of dispersed farmsteads. Many retain the distinctive orchards and timber clad or half-timbered barns that were once more widespread, and some have retained their thatched roofs. As a result there are many Listed Buildings within the Neighbourhood Area.

Dymock is identified as a service village in the Forest of Dean Core Strategy (Policy CSP.16, a settlement with a range of local services where new development opportunities are likely to be small in scale.

The 2021 Census identified 496 dwellings that are permanently occupied and 14 dwellings that were second homes. Of these 510 dwellings, the majority were owner-occupied, detached dwellings. The conditions under which these dwellings are held (tenure is shown below.

Owner Occupied = 393		Social Rented = 46	Rented = 71
Owned outright	Owned with mortgage or loan or shared ownership	From council/local authority, housing association, charitable trust or social landlord	Private landlord or letting agency or lives rent free
248	145	46	71

Tenure of household within the Neighbourhood Area, 2021 (Source ONS Census 2021)

Since the 2021 census, planning applications for new dwellings or conversions to residential dwellings has increased the total of properties to 511 dwellings (September 2023). See [Appendix B – Planning Consent granted since Census 2021 \(21 March 2021\)](#).

The table below shows the current housing stock for Dymock.

Detached house or bungalow	Semi Detached house or bungalow	Terraced	Purpose built flat	Flat in converted house	Flat in commercial property	Caravan or temporary dwelling
293	146	32	21	10	1	8

Dwelling type breakdown within the Neighbourhood Area (source Census 2021)

The Economy

The medieval parish was mainly an agricultural one with scattered farmsteads operating the open field system until they were enclosed in the 19th century. At the end of World War I many of the larger estates were sold and independent farms were created. By the 18th century orchards had become a new addition to the economy. Villages and hamlets developed such as Leddington, Four Oaks and Tiller’s Green. Broom’s Green and Bromsberrow Heath were developed by squatters on the common land.

The local economy consisted of trades supporting a scattered farming community such as bakers, shoemakers, butchers, grocers, dressmakers, masons, wheelwrights, beer and ale makers, policemen, teachers and vicars. The orchards produced Cider, Perry and apple juice, the fields supported cereal

crops, dairy farming and sheep. By the late 20th century many orchards were grubbed up to make larger fields for cereal and dairy farming. Intensive farming was also present with polytunnels and cloches.

Woods formed an important part of the economy and in the 19th century gamekeepers, charcoal burners and wood cutters were common occupations. Dymock Woods were acquired by the Crown in 1914 and administered by the Forestry Commission from 1924. Ryton Woods provided timber for pit props in the Welsh mines during World War I.

There were 7 mills in Dymock in 1340 which were driven by the River Leadon and used mainly for corn mills and wool production. There were also several windmills in the 17th century. Some evidence of this can be seen today for example Vel Mill on Ryton Road and Mill House below Ryton Woods.

Several old quarries exist and there is evidence of Roman iron workings. An early type of motte and bailey castle was erected during the early medieval period at Saxon Moot Hill at Castle Tump in the south of the Neighbourhood Area.

The modern economy is still a diverse one. Farming remains at the core of the local economy but many people work out of the village or work from home. Tourism has become an important part of the economy with the wild daffodils and walking routes. Today trades include manufacturing, retail and professional services.

Transport

There are two major roads within the Neighbourhood Area. The B4215 runs along the course of the old Roman road which used to link Gloucester to the fort at Stretton Grandison just outside Ledbury. Today it runs from Preston Cross roundabout, through Dymock and Newent and ends at Highnam where it joins the A40. The B4216 starts in Ledbury and runs through Dymock and Newent before ending in Huntley where it also joins the A40.

The Neighbourhood Area boundary beyond Preston Cross runs almost parallel to the A449 which links Ross on Wye to Ledbury. Businesses and residences in this part of the Neighbourhood Area have immediate access to this road.

The M50 motorway was opened in 1960 and crosses the Neighbourhood Area from north-east to the south although no access is possible from within the Neighbourhood Area itself.

Construction of a canal from Gloucester to Hereford began in 1793 with sections opening in 1795 to Newent and just after 1798 to Ledbury via Dymock. After a period of financial struggle, the canal was leased to the Great Western Railway in 1863.

In 1881 work started on converting the canal into a railway. The Gloucester Newent Railway was opened in 1885 to connect the Hereford to Worcester line to the South Wales Railway. The line had stations at both Dymock and Newent and took over much of the canal trade. The railway closed to the public in 1959 and freight was transported until 1964.

The nearest train station is at Ledbury which serves Hereford and the Midlands. There is also a private airfield that was built in 1983 and located in the north of the Neighbourhood Area.

Community Facilities

Social life in the past centred on the church and the important festivals and saints' days. Flower festivals and sports days were well attended by locals and the gentry with some events being held on their land and organised by them. Local pubs and ale houses were frequented largely by the local agricultural labourers. Local cricket, football clubs and social groups were organised in each hamlet of the parish. Today, social life still revolves around the church and the village pub which became the first community run pub in England in 1997. Village halls remain an important part of village life with a range of activities for locals.

In the Neighbourhood Area there are three places of worship, St Mary's Church, Western Way Chapel and St John the Baptist Church. A Bible Christian chapel, later taken over by the Primitive Methodist mission was established at Broom's Green in 1837 but closed in 1894.

St Mary's Church is a Grade 1 large Medieval building situated in the centre of the village next to The Beauchamp Arms and Wintour's Green. The building is mainly Norman and is mentioned in the Domesday Book (1086AD. The tower dates from the 15th century and houses six bells which were rehung in 1984.

St John the Baptist's Church in Preston was built about 1275, probably on the site of a former wattle and daub Saxon Church. The porch and parts of the chancel and north wall are original, with the vestry being added in 1895. There is a small churchyard next to the church.

A Mission Hall opened in 1921 by supporters of John Coates of Ross Carriage and Caravan Mission. Converts had been meeting in the Rifle Hall which was attached to the Beauchamp Arms before the Mission Hall was erected. This was replaced in 1973 when the Western Way Chapel was opened.

Schools were in evidence from the 1600s. In the 18th century many were set up and endowed by local landowners, such as Ann Cam, who left a legacy to provide education for the poor. The local primary school still carries her name and caters for children in the Neighbourhood Area and beyond. A workhouse existed in 1769 until 1835 when it was incorporated into the Newent Poor Law Union.

Dymock Vision, Aims and Objectives

Residents of the Neighbourhood Area value the tranquillity and ruralness of the area and so there is a reluctance to see developments which could undermine this. Whilst there is generally little resistance to limited new housing, it is felt that it should be of appropriate design and correspond with the needs of those in the Neighbourhood Area and cater for all life stages.

At public consultation events it was felt that there was an under use of existing community facilities, which if addressed, could improve inclusivity.

Community feedback indicated both negative and positive aspects of life within the Neighbourhood Area.

The positive aspects of living in the Neighbourhood Area are:

- The tranquil and rural character of the Neighbourhood Area with particular reference to the beautiful countryside, footpaths, cycle routes, wild daffodils, views, woodlands
- The friendly community of the village and the outlying hamlets
- Living in a typical village with a pub, village halls, shop, garage, church, school, cricket club
- Easy access to local towns and the motorways
- The heritage and history of the area

The negative aspects of living in the Neighbourhood Area are:

- Volume of traffic speeding through the village and the hamlets
- State of the roads with numerous potholes
- Limited public transports to the main towns – Ledbury, Gloucester, Newent and Ross On Wye
- Industrial development, particularly the possibility of an abattoir being built
- Limited car parking in both the village and less populated areas of the Neighbourhood Area
- Lack of a nearby household recycling centre
- Lack of facilities for young people
- Poor mobile signal and internet connectivity

Class 3 at Ann Cam Church of England Primary School were asked to produce drawings of what they like about Dymock and what facilities they would like to see added.

They like:

- Village shop
- Play Park
- Countryside
- Ann Cam swimming pool

They would like:

- Supermarket
- Coffee Shop
- Rugby Club and pitch
- Park with equipment for older children such as a climbing wall and BMX track



Class 3 drawings

The vision for Dymock is:

Dymock parish will strive to be a friendly and vibrant community for all age groups. The parish will encourage change in order that the future needs of the community shall be met whilst preserving and enhancing the beauty of the area, its environment and its history.

Appropriate development will complement the existing character of the area so as to provide a safe, enjoyable and inclusive environment for residents of all ages.

The strategic aims for the Neighbourhood Area contained in this Plan are based upon the issues identified by residents. A specific set of objectives corresponds directly to each strategic aim. These objectives provide a more detailed and measurable way of analysing the achievement of that specific aim. This is augmented by a policy framework to guide the development necessary.

Aim	Objectives
To deliver new housing which satisfies local growth requirements and fulfils local needs.	<ul style="list-style-type: none"> • Provide new housing as required by the Forest of Dean Local Plan. • Provide a range and size of housing required to meet the needs of the local community as identified in the Housing Survey.
To protect the Neighbourhood Area from inappropriate development by ensuring that all development enhances the rural and historic distinctiveness of the area.	<ul style="list-style-type: none"> • Ensure that each new development is of a size, scale, density and design that will protect the rural setting of the Neighbourhood Area. • Support development proposals that respect and enhance the local building characteristics and landscapes. • Ensure that any new housing development is located at sites that will

	<p>result in minimum intrusion into the countryside.</p> <ul style="list-style-type: none"> • Resist the establishment of unsuitable industrial and commercial development which is in sharp contrast to the Neighbourhood Area characteristics and undermines the attractiveness of the Neighbourhood Area to tourists and visitors.
<p>To maintain and enhance the existing community amenities, services and facilities within the Neighbourhood Area.</p>	<ul style="list-style-type: none"> • Utilise any funds secured through new development or grants to support and expand community sport and leisure activities for all age groups. • Support initiatives to provide new facilities and amenities where a clear community need has been expressed. • Ensure facilities required by the local residents are provided without damaging the local character.
<p>To ensure the rural and village landscape with its mixed farming, green spaces, views and footpaths are retained.</p>	<ul style="list-style-type: none"> • Retain and enhance publicly accessible open green spaces within the Neighbourhood Area. • Preserve and enhance areas of wildlife interest and natural habitats, particularly the areas of the wild Dymock Daffodils. • Ensure that new development does not have a disproportionate environmental impact. • Conserve the historic character of the Neighbourhood Area. • Ensure that new development is designed to adapt to climate change.
<p>To improve the safety of the local road network, its pavements and footpaths allowing for better access and safety for all users.</p>	<ul style="list-style-type: none"> • Ensure new development provides safe footpaths and cycle tracks for residents to travel between their homes and local community facilities. • Maintain the existing system of footpaths and cycle ways and seek to extend and improve these for the current and future residents and visitors. • Support improvements to public transport so that residents are not isolated from services and facilities and have less need to use private motor vehicles. • Address traffic issues including the speed, volume, noise and pollution of vehicles through the Neighbourhood Area, their effect on amenity and the need for a safer environment for all residents.

<p>To strive to achieve national standards of electronic communications throughout the Neighbourhood Area.</p>	<ul style="list-style-type: none"> • Assess the increased need for parking in Dymock village and support the provision of appropriate parking facilities. • Promote the development of a footpath/cycle track along the line of the Herefordshire and Gloucestershire canal towpath enhancing connectivity between Dymock, Ledbury and Newent. • Facilitate access, coverage, consistency and efficiency of electronic communication throughout the Neighbourhood Area.
<p>To support and encourage small business development.</p>	<ul style="list-style-type: none"> • Support appropriate small-scale employment development which provides employment opportunities for the local community. • Safeguard employment sites by resisting any change of use unless their current operation can be established as no longer economically viable.
<p>To provide opportunities for the development of appropriate and proportionate tourism facilities to increase both the local and wider Forest of Dean economy.</p>	<ul style="list-style-type: none"> • Support appropriate high-quality tourism businesses. • Support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities. • Promote the network of public footpaths, the daffodils, Dymock Poets and the historic architecture.

Within this context the NDP strives to achieve sustainable outcomes that protect the essential characteristics of the Neighbourhood Area whilst meeting the identified needs and opportunities of the community through the stated policies

Development proposals may entail a mix of gains and losses when assessed against the vision and its supporting aims, objectives and policies. Thus planning decisions will need to consider such impacts against each other in determining how individual projects contribute to sustainability, in relation to the character, needs and opportunities of the Neighbourhood Area.

Dymock Neighbourhood Development Plan Policies

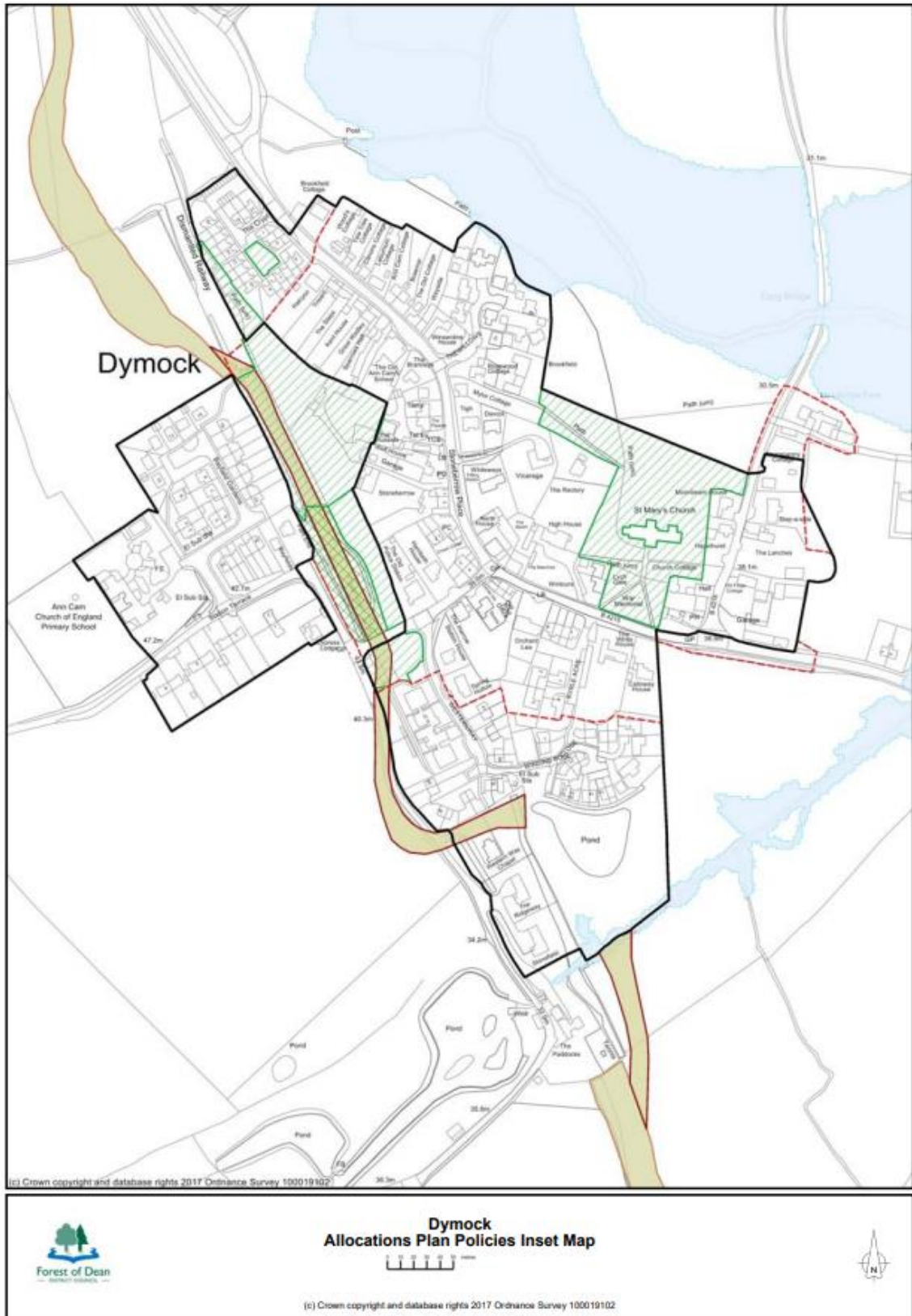
This section of the NDP introduces the planning policies. The Dymock NDP should be read as a whole and alongside the Forest of Dean Local Plan.

Policy HM1 to HM2- Housing Mix and Need

At the strategic level the use of Settlement Boundaries is a key policy tool that ensures new development is concentrated in the most urban areas and larger villages, and that open countryside is safeguarded where possible.

The Forest of Dean District Council has produced an Allocations Plan as part of the Forest of Dean Local Plan. The Allocations Plan for Dymock shows a tightly drawn Settlement Boundary that helps to maintain Dymock village at a sustainable size and protects several Important Open Areas (shown in green).

Dymock is identified as a service village in the Forest of Dean Core Strategy (Policy CSP.16). A service village is defined as a settlement with a range of local services where new development opportunities are likely to be small in scale. Core Strategy Policy CSP.5 Housing sets out that some housing will be provided within settlement boundaries of villages, including affordable housing and a mix of house sizes and types including those suitable for an ageing population.



Dymock Allocations Plan (source Forest of Dean District Council)

Housing Mix

National policy requires that planning policies for rural areas should be ‘responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services’ (NPPF para 78 and 79).

NPPF para 62 states that ‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.’

Local Plan Core Strategy policy CSP.5 recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities.

It is important to make sure that housing of the right kind is provided to meet the local needs. The Gloucestershire Local Housing Needs Assessment 2019 found that within the Forest of Dean, the tenure and size of additional units required to meet the predicted annual housing need is just over 7,000 with 60% of the additional units being 3-bedroomed.

	Affordable Housing Need			Planned Affordable Housing	Planned Market Housing	Total
	Social Rent	Affordable Rent	Affordable Home Ownership			
1 bedroom	309	35	86	430	123	553
2 bedrooms	520	133	323	976	329	1305
3 bedrooms	223	95	292	609	3588	4197
4+ bedrooms	120	34	24	179	877	1056
Total Dwellings	1171	298	725	2194	4917	7111
	16.5%	4.2%	10.2%	30.9%	69.1%	100%

Need for Affordable Housing and Market Housing by property size within the Forest of Dean

(Source: Gloucestershire LHNA)

Britain’s population is ageing with people living longer and healthier lives than previous generations. Residents aged over 65 accounts for 28% of the population within Dymock.

The Planning Practice Guidance (PPG) recognises the importance of providing housing for older people and the PPG “Housing for older and disabled people” paper states: ‘The future need for specialist accommodation for older people broken down by tenure and type (e.g., sheltered housing, extra care, residential care homes) will need to be assessed’ (Planning Practice Guidance, ID 63-004-20190626).

Gloucestershire LHNA sets out the nature of older persons’ accommodation required in the Forest of Dean over the next 20 years.

		Gross Need 2021	Gross Need 2041	Existing Supply	Total Need
Sheltered Housing	Owned	1225	2172	134	2038
	Rented	613	1086	644	442
Extra Care	Owned	102	181	0	181
	Rented	51	91	94	-4

Predicted older persons’ accommodation (source Gloucestershire LHNA)

It is widely recognised that many older households often occupy larger family housing, and this is particularly the case in the Neighbourhood Area. The table below identifies the number of spare rooms that households within the Neighbourhood Area had available to them at the time of the Census 2021.

Occupancy	
Two or more spare rooms	59.3%
One spare room	26.1%
No spare rooms	13.8%
One extra room required	0.7%
Two extra rooms required	0.1%

Occupancy rating for bedrooms within the Neighbourhood Area (Source Census 2021)

Many older households would downsize or move to a more suitable home if there was suitable housing available. The provision of 1-bedroom properties or over 60s accommodation would allow residents to free up their larger homes for families, therefore allow generations to stay within the Neighbourhood Area if they wish.

Housing Need

To capture the local housing need in Dymock, a Housing Needs Survey was carried out in October 2019 by GRCC. The aim of the survey was to collect housing information to determine local housing needs. A copy of the report can be found on www.dymock-ndp.org

Thirty one households completed the survey and assessment of the information provided identified that:

- 5 households required affordable rented housing (1 x 1 bed, 2 x 2 bed and 2 x 3 bed houses).
- 10 households required affordable home ownership or open market housing (1 x 1 bed, 4 x 2 bed and 5 x 3 bed houses).
- 16 households were looking for housing on the open market (1 x 1 bed, 7 x 2 bed, 6 x 3 bed and 2 x 4 bed houses).

Another Housing Needs survey was carried out by the Dymock NDP Steering Committee between 24th May and 9th June 2023 in order to update the housing need information and to :

- Identify local housing need that is not currently being recognised by housing registers.
- Give local people the opportunity to express a housing need.

- Help the Parish Council understand if there is a local housing need in the Neighbourhood Area.
- Be used alongside the Housing Register as robust evidence by the local planning authority and Dymock Parish Council when determining planning applications.
- Find out whether residents would support a small housing development.

This survey identified 14 households that need housing locally. See [Appendix C – Housing Needs Surveys and Results](#) for full details.

The survey identified the following key points:

- Two households wish to downsize as their current dwelling no longer meets their physical needs due to old age or illness.
- Two and three- bedroom dwellings are required the most.
- The housing needs are in 1 to 5 years’ time.

Responses to the Housing Survey supported the findings in the Gloucestershire LHNA where the most needed form of housing was 2 and 3-bedroom dwellings.

In addition to the housing needs survey, analysis of the Forest of Dean housing register shows that there are currently 34 households who have indicated Dymock as an area of preference in which they are seeking affordable housing for rent. Of these 34 households, there are 9 who are currently living within the Neighbourhood Area or have a local connection.

This, together with the households identified in the housing needs survey of which one is currently registered on the housing needs register gives 35 households currently in need of affordable housing for rent.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
1 bed dwelling			21	
2 bed house	3		7	
2 bed bungalow	1		1	1
3 bed house	5		5	2
4 bed house	1		1	
4 bed bungalow	1			
5 bed house	1			

Housing needs type and tenure identified from survey and housing register

Due to the recent removal of the Help to Buy scheme which kept a register of people interested in affordable homeownership, there is currently no recent data in relation to households seeking affordable homeownership in the Neighbourhood Area.

The survey and housing register has identified a housing need of at least 50 houses with differing sizes and tenure. Most of the ‘infill’ sites have been built on and so any new development will need to identify a suitable piece(s) of land outside of the current Settlement Boundary. In line with the current Forest of Dean Local Plan, the Dymock NDP has a policy restricting development outside of the Settlement Boundary until the new Local Plan is published.

The housing needs have been sent to Forest of Dean District Council (FoDDC) who will review the data alongside other housing data collected from across the Forest of Dean. FoDDC may wish to allocate a small housing development to the Neighbourhood Area within the new Local Plan.

A community survey was open to all residents of the Neighbourhood Area and ran alongside the Housing Needs survey in 2023. The residents were asked for their views on aspects of new development. The residents would prefer two- and three-bedroom starter and family houses rather than houses with four or more bedrooms which are unaffordable for most residents.

- 29% of the respondents did not want to see any new housing in the Neighbourhood Area.
- 28% of the respondents would like to see high quality housing built.
- 43% of the respondents would like affordable housing built.

Affordability

The Community Survey and Housing Survey identified the need for affordable housing. The Affordable Housing Supplementary Planning Document (Feb 2020) stated that 40% of affordable housing should be provided on developments of 5 or more units, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.

New affordable homes are required within the Neighbourhood Area for three main reasons:

- Residents wishing to set up home or move to family size dwellings are on low or middle incomes and cannot afford to privately rent or buy market housing.
- There is a lack of 2 and 3-bedroom houses in the area.
- The market does not have sufficient accommodation for residents who are older or have a disability.

The average house price for Gloucestershire was £381,526 (OCSI 2019) compared to the average house price for England of £299,142 (OCSI 2019). The average house price within the Neighbourhood Area was £389,200 (OCSI 2019).

The average annual gross pay for the Forest of Dean was £31,356 in October 2021 (ONS).

Self-Build

NPPF para 62 identifies that local planning authorities should plan for people wishing to build their own homes. The Housing and Planning Act 2016 (Section 2) places the duty on the Forest of Dean District Council to provide enough serviced plots of land with planning permission to meet the demand for self-build and custom housebuilding.

Under Section 1 of the Self Build and Custom Housebuilding Act 2015, the Forest of Dean District Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land. As of July 2023, there are no households on the self-build register who have expressed Dymock as an area of preference.

Gypsy, Traveller and Travelling Showpeople

The 2004 Housing Act and the Government’s Planning Policy for Traveller sites 2015 requires Local Authorities to assess the accommodation needs of Gypsies, Travellers, and Showpeople and to make adequate provision for them. Forest of Dean Core Strategy Policy CSP.6 - Sites for Gypsies, Travellers and Travelling Showpeople states that sites will be provided for Gypsies, Travellers and Travelling Showpeople according to identified needs within the district, taking into account existing local provision, the availability of alternative sites, and whether they meet certain criteria.

A Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment was carried out in 2016 and identified the current and future needs for accommodation within Gloucestershire until 2031.

The assessment identified a need for up to 18 additional pitches for Gypsy or Traveller households within the Forest of Dean. This includes 6 pitches for households that meet the definition of Gypsy or Traveller, and up to 12 households that do not meet the definition. There were no Travelling Showpeople households identified in the Forest of Dean.

The Neighbourhood Area has two sites at Hillview, with nearby sites at Bromsberrow Heath and Newent. This Neighbourhood Development Plan does not include a policy on Gypsy, Traveller and Travelling Showpeople as the Forest of Dean Core Strategy already covers this. Should a proposal to extend the site at Hillview or to create a new site be received, the Parish Council will look to the Forest of Dean District Council to assess the application under CSP.6 .

Site/Yard	Authorised Pitches or Plots	Unauthorised Pitches or Plots
Private Sites with Permanent Permission		
Hillview, Dymock	2	
The Woodlands, Bromsberrow	20	
Tolerated Sites – Long term without Planning Permissions		
Land opposite Hillview, Dymock		6
Horsefair Lane, Newent		11
Transit Provision		
The Woodlands, Bromsberrow	15	

Policy HM1 – Provision of Housing to Meet Local Needs

Proposals for new buildings and extensions to existing buildings within the defined Dymock Settlement Boundary will be supported where it is subject to the development proposed meeting other relevant policies contained within this Neighbourhood Development Plan and would provide :

- New homes to meet the dwelling requirement for the Neighbourhood Area set by Forest of Dean District Council over the Neighbourhood Plan period and are of a type and size that contributes to meeting the latest assessment of housing needs as identified in the Local Housing Needs Assessment for the Forest of Dean and in the Dymock Housing Needs survey
- A high standard of design ensuring that new housing meets current construction, energy efficiency and water management standards
- New homes that incorporate low carbon heating to support the FoDDC net zero objective
- Respects the character of the surroundings, including identified heritage assets or key views
- Compliance with the design guidelines within the Dymock Design Guide
- Superfast broadband (fibre optic) connection unless it can be demonstrated by network providers that this would not be either possible, practical or economically viable
- Appropriate access, off road parking and turning arrangements, and visitor parking
- Each new dwelling is provided with one EV ChargePoint, and within visitor car parks, there is provision for one EV Charge Point for every 5 spaces
- Recreation space for each dwelling that meets at least the minimum building specifications
- No reduction in privacy and/ or amenity of nearby properties.

Extensions to existing buildings should include at least one of the following within the proposal:

- Upgrading the existing heating system with low carbon heating
- Replacing existing windows with double or triple glazed windows
- Upgrading the external fabric of the existing building (including both insulation and airtightness). Installing Mechanical Ventilation with Heat Recovery (MVHR)
- Installing solar PV panels to generate electricity

Where the development fills a gap in an existing frontage, it must not block attractive views of features beyond the site.

The development does not form part of the garden of an existing residential dwelling where this garden forms part of the prevailing character and setting of the local area.

Proposals for single storey and accessible dwellings shall be supported where they are located close to facilities.

Any proposal for a development on land which has the potential to have caused contamination of the underlying soils and groundwater must be supported by a Preliminary Risk Assessment. Any development of 5 or more units or a site area of 0.16ha or more must provide 40% of the properties as affordable housing, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.

Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site and be designed to be indistinguishable from the open market units.

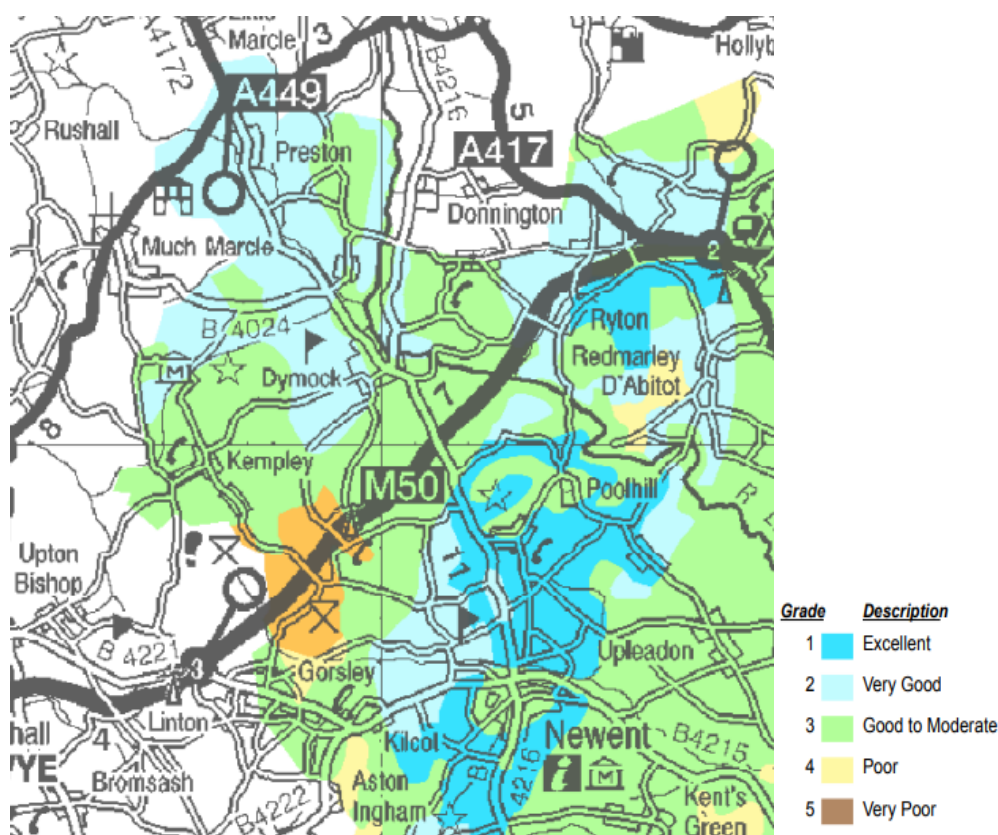
Development outside of the Settlement Boundary.

New development in the countryside is strictly controlled in order to protect the countryside for its intrinsic character, natural beauty and resources for all to enjoy. Residents value the rural location and surrounding landscape of the Neighbourhood Area as shown by the community consultation. There needs to be a balance between creating new dwellings whilst retaining the character of the area.

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (NPPF para 119). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of higher quality.

The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within planning proposals. The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a. This is the land which is most flexible, productive and efficient and which can best deliver future crops for food and non-food uses. Current estimates are that Grades 1, 2 and 3a form about 42% of all farmland in England.

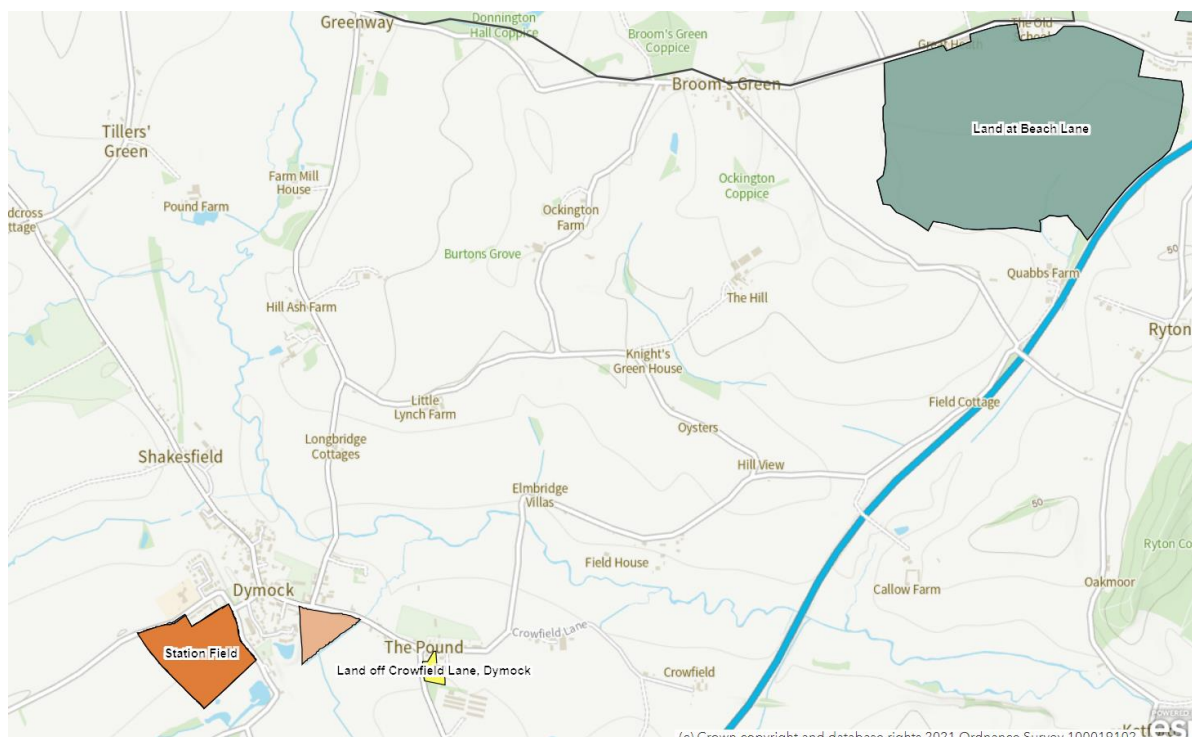
The Ministry of Agriculture, Fisheries and Food (MAFF) classified all agriculture land from 1988. The land within the Neighbourhood Area is all good quality, with extensive areas of Grade 1 and 2.



MAFF classification of land

In England, the National Planning Policy Framework (para 68 requires Local Planning Authorities to produce and update a Strategic Housing Land Availability Assessment (SHLAA). A SHLAA is a study of sites which have the potential of accommodating residential development. It identifies the site, the constraints, the likely number of dwellings, and determines when the land might be developed for housing, providing a robust indication of housing capacity to inform plan making.

Areas within the Neighbourhood Area have been identified as potential development sites and are registered in the current Strategic Housing Land Availability Assessment. The colours represent the year that the land was added to the SHLAA.



Description	Size (hectares)	FoDDC comments	Year added to SHLAA
Land opposite Beauchamp Arms	2.04	Site is considered developable. Main road frontage. Outside settlement boundary. Previous planning applications for 5 dwellings was refused.	2017
Land at Station Terrace/ Station Field	7.43	Possible access issues with narrow lanes. Outside the settlement boundary. Canal safe guarding FoDDC Local Plan policy AP9. Previous planning application refused on appeal.	2018
Land off Crowfield Lane	0.57	Next to a disused chicken farm. Outside settlement boundary, in open countryside. Distanced from village centre. Not sustainable.	2019
Land at Beach Lane, Bromsberrow Heath	58.01	Close to site which was approved when a 5 year land supply could not be demonstrated and was considered to be a continuation of built form as there was development opposite.	2019

		Settlement should not be extended further west as this has a different character. Bromsberrow has limited services. Adjacent to settlement boundary. Potential noise issue due to M50. Could be a potential new settlement due to strategic location.	
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Potential development land identified within the SHLAA



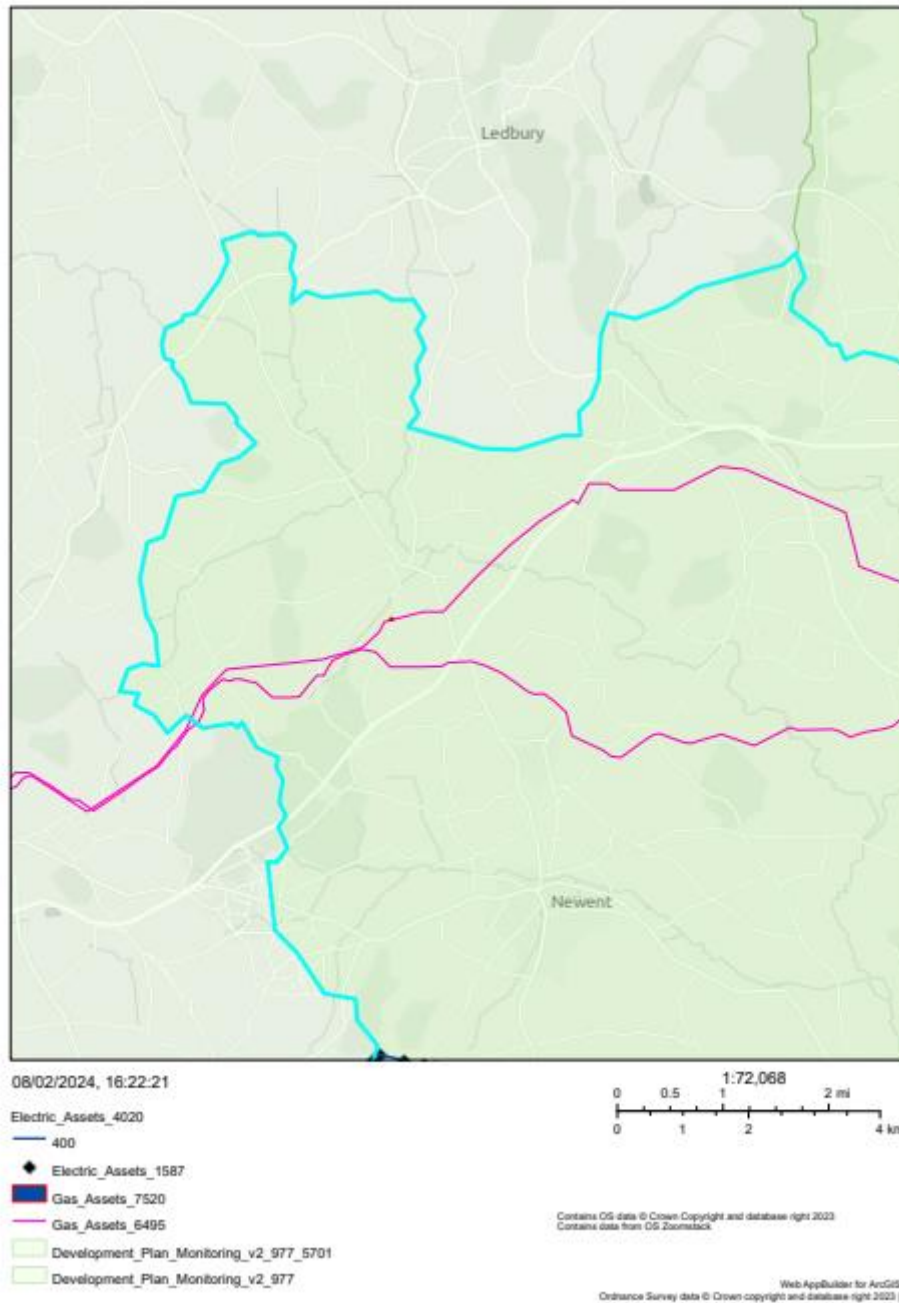
Land at Station Terrace looking from Western Way Chapel.

Dymock Parish Council feel that development at Beach Lane, Bromsberrow Heath would be contrary to the wishes of the residents of the parish and any proposal for development will be opposed for the following reasons:

- There is limited access through Bromsberrow Heath from the A417 and through narrow roads from Dymock.
- It is on the southern edge of the Malvern Hills designated as an AONB and as such will be visible from Dymock.
- Severn Trent Water extracts water from aquifers that exist under parts of the Dymock Parish, including this site. Two pumping stations pump the extracted aquifer water to the British Camp Reservoir in the Malvern Hills from where it can be distributed via the mains. Several parish residents although now drawing water from the mains supply, do not pay water rates since their property historically used the water from the aquifers. Any development on this site could affect the aquifers and/or increase the potential for flooding.

There are two gas pipelines which run across the parish. These are shown below. Any new development will need to consider these pipelines as part of their planning application.

Dymock Parish Council: National Gas Asset Map



Dymock Parish Council has not included any housing allocations in this NDP. The current FoDDC Local Plan is being reviewed and it is not yet known if any housing development will be allocated to the Neighbourhood Area. Within 6 months of the new Local Plan being ‘made’, the housing policies and allocations within this NDP will be reviewed and updated to align with the new plan.

Exception Sites

NPPF para 80 allows for a single new dwelling to be built in the countryside under exceptional circumstances. These are:

- Where there is an essential need for a rural worker to live permanently at or near to their place of work
- The development would re-use redundant or disused buildings and enhance its immediate setting
- The design is of exceptional quality reflecting the highest standards in rural architecture in terms of materials, methods, technology and conservation and would significantly enhance its immediate settings and is sensitive to the characteristics of the local area including building tradition, scale and materials used. Planning permission was granted to Quintain House under this criteria.
- Affordable housing on an exception site to meet identified local need
- A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%



An exemplar in building methods. Quintain House in Dymock won Roof of the Year in 2017.

New housing development outside of the Dymock Settlement Boundary will be considered if it meets the exceptional circumstances criteria. Policy HM2 provides an overarching policy, with HM2a to HM2c detailing specific requirements. These policies have been created to aid planning applications that are stating exceptional circumstances and they also add further details to CSP.4.

Policy HM2 – Housing Development outside the Settlement Boundary

New housing development in the open countryside, and which sits outside of the Settlement Boundary, will be supported where development proposals comply with other policies set out within this Plan and:

- Where there is an essential need for a rural worker to live permanently at or near to their place of work. The worker must be employed in agriculture, horticulture, forestry or a rural enterprise or
- Affordable housing on an exception site to meet identified local need or
- A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by more than 30% or
- Conversions or the re-use of existing redundant or disused buildings providing there is no need for substantial reconstruction or need for large extensions, and the dwelling will enhance its immediate setting or
- The design is of exceptional quality reflecting the highest standards in rural architecture in terms of materials, methods, technology and conservation and would significantly enhance its immediate settings and is sensitive to the characteristics of the local area including building tradition, scale and materials used.

Extensions to existing dwellings should be subordinate to, and not dominate the character and appearance of the original dwelling and meet all other relevant policies in this Plan.

Policy HM2a – Dwellings for Rural Workers

Proposals for permanent agricultural, horticultural, forestry and rural enterprise-related dwellings shall be permitted provided that it can show an essential need, meets other relevant policies in this Neighbourhood Development Plan and:

- The existing enterprise is economically viable and has clear prospects of remaining as such
- The size of the dwelling proposed is commensurate with the established functional requirement of the enterprise. Any dwelling that exceeds 3-bedrooms will need to be robustly justified
- No other dwellings are available within or adjacent to the site or a nearby settlement that can meet the required need
- No dwelling serving or closely associated with the holding has been sold or changed from residential use, or otherwise separated from the holding
- Where practical for its purpose, the dwelling is located close to existing buildings / dwellings to minimise its visual and environmental impact
- Existing residential accommodation on the plot will be expected to be retained for operation of the rural enterprise

To ensure that the dwellings are kept available for meeting the need, occupancy conditions will be placed on the dwellings. The condition will only allow occupation by someone solely, mainly, or last working in agriculture, forestry or another essential rural sector. This applies to any existing dwellings within the enterprise and not just on the proposed dwelling. The dwelling cannot be sold on or sublet for general accommodation unrelated to the enterprise.

For a new agricultural, horticultural, forestry or other rural enterprise, a time-limited permission may be granted for a temporary dwelling, such as a mobile home or caravan, until the economic viability of the enterprise is established. Applications for such dwellings must meet the functional and economic requirements as a minimum.

Seasonal accommodation requirements to serve rural enterprises shall be considered on a case-by-case basis, but will need to demonstrate:

- There is a proven business case for the accommodation
- There is no appropriate accommodation available in nearby settlements
- Impacts on local services, landscape and amenity are mitigated

Policy HM2b – Rural Exception Housing

Proposals for a small scale new housing development (up to 25 dwellings) outside the defined Settlement Boundary shall be permitted if it is demonstrated that it meets other relevant policies in this Neighbourhood Development Plan and:

- The rural exception site forms a suitable extension to any existing settlements and is set in an appropriate location in planning terms
- The development will provide affordable housing of the size, style and tenure required for local need as documented in the Housing Needs survey
- The proposal complies with the design guidelines within the Dymock Design Guide
- The development preserves or enhances the character & appearance of the area and any existing settlement

Market housing will be permitted where the proposal requires market homes to make the development financially viable. Only the minimum number of market homes required to achieve this will be permitted.

All dwellings must be sold or rented to a person or persons that meet the eligibility criteria set out in National Planning Policy as well as any local criteria and preference will be to households who demonstrate a local connection to the Dymock area. Evidence of a local connection include current residency, close family connections, employment requirements or special circumstances such as caring responsibilities.

Policy HM2c - Re-use of Redundant or Disused Buildings For Housing

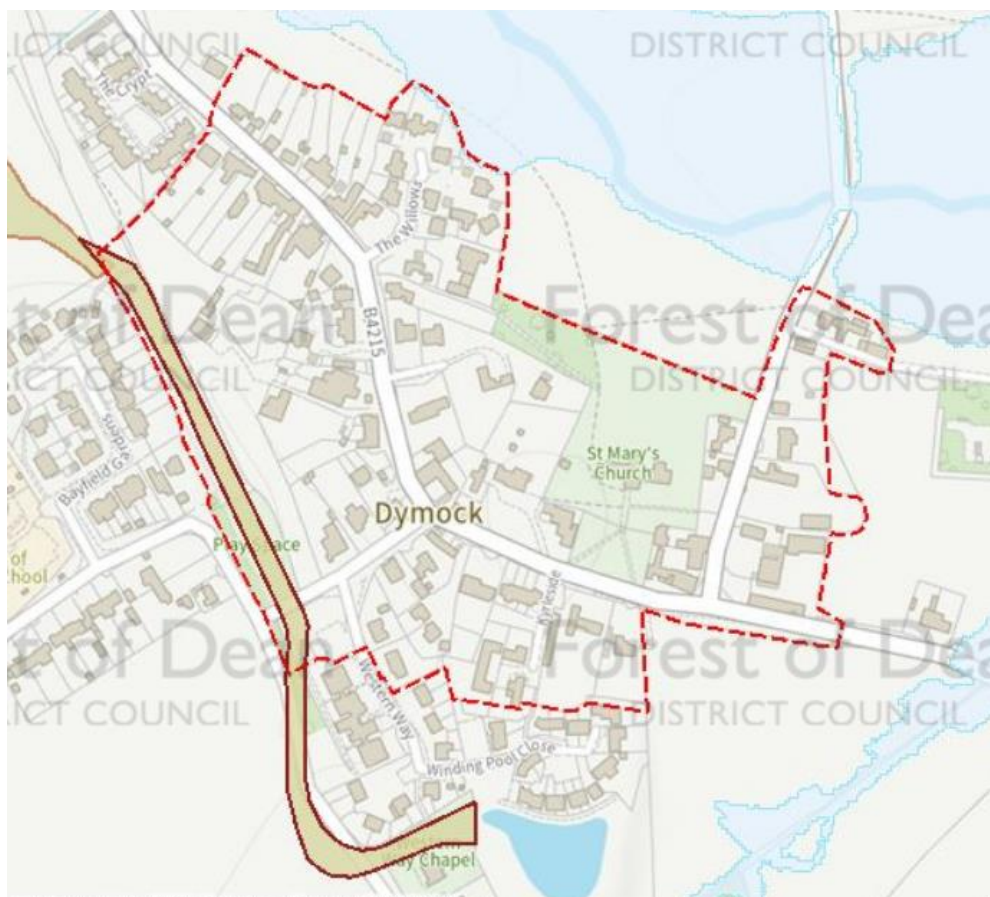
The re-use of redundant or disused buildings for residential purposes shall be supported where it is subject to the proposal meeting other policies within this Plan and that the proposed use meets all of the following criteria:

- The development would lead to an enhancement to the immediate setting.
- Design proposals respect the character and significance of the redundant or disused building.
- The proposal is compatible with neighbouring uses, including any continued agricultural operations and would not cause undue environmental impacts.
- The buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
- The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Policy BE1 to BE4 - Built Environment

The landform within the Neighbourhood Area is typical of north Gloucestershire and Herefordshire borders with gentle and rolling farmland, areas of woodland and streams flowing through the area. The skyline is generally open, looking across open rolling farmland and it is not dominated by tall structures.

The Forest of Dean Allocations Plan defined a conservation area which is shown below in Red. Dymock village was designated as a conservation area on 29th June 1989. The area covers 10.63 hectares and covers the historic core of the village.



Dymock Conservation Area (source Forest of Dean District Council)

The Neighbourhood Area contains the village of Dymock and a number of smaller settlements.

Dymock village

From the northern end of the village, the first visible dwellings are of a 1970s development of affordable housing known as The Crypt. This development is in stark contrast to the early timber framed cottages on the opposite side of the road.

Further into the village there is a mixed development of building styles with little uniformity. Early cottages face onto the roadside with later red brick cottages built as infill dwellings have the gable end onto the road. The haphazard development gives the village its character as no one style dominates. The structure of the village is ribbon development along the main road.



Entrance from the north of Dymock village

The approach from the southern end leads to The Beauchamp Arms and the village green and St Mary's church. There are open fields on both sides of the road with views to the surrounding countryside.



Entrance to Dymock from Normansland

Development has occurred in the area around the former railway station known as Western Way, and Bayfield Gardens to the west. More recently a development of 'executive' type homes was constructed and are known as 'The Willows' and this development effectively joined the village together at this point.



The Willows development

There are several settlements within the Neighbourhood Area. A summary of each one is given below with further details in [Appendix D – Settlements within the Neighbourhood Area](#)

Broom's Green, Greenway, and Tilputs End

Broom's Green is a settlement strung out along both sides of the road over a former green. Most of its houses and cottages date from the 18th and 19th centuries. It is situated in the northeast of the Neighbourhood Area, on the western side of the motorway and until 2001 retained its village pub 'The Horseshoe Inn'. The village hall was built just after World War I and was replaced in 1998. It is well used by the community. On leaving Broom's Green on the road towards Bromsberrow Heath stand five modern detached houses, set back from the road, named Heath Close but which are in Dymock Parish.

Further west down the lane, Greenway is a cluster of dwellings around the crossroads on the Dymock-Ledbury Road. At the crossroads is the Old Nail Shop which was built in the 16th or 17th century and has strong associations with the Dymock Poets.

Tilputs End is a small settlement consisting of four residences and a farm.

Tiller's Green

In the south of the Neighbourhood Area is Tiller's Green, a small settlement which is scattered over a green beside the Much Marcle road. There is a mixture of small squatter cottages and 20th century houses.

Preston

Preston was absorbed into the north of the Neighbourhood Area in 1935. The scattered orchards remain a feature of the landscape despite being reduced in the later 20th century. A private airstrip is located west of the B4215. St John the Baptist Church and Preston Court stand together at the centre of minor lanes and tracks.



Preston Court can be seen from the B4215 and is an impressive Elizabethan manor house.

Hallwood Green

Hallwood Green is a small hamlet in the northwest corner of the Neighbourhood Area next to Much Marcle. There was settlement there in the 1670s, when the place was known as Hollowshuttes Green. The hamlet was bypassed by a new road into Herefordshire in the 1830s and became a backwater of mostly thatched cottages. By the late 1940s three pairs of local authority houses had been built on the lane to the east and in the late 20th century private bungalows and houses were erected by the green.

Leddington

In the north east of the Neighbourhood Area, on the west side of the River Leadon. Many Roman remains have been found here. Leddington contains several medieval homesteads and some remain today - Haytraps, Swords and Mirabels Farms. Some of the scattered cottages or small farmhouses in the Oldfields area to the west and in the fields to the east have been modernised and enlarged.

Four Oaks

On the southern edge of the Neighbourhood Area Four Oaks is known for its fine oaks and the Forestry Commission harvests acorns here for growing on.

Hillend Green

Is on the edge of the Neighbourhood Area adjacent to Four Oaks. A small collection of cottages stood on the western part of Hillend Green by the end of the 18th century. Today, there are nine residencies, two farms and a 20th century farmhouse. Two pairs of identical cottages were built there in the early 20th century and two pairs of timber houses were erected further east in 1947.

Normansland

Originally known as Yokeford until the early 17th century. The area itself contains several large and long-established farms e.g. Murrells End at the edge of Dymock Woods

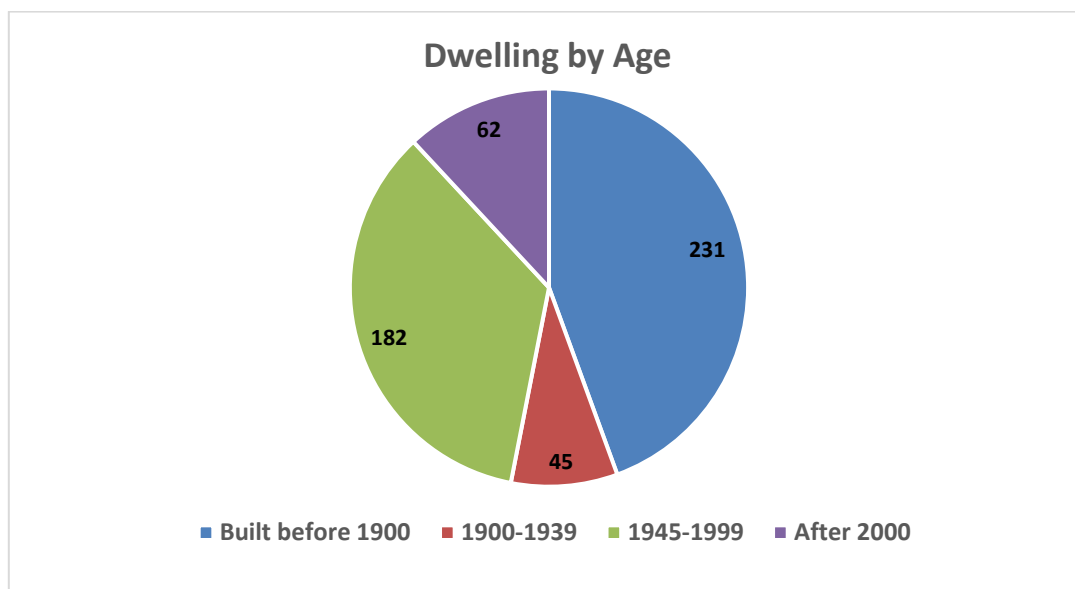
Ryton

In the east of the Neighbourhood Area, it is a settlement strung out along a lane running from Ketford Bridge towards Bromsberrow Heath. There are examples of early dwellings dating from the 16th or 17th century such as 333 Ryton Road, as well as more recent local authority houses and private bungalows. Ryton boasts a fine example of a Holloway (sunken lane with its lush fern-lined banks and sandstone rock. Further over to the east is Lintridge Farm which is a 17th century listed farmhouse with Flemish-bond brickwork.



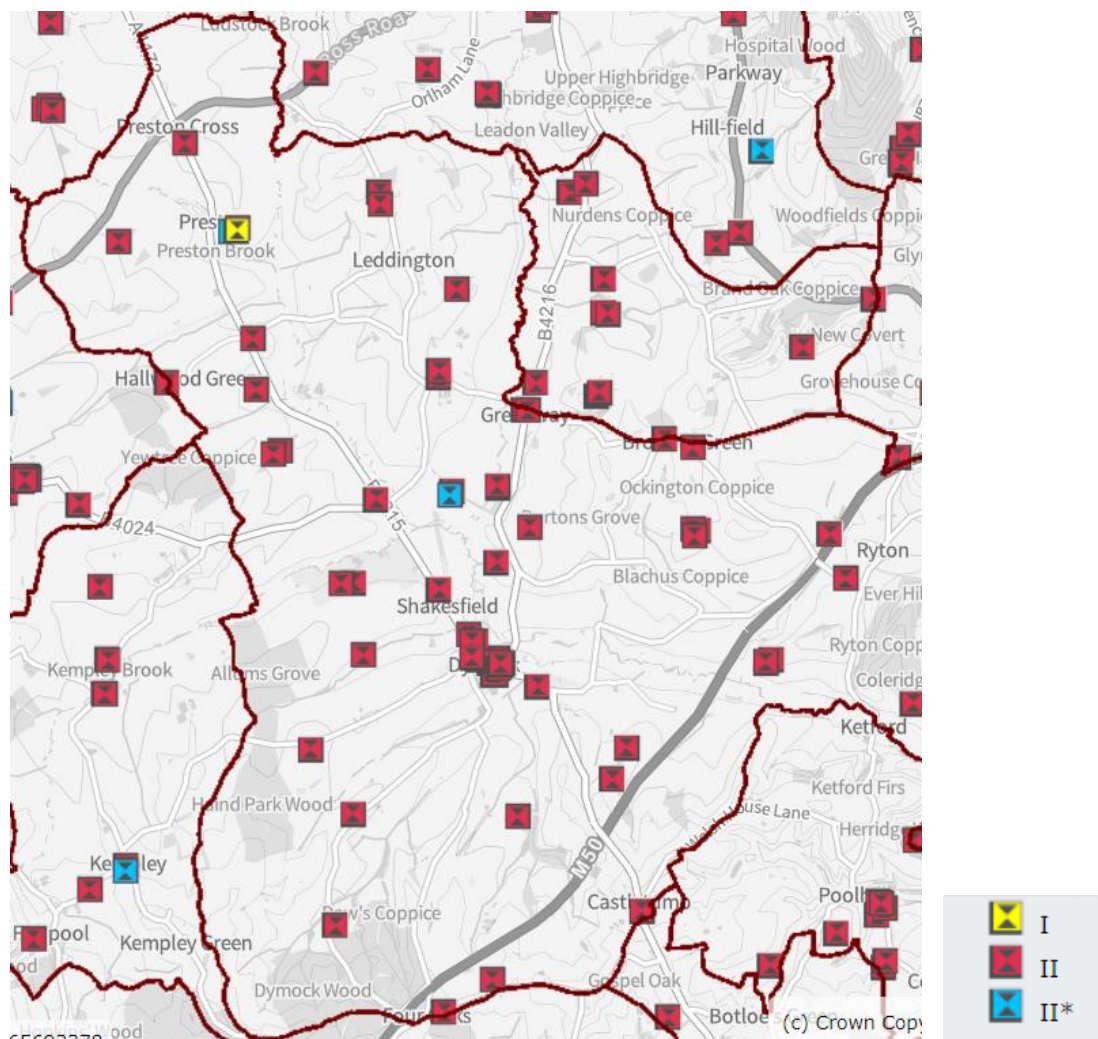
The Holloway

The majority of dwellings within the Neighbourhood Area are over 125 years old. Conserving the Neighbourhood Area's built environment and heritage assets was strongly supported by residents during the consultation events.



Dwellings by age (source OCSI 2019)

The Neighbourhood Area has 77 designated heritage assets mostly being Grade II dwellings and three scheduled ancient monuments. See [Appendix E – National Heritage List](#) for the full list of designated heritage assets.



Locations of Listed Buildings within the Neighbourhood Area

There are two Grade 1 Listed Parish Churches with the parish - the Church of St Mary the Virgin in the ecclesiastical parish of Dymock and the Church of John the Baptist in the ecclesiastical parish of Preston. Both churches are in the Diocese of Gloucester and these two ecclesiastical parishes make up the civil parish of Dymock.

St Mary’s Church is a large Medieval building situated in the centre of the village. The building is mainly Norman. The substantial tower dates from the 15th century and houses six bells which were rehung in 1984. The heaviest is a tenor which weighs 17.6 cwt. A significant two manual organ built by Nicholson in 1884 is housed in the chancel. The Raikes Family replaced stained glass windows and the roof in the 1890s and there are notable Kempe stained glass windows. Its form suggests that the church was constructed following the line of an earlier building.

A permanent display relating to the Dymock Poets is positioned at the west end of the long nave. This, and the fascinating and complex variety of architectural features attract significant numbers of visitors throughout the year.



The church of St John the Baptist was built in the Norman style about 1275, probably on the site of an earlier Saxon church. It consists of a chancel, nave of three bays, south aisle, porch and a low bell-cot on the western gable containing 2 bells. The porch, parts of the chancel and north wall date from the original structure. The square set Norman doorway has a simple tympanum showing a boldly carved AGNUS DEI (Lamb of God) carved in stone. The lamb holds a Maltese Cross rather than the usual flag and faces east. This is Saxon workmanship and was possibly saved from the original church. There are only two other similar tympanum in Gloucestershire.

In a window in the south wall are the remains of 14th century stained glass showing part of a crucifix and the figures of St John and St Mary. The church was restored in 1859 and again in 1885 using stone from a local quarry. The famous poet John Masefield was baptised here in 1878



Policy BE1- Preservation and Enhancement of the Dymock Conservation Area

Any development which would detract from the visual, historic or architectural character of the Conservation Area or its setting will not be permitted. Development proposals for new buildings and extensions in the Conservation Area must comply with the following building design guidelines:

- **The development preserves or enhances the Conservation Area by virtue of its use, character and design**
- **New buildings or extensions reflect the overall character of buildings within and around the setting of the Conservation Area, in terms of size and scale, density, form, height, proportion, materials and detailing**
- **Traditional detailing, such as mortared verges, steeply pitched roofs, dormer windows and door and window patterns should be retained and, where appropriate, be reflected in new extensions or new development**
- **New buildings or extensions are sited according to the locally prevailing building pattern within the immediate surroundings, and service buildings such as garages and outbuildings sited so as to be subsidiary to the main house and not unduly prominent within the street scene**
- **New boundary or dividing walls, railings or hedging are built from materials that match those used in the locality or be of native species and designed into new developments to suit the character of the village**
- **Development proposals should provide integrated or well screened bin storage or recycling facilities**

Archaeological Significance

The potential for archaeological deposits in Dymock village is extremely high. Dymock's history stretches as far back as the 1st century AD, as archaeological evidence confirms the presence of a significant Romano-British settlement in the area. Remains of the Roman road have been discovered in a number of locations in Dymock, for example within the school playground and the cricket club grounds. Foundations of Roman buildings have also been uncovered during excavations and building works elsewhere in the village.

At the sewage treatment works near Longbridge Farm, evidence was uncovered of stone and timber buildings, dating from around the 1st century until the 3rd century AD. Boundary ditches surround these structures. Five human skeletons were found outside of the boundary. During excavations where evidence of Roman occupation has been found, a number of deposits of iron slag have also been discovered, suggesting diversity within the local economy.

Roman Pottery, coins and medieval pottery have been discovered on numerous sites within the village during building works. The ridge and furrow which can be seen in surrounding fields also supports a medieval settlement.

There are three scheduled monuments within the Neighbourhood Area.

Castle Tump motte and bailey castle

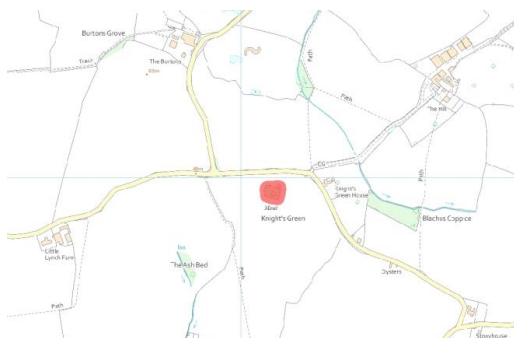
The monument includes a motte and bailey castle situated on high ground, known as Castle Tump. The castle was granted temporarily to William de Braose between 1148 and 1154 by Roger, Earl of Hereford.

The visible remains include the large mound of the motte about 14m high, with the flattened top of 8m in diameter. There are no signs of any structures on top of the mound, although these may survive as buried features. About 5m from the base of the motte on its north west side is a pond 15m long, 3m wide and about 0.7m deep, thought to be spring fed, which may be the remains of the moat which would have encircled the motte.



Knight's Green moated site

The monument includes a moated site situated at the top of a gentle slope. A moat, up to 6m wide and 1.5m deep, defines a trapezoidal island, measuring 28m by 38m which is level with the prevailing ground level. In the centre of the northern arm of the moat is a causeway measuring 15m in width, believed to be an original entrance. Although it is not known precisely when the moated site was constructed, it is believed to have been built during the main period of moat building between 1250 and 1350. Coarse pottery, thought to have been of medieval date, is recorded from the island and ditch in 1939.



Moated site at Bellamys Farm

The monument includes a moated site on low-lying ground. The rectangular moat encloses an island measuring 42m by 38m, orientated north south. The moat is 10m wide at its widest point, up to 3m deep and is waterfilled. There is no evidence for an original causeway across the moat, but a stone-built bridge crosses the centre of the northern arm. The moated site is believed to have taken its name from the Bellamy family who appear in the Dymock manor rolls of the 14th and 15th centuries.



Policy BE2 – Protecting Archaeological Sites

Development proposals likely to affect sites of archaeological interest and their settings must demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits. A written scheme of investigation, to be approved by the County Archaeologist and subsequently FoDDC, must be submitted with the proposal.

In all instances the Gloucestershire Historic Environment Record should be consulted at an early stage in the formulation of proposals.

Planning Permission will not be granted for development which would involve significant alteration or damage to the following scheduled monuments at:

- **Castle Tump**
- **Knight's Green**
- **Bellamys Farm**

Non-designated heritage assets

National planning policy and guidance and Local Plan Core Strategy CSP.1 give an overall protection of the historic environment and requires that designated and non-designated heritage assets should be conserved in a manner appropriate to their significance.

Core Strategy CSP.1 states that 'the design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment; the impact on any protected sites (natural, historic sites and heritage assets should be considered).'

Apart from the many Listed Buildings, there are other buildings with no statutory protection which the community considers important and that make a valuable contribution to the Neighbourhood Area's local history. These non-designated heritage assets can be a consideration in planning matters because of their heritage interest even if they do not meet the criteria for designated heritage assets as defined by NPPF Annex 2.

The Parish Council will seek the inclusion of these buildings on the Forest of Dean District Council's Local List of non-designated heritage assets, in line with the guidance set out in the Local List Supplementary Planning Document.

The residents of Dymock have identified the following during consultations and the Parish Council have confirmed them as meeting the criteria for non-designated heritage assets:

Dymock Poets

A group of poets called Lascelles Abercrombie, Wilfrid Gibson, John Drinkwater, Rupert Brooke, Edward Thomas and Robert Frost would regularly meet up in London during the early 1900s.

Lascelles Abercrombie decided that he would like to live and work in the countryside. His sister was living in Much Marcle and found him a cheap cottage to rent. He moved to the area in 1910, first to Much Marcle and then to Dymock where he stayed until March 1916.

He was joined by three other poets in 1914. In January, Wilfrid Gibson arrived in Dymock and stayed until September 1916. In April 1914 Robert Frost and his family moved to Dymock. He had been living in Beaconsfield having moved from America to seek success in England as a poet. He returned to America in February 1915. Edward Thomas stayed in nearby Leddington between April and September 1914.

Their love of the local landscape and the inspiration they drew from it is reflected in their poetry and they were part of an important movement which changed how poetry was written. Collectively, these became known as the Dymock Poets.

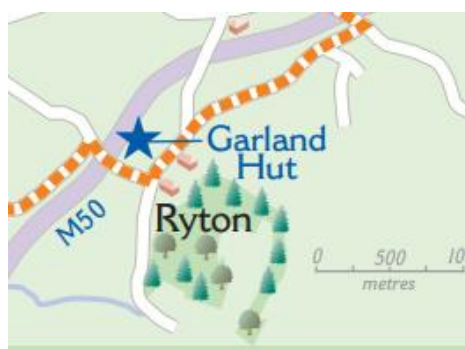
The author Eleanor Farjeon was a close friend of Edward Thomas and his wife and stayed in Leddington during 1914 and 1915. She wrote the book 'Edward Thomas – The Last Four Years' published in 1958 which details much of their correspondence and time spent together. She is best known for writing the hymn 'Morning Has Broken'.

The Garland Hut, Ryton

The Garland Hut information facility was erected in 1992 by the Friends of Dymock Poets and John Masefield Society. A new hut was built in 2014 under a 10 year agreement with the owners of 333 Ryton, the home of Friends of the Dymock Poets member, Barbara Davis. It was built and sponsored by DyFRA (Dymock Forest Rural Action acting under The Moment Centenary project (2014 -2019). The Hut is situated alongside cycle and walking routes and in the garden of 333 Ryton. It carries information about the poets who settled in or visited the Neighbourhood Area.

The Garland Hut was restored in 2016. A new porch was added, providing a picnic stop and information centre. The work was made possible by £5000 of at-cost sponsorship from local timber and landscaping businesses, to match grant funding from the Heritage Lottery Fund.

The 10 year agreement finishes in 2024 and so the future of The Hut is unknown. The residents would like The Garland Hut to remain as it is an important asset for both tourists and residents. To ensure that The Hut can continue to be used as an information point and picnic/resting place, the Dymock Parish Council will secure its future and investigate the relocation of the hut off the private residence.



Telephone Kiosks

The K6 telephone kiosk designed by Sir Giles Gilbert Scott (1880-1960), is one of Britain's most recognisable pieces of industrial design. Around 60,000 were installed between 1936 and 1968.

Dymock Parish Council own the old telephone boxes at Hallwood Green, Ryton, Broom's Green and outside S&B Enterprise in Dymock village. The Parish Council use the telephone box at Broom's Green as an information point for the Dymock Poets, the one in the village houses the defibrillator and there are plans for at least one of the other telephone boxes to be used as a local lending library.



Telephone boxes at Broom's Green, Hallwood Green and in the village.

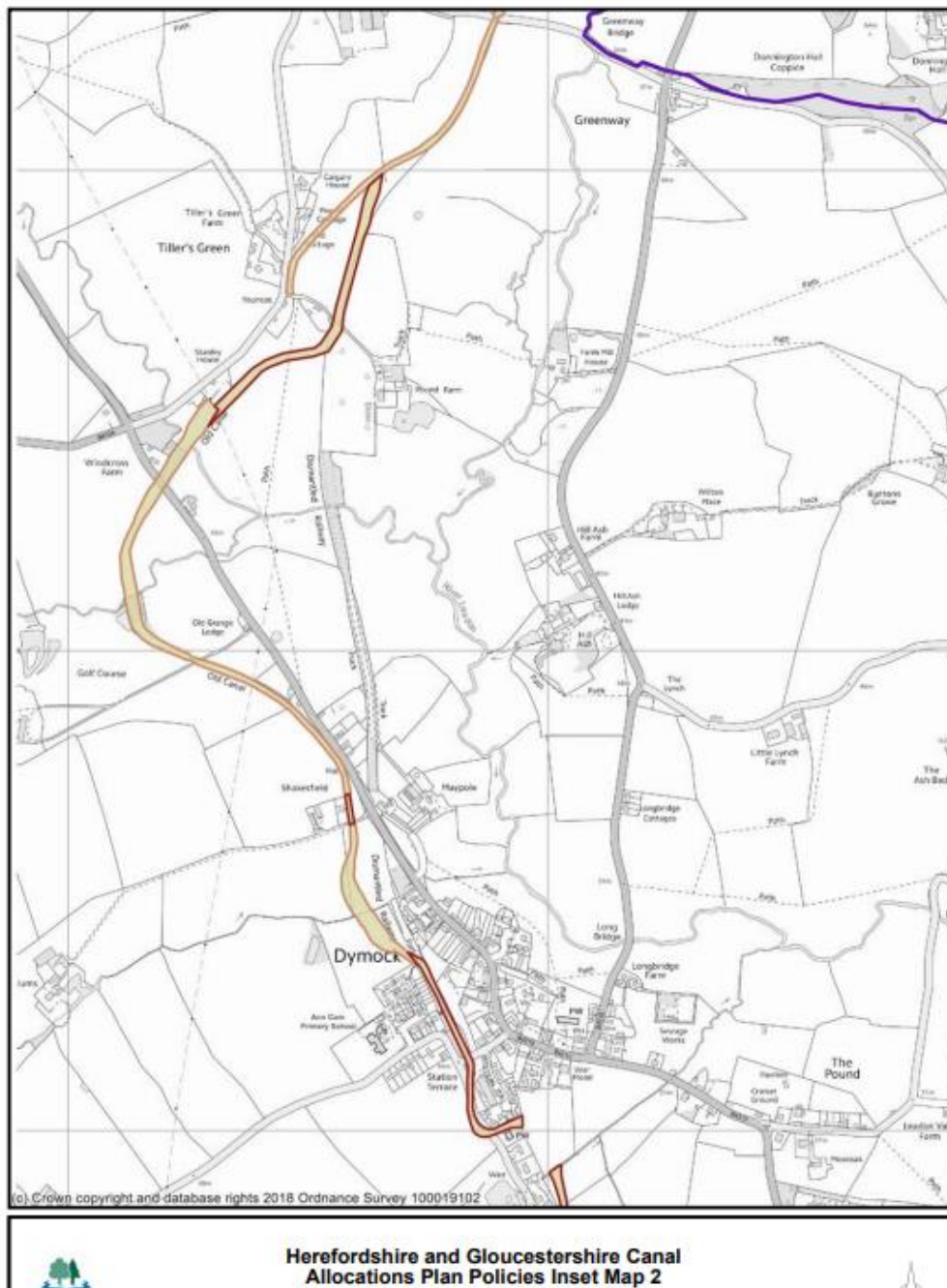
The telephone box at Ryton stands on a triangle of land known locally as Telephone Box Triangle. This is a local feature and the residents would like to retain it. The telephone box and the triangle of land are proposed as a non-designated asset.



Telephone Box Triangle, Ryton

The Hereford and Gloucestershire Canal

The Forest of Dean Allocation Plan has a policy (AP9) supporting the reinstatement of the Herefordshire and Gloucestershire Canal. It does so by protecting a line for the restoration from other development. The policy is linked to a specific route and to related areas shown on the policy map below which shows the stretch of the canal within the Neighbourhood Area. The final route of the canal may be varied from the protected route shown on the policy map with the agreement of the landowner and subject to any necessary permissions. The land protected for essential ancillary facilities is also safeguarded from development. Development will also help provide a major new item of Green Infrastructure and delivery of a sustainable waterway.



Construction of a canal from Hereford to Gloucester began in 1793 with sections opening in 1795 to Newent, and by 1798, the section to Ledbury via Dymock was just a mile off completion. After a period of financial struggle, the canal was leased to the Great Western Railway in 1863. In 1881 work started on converting the canal into a railway.

Today, much of the Ledbury to Dymock section of the canal is beneath railway construction and subsequent land alterations. The Dymock Canal Project saw construction of a 'winding pool' as part of a recent residential development. The Winding Pool will connect to the canal in the direction of Ledbury and Newent in the future.

The Dymock to Boyce Court section is lost beneath the railway apart from a short section north of Boyce Court. This short section is neglected and is in a deep wooded valley leading to the north

portal of Oxenhall Tunnel which is largely intact. Oxenhall Tunnel is 2192 yards long and remains unused and blocked by roof falls towards the Ledbury end. The M50 motorway and a gas transmission pipeline cross the tunnel.

The Herefordshire and Gloucestershire Canal Trust has created a set of leaflets covering walks along the canal route. There is a leaflet for Dymock with the 5 mile long walk starting at the Beauchamp Arms before heading south to the section of canal at Boyce Court, then across the M50 and then back to Dymock village.



Winding Pool



Boyce Court



Oxenhall Tunnel

Ledbury to Gloucester Railway.

Originally the railway began as two concerns: the Ledbury to Ross line via Dymock, and the Newent Railway which was to leave the Ledbury to Ross line at Dymock and join the Great Western Railway at Over Junction. Both companies gained Parliamentary approval in 1873 but due to financial difficulties nothing happened for 3 years. By this time the Ross to Ledbury Railway had abandoned their plans to reach Ross and linked with the Newent Railway to provide a through route from Ledbury to Gloucester, with stops at Dymock and Newent. In the mid-1930s, to encourage more passengers, a Halt at Greenway and Four Oaks was built.

The railway line opened on 27th July 1885, and by the early 1920s there were five trains running each way on weekdays only. This was an important route for the local economy, especially when the local wild daffodils were in season, as they were picked and sent to London and Birmingham.

Sunday excursions ran in the spring when the wild daffodils of Newent, Dymock and Kempley were in bloom. These excursions were known as ‘The Daffodil Line Excursion.’ The daffodils attracted many visitors and still draw tourists today.

As a result of the Beeching cuts, the line was closed to passenger traffic on 13th July 1959, with the section from Ledbury to Dymock closing completely. The Gloucester end of the track continued to be used for goods traffic until 30th May 1964.

A housing development, Western Way, was built on the railway station. Remains of the station can be seen around the entrance to Western Way and the weighbridge office is still visible. The Herefordshire and Gloucestershire Canal Trust enabled the restoration of a road bridge near Western Way in 2004.



Dymock Station In the late 1950s



Restored road bridge by Western Way



Weighbridge



Remains of the station platform visible in Western Way

Four Oaks Halt was a request stop located 2 miles north of Newent. The station opened on 16 October 1937 and closed in July 1959 when passenger services were withdrawn from the line.

To avoid building a tunnel, a deep cutting was made as the railway line passed through Four Oaks. The Four Oaks Halt was at the bottom of the cutting. The path to the halt left the road and went down steps to the platform and shelter. The cutting was filled in after the rails were removed and the land returned to agricultural use. All that remains today is an old fallen lamp post and scattered bricks at the start of the path to the halt. The Parish Council will seek to restore the lamp post.

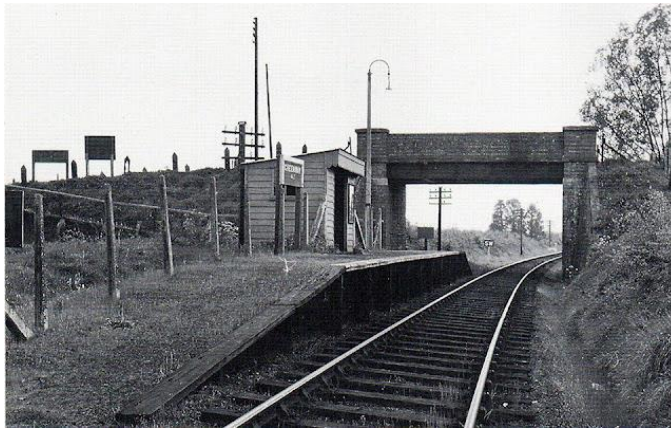


Four Oaks Halt in 1960s



The lamp post

Greenway Halt was a small ash-built platform with shelter that opened on 1st April 1937 and closed in July 1959. It was situated just west of Greenway junction, about 4 miles from Ledbury and the rails ran parallel with the Ledbury Road.



Greenway Halt 1958



Greenway Halt by Drew's Farm



Greenway Bridge looking north towards Ledbury. The railway tracks are still visible.



Former railway bridge at Tiller's Green

Policy BE3 – Protecting Local Heritage Assets and Non-Designated Assets

Development proposals should conserve and/or enhance the significance of heritage assets, including their setting. In particular this applies to:

- **The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings**
- **Designed landscapes, including churchyards, local green spaces and Local Wildlife Sites.**
- **Archaeological remains of all periods**
- **Historic transportation networks and infrastructure including roads and trackways, canals and railways**

Proposals for an alternative use of a Listed Building must demonstrate that it is capable of being converted into the new use without substantial extensions or modifications, especially if the change of use would require new openings, staircases, change of floor plan or loss of historic fabric.

Low carbon retrofit of heritage buildings is encouraged. The PAS (Publicly Available Specification) 2035 retrofit framework provides a suitable methodology.

The Plan identifies the following non-designated heritage assets:

- **The Garland Hut, Ryton**
- **K6 telephone boxes at Hallwood Green, Broom’s Green and in Dymock village.**
- **Telephone Box Triangle, Ryton**
- **The remains of Dymock station platform at Western Way**
- **The Weighbridge**
- **The road bridge at Western Way**
- **The road bridge at Greenway and the remains of the railway tracks visible from the bridge**
- **Former railway bridge at Tiller’s Green**
- **Any remains of the canal or railway that are not covered by policy AP9**

Proposals affecting a non-designated heritage assets should be assessed against the scale of harm or loss and the significance of the asset.

Building Design

The Neighbourhood Area demonstrates examples of vernacular architecture from the Saxo-Norman churches, Tudor cruck construction through to the 20th century modern developments. The building materials used are as diverse as the architectural styles with no particular fabric dominating over any other, reflecting the availability of different materials at different periods of time.



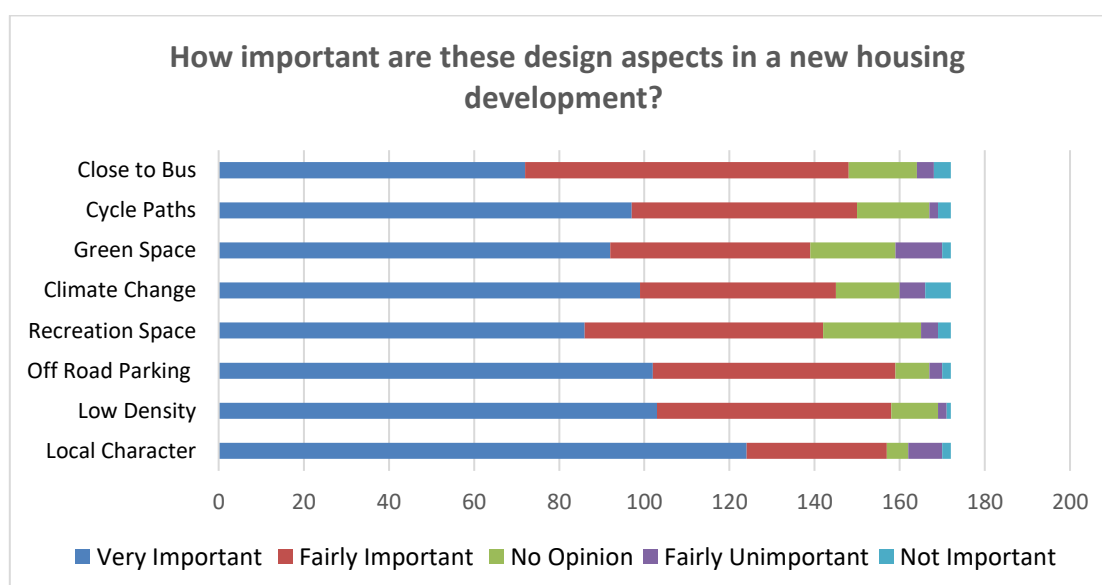
Given the importance of design, character and identity to local people, the Neighbourhood Plan is supplemented by the Dymock Design Guide which was produced by AECOM on behalf of the NDP Steering Committee. The Design Guide describes the built form of several identified character areas.

The Design Guide also provides a set of key design elements to consider when assessing a planning proposal. These guidelines include:

- Pattern and layout of buildings
- Building line and boundary treatment
- Building heights and roofline
- Architectural details
- Materials and colour palette

The Community Survey identified the most favoured design aspects for a development:

- Any new development, being an individual dwelling or a group of dwellings, needs to be sympathetic in size, appearance and materials to the local character
- Provide off road parking to the side or rear of the property for a minimum of 2 cars
- Respect the density of the immediate area and Local Landscape Character Area
- Reflect climate change by aiming to achieve high levels of energy efficiency and energy generation
- Design cycleways and footpaths that allow the development to integrate safely with the remainder of the Neighbourhood Area.



Policy BE4 – Building Design for New buildings and Extensions

Development proposals must be of a high quality design and comply with CSP.1, CSP.2, CSP.3, the latest FoDDC Residential Design Guide, FoDDC Supplementary Planning Document - Dymock Character Appraisal, supplementary design guides, e.g., Residential Design Guide of Alterations and Extensions and the Dymock Design Guide (which takes precedence).

Subject to satisfying the requirements of the other relevant policies within the development plan, proposed developments will be supported where they take account of the following design principles:

- **New development should enhance and reinforce the local distinctiveness of the Neighbourhood Area. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, within the identified Local Character Area (see Dymock Design Guide).**
- **In the case of residential developments over 5 units, reflect a dwelling density of 20 dwellings per hectare. Other developments should respect the prevailing density that surrounds the application site, particularly at the settlements where a density of no more than 10 dwellings per hectare is expected.**
- **New buildings or extensions to existing buildings should follow a consistent design approach in the use of materials, pattern of fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could use imaginative modern design using high quality traditional materials in innovative ways.**
- **Proposals should minimise the adverse impact on local residential amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. with careful consideration given to street lighting that does not impact on local wildlife and the appreciation of the night sky.**
- **The detailing and materials of development should be of high quality and appropriate to its context. Colours and texture should reflect those in the immediate locality.**
- **The design should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities.**
- **Vehicular traffic from the development should be able to access the highway safely and the road network should have the capacity to accommodate the type and volume of traffic from the development.**

Policy SU1 - Sustainability

Almost half of people nationally think that the environmental situation has worsened in the UK in recent years with more than 85% of them claiming that pollution and climate change are already harming their health and the economy (ONS).

The Forest of Dean District Council declared a Climate Emergency on 6 December 2018 and has made a pledge to make the Forest of Dean District carbon neutral by 2030. This was followed by a Biodiversity Emergency being declared on 20 February 2020.

Over 50% of respondents to the community survey favoured new housing design that reflects climate change, in particular renewable or low carbon energy initiatives. There is support for solar or photovoltaic panels on roofs or at ground level, waterpower, ground source heat pumps and biomass where these do not impact the character of the area.

Dymock has a renewable energy facility. Rose Hill Recycling is a composting and recycling facility near Dymock which processes 35,000 tonnes of food and farm waste per annum and plays a key part in Gloucestershire County Council's food waste recycling strategy. The facility generates renewable energy from food waste through a biogas-fired Combined Heat and Power (CHP) energy plant. The CHP plant is fuelled by the biogas derived from mixed food waste collected from across Gloucestershire and saves around 1,750 tonnes of CO₂ emissions each year.

The CHP site is able to generate 4.56GWh of renewable electricity each year which is enough energy to supply around 1,400 homes, helping to take the demand off the local Grid and contributing to the Government's target for renewable energy and combat climate change.

The four different elements of the delivering sustainability policy are:

a) Sustainable design and construction

For Dymock Parish Council to respond effectively to the Climate Emergency and the 2030 net zero target, sustainable design and construction will be encouraged and supported. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, while future proofing homes, settlements and natural environments. Reducing the use of limited natural resources whilst increasing the use of local resources and sustainable natural resources can help to achieve this. A key part of sustainable design is to ensure that the construction process is also sustainable.

b) Renewable energy

Building renewable energy sources reduces reliance on fossil fuels, reduces carbon emissions, reduces heating costs and balances local supply with demand to increase local resilience. This NDP wants to encourage the adoption of renewable energy sources in all new builds wherever possible.

c) Energy Efficiency

Energy efficiency such as updating boilers, double / triple glazing and insulation improves comfort and health by warmer homes, reduces energy bills and fuel poverty. There is no mains gas supply in the

Neighbourhood Area and so residents rely on oil, LPG, wood, coal or electric for their heating. A small number have air and ground source pumps.

d) Sustainable living

Encouraging effective recycling and reducing plastic usage is an important way to reduce landfill and protect the local environment by limiting the amount of litter which is visible on verges. This is important both from an environmental point of view in terms of harm caused to wildlife but also undermines the Neighbourhood Area's desire to offer an attractive landscape for residents and visitors to the area. Living sustainably also involves supporting the local shops and maintaining their viability which helps to reduce food miles.

This policy is supported by principles set out in the Dymock Design Guide which promote the use of energy efficient technologies and eco-design principles in new developments where these do not compromise the character of the area

Policy SU1 - Delivering Sustainability

Development proposals should be designed to mitigate climate change and contribute to achieving net zero carbon emissions by 2030. All new developments should follow the principles set out in Section 4 of the Dymock Design Guide.

As appropriate to their scale, nature and location, and subject to satisfying the requirements of the other relevant policies within this development plan, proposed developments will be supported where they incorporate the following principles:

Sustainable Design

- **All new buildings should deliver a high level of sustainable design and construction methods and be optimised for Net Zero carbon emissions, energy saving and efficiency, and ensure adaptability to changes in the climate.**
- **Certification through Passivhaus or AECB New Build Silver Standard for domestic new builds and BREEAM Excellent rating for non-domestic buildings is strongly encouraged.**
- **The effective use of resources must be demonstrated during construction and operation**
- **Buildings should be designed to ensure that the orientation maximises the solar gain and potential for solar energy production**
- **Development which includes the colocation of renewable energy supply with demand (e.g. Housing or Commercial Development) and reduces reliance on the existing energy infrastructure will be supported**
- **All development should respect and enhance existing natural corridors, natural areas and green infrastructure, including Local Green Spaces**
- **Locally sourced materials should be utilised, where possible**

Renewable Energy

- **Proposals for individual and community scale energy from solar photovoltaic panels, biomass, anaerobic air digestion and Low Carbon heating including ground and air source heat pumps will be supported**

- **Development which includes the colocation of renewable energy supply with demand (e.g. Housing or Commercial Development) and reduces reliance on the existing energy infrastructure will be supported**
- **Proposals for wind turbines will need to demonstrate community support / backing**
- **Proposals for standalone Renewable Energy generation and storage will be considered where wider co-benefits can be provided e.g.**
 - **contribution to national, regional and local carbon reduction objectives and targets**
 - **providing for local community energy demand**
 - **Local energy resilience**
 - **social, economic or environmental benefits to the local community including schemes led by a community energy group**
 - **Financial and other contributions from developers of renewable energy for community benefit**
- **Development proposals for one or more dwellings (Local Plan CSP.3) must demonstrate that the design provides sufficient renewable energy to reduce carbon dioxide emissions by 31% when measured by the Standard Assessment Procedure (SAP)**
- **All new housing developments should ensure dwellings are fitted with EV charge points. Where off road parking is not available, EV charge points should be provided on the street, for example through lamp posts capable of EV charging**
- **Visitor, employee or public car parks that have more than 10 car parking spaces, should provide one EV Charging Point for every 5 car parking spaces.**

Energy Efficiency

- **Planning applications for changes to existing residential dwellings, including extensions, will be required to undertake improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought. The PAS (Publicly Available Specification) 2035 retrofit framework provides a suitable methodology.**
- **Improvements should include at least one of the following – increased level of loft insulation, cavity wall insulation, installation of triple glazed windows, replacement of the existing heating with a low carbon heating system or installing solar PV panels.**

Water Efficiency

- **New developments should demonstrate high levels of water efficiency, including incorporating rainwater harvesting and grey water recycling systems. Applications for new dwellings will be required to demonstrate that the estimated consumption of wholesome water per dwelling does not exceed 80 litres/person/day.**
- **New developments should incorporate Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply. New developments should demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.**

Encouraging Sustainable Living

- In development proposals, the inclusion of community gardens for local food growing, or additional space for food growing within each dwelling shall supported.

Retrofit

- Low Carbon retrofit of all buildings including heritage properties/assets is encouraged to reduce energy demand and to generate and store renewable energy. providing it safeguards the Listed Building historic characteristics and the Conservation Area.

Policies C1 to C2 - Community Infrastructure

Local Community Facilities

Access to services is very limited in the Neighbourhood Area and requires travel to nearby towns or cities. Therefore, residents want to see the existing facilities safeguarded. These are:

- Ann Cam Church of England Primary School
- The Beauchamp Arms Public House
- Dymock Parish Hall
- Broom's Green, Donnington and Ryton Memorial Hall
- Village shop
- St Mary's Church, Western Way Chapel. St John the Baptist Church
- Cricket Club

The following details have been extracted from the Dymock Community Survey. Full details of the survey and results can be found in [Appendix F – Community Survey Results](#)

Health Services

Gloucester hospital provides both Accident and Emergency and in/outpatient appointments. There is no direct bus route to Gloucester, and also no taxi service from Dymock. This makes it difficult for residents to attend hospital unless they have their own transport or can rely on friends or family.

There is a doctors' practice at both Newent and Ledbury. Due to some recent housing developments at Newent, both surgeries are now at capacity. The bus service does cover both towns, however, due to the limited timetable, it is difficult to book an appointment that corresponds with the bus timetable. Therefore, residents usually drive or are taken by friends or family.

Dentists can be found in both Ledbury and Newent, although it is difficult to find a dentist that is taking on new patients. Respondents to the Community Survey travel as far as Tewkesbury, Malvern, Hereford, Gloucester and Cheltenham In order to attend a dentist, all of which are only accessible by car due to lack of public transport.

Professional Services

Due to the closure of some local bank branches, many residents are moving towards online banking. If attendance at a physical branch is required, travel to Gloucester, Hereford, Ross On Wye or Ledbury

is required. As more branches close down, and online banking becomes a necessity, this will be difficult for residents without the installation of high speed fibre based broadband.

Leisure Facilities

Ledbury and Newent between them provide most of the leisure services including a library, numerous coffee shops, a cinema, gym and leisure centre. Cheltenham, Gloucester, Hereford and Malvern are also popular locations for the cinema as these towns have some of the big cinema chains. Residents enjoy indoor bowls, golf, theatre, 10 pin bowling and bingo and mainly travel to Gloucester to play these

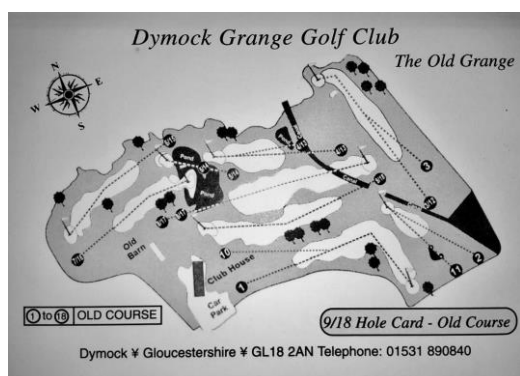
Ledbury has a play area for older children which means that the parents have to drive there. Having an improved play area within Dymock is one of the requested new facilities for the Neighbourhood Area.

There are many local restaurants in Ledbury, however, residents also visit Gloucester Quays and The Brewery Quarter in Cheltenham where a variety of restaurants can be found.

The Neighbourhood Area has two community halls, one in Dymock and the other in Broom's Green. They host various clubs and activities including indoor bowls, Pilates, gardening club and the WI.

Dymock cricket club is a very active club with both adult and youth teams. It was formed in 1865 and is one of the oldest clubs in Gloucestershire, fielding 3 Adult League teams, a junior section and plan to start a Ladies' team in the near future.

Dymock Grange Golf Club is situated to the north of Dymock village. This is a commercially operated 9/18 hole course and is open to club members and those paying appropriate green fees.



The Beauchamp Arms is the local pub which was purchased by the Parish Council in 1997 and is supported by a local fundraising and social committee the 'Friends of the Beauchamp Arms'. It also hosts the weekly post office service. It is an important social hub of the community and holds numerous events throughout the year. These and other events often take place on Wintour's Green in front of the church.



The Beauchamp Arms

Shopping

Residents use the local shops in Dymock and in Bromsberrow Heath for basic items. The main food shopping is bought at the supermarkets in Newent, Ross On Wye, Malvern and Ledbury. Preferred clothes shopping locations are Worcester, Malvern, Hereford, Cheltenham and Bristol.

Online shopping is used extensively, adding to the traffic in the Neighbourhood Area. The Parish Council has a Community Action as part of this NDP to investigate the use of delivery lockers, such as Amazon or InPost, to help reduce the traffic.

Newent and Ross On Wye are favoured locations for fast food. Residents identified the need for fast food vans in the Neighbourhood Area, very similar to many other villages where vans visit regularly.

Worship

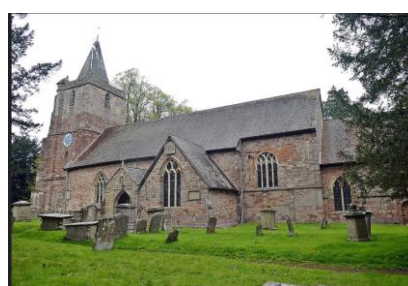
The Neighbourhood Area has three places of worship, St Mary's Church, Western Way Chapel and St John the Baptist Church, Preston.



St. John the Baptist Church



Western Way Chapel



St Mary's Church

Education

The schools within the catchment area are Ann Cam Church of England Primary School and Newent Community School. The primary school attracts pupils from within and outside the Neighbourhood Area. The school also includes a pre-school known as Little Daffodils. In addition to Newent

Community School, residents also attend John Masefield High School in Ledbury and John Kyrle High School in Ross On Wye.

The Forest of Dean Core Strategy's CSP.8 policy 'Retention of community facilities' sets out that development proposals involving the loss of community facilities including schools, shops, post offices, public houses, halls, places of worship and health services will not be permitted unless alternative suitable and convenient facilities are available or will be made available as part of the proposal. Exceptions will only apply where it can be demonstrated that the facilities are no longer commercially viable and cannot be made so, or there is no longer a need for the facilities.

Alternative facilities must be equivalent to those that they are to replace in terms of use, quality and accessibility (including by foot, cycle and public transport'.

Policy C1: Local Community Facilities

Community facilities in the Neighbourhood Area are protected. Proposals that would result in the loss of a site or building currently or last used as a community facility will only be permitted if the criteria specified in CSP.8 Retention of Community Facilities applies.

Proposals to re-develop or convert a community facility should consult the Parish Council prior to the submission of a planning application and will only be supported in exceptional circumstances.

The provision of new community facilities or the enhancement of existing facilities shall be permitted where:

- **The development proposal meets other relevant policies contained within this Neighbourhood Development Plan**
- **Their siting, scale and design respects the character of the surrounding area, including any historic and natural assets.**
- **They take account of the location of residential properties in the immediate local area and do not have an unacceptable impact on their amenity.**
- **If applicable, they provide appropriate levels of car parking and traffic can be safely accommodated onto the local highway network.**

Protection of community assets

To support the maintenance of village facilities (shops, schools, public houses, churches, recreational facilities), Dymock Parish Council can nominate or support nomination of local facilities as Assets of Community Value. Once identified such assets, if put up for sale, are subject to a local community opportunity to purchase at market value.

The Beauchamp Arms was purchased by the community in 1997. There are no other assets within the Neighbourhood Area that are currently on the Forest of Dean Assets of Community Value register.

New community services and facilities

The NPPF says that an important dimension of sustainable development is to create 'accessible local services that reflect the community's needs and support its health, social and cultural well-being'.

The current review of the Forest of Dean Local Plan 2041 has highlighted the need to create more local business and community facilities to decrease climate change generated by traffic pollution. The Forest of Dean Core Strategy CSP.7 Economy encourages the development of the local economy and local employment opportunities.

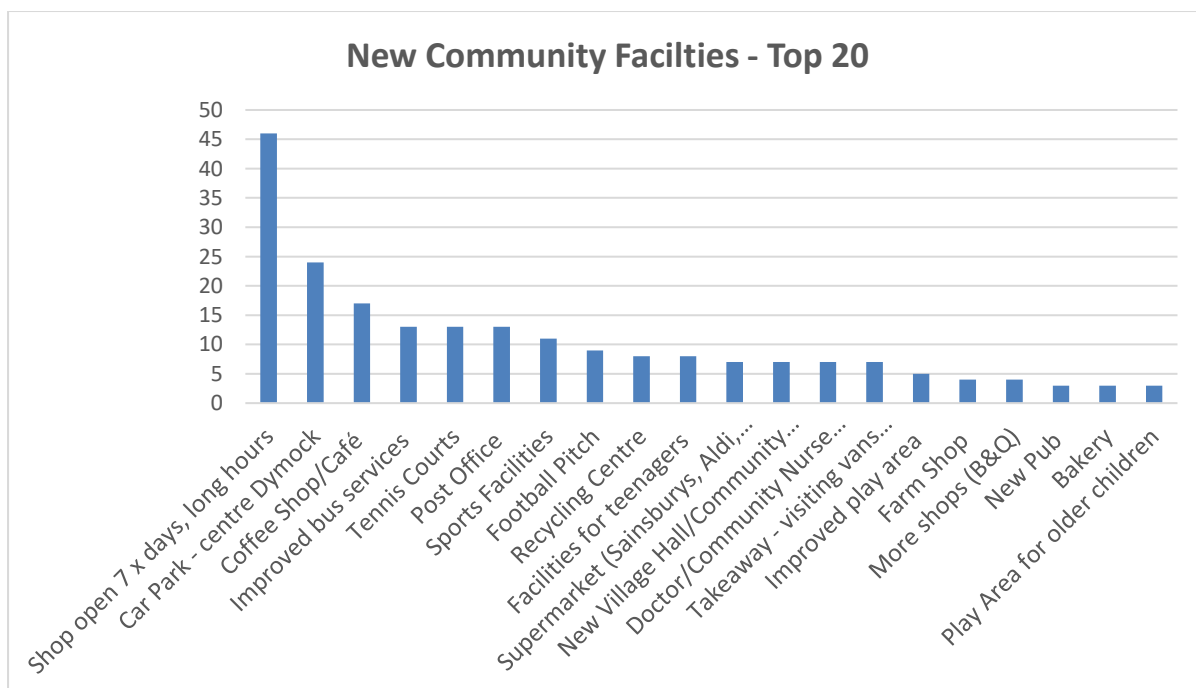
The community survey asked the residents which additional facilities they would like to see in the Neighbourhood Area. The majority would like to see a small supermarket or the local shop open 7 days a week, with longer opening hours, and well stocked with fresh, frozen and store cupboard goods.

There is also a need for an additional car park serving The Beauchamp Arms, the Church and for visitors to the Neighbourhood Area as the car park at Western Way is often full.

A coffee shop or café would be welcomed by both tourists and local residents. The residents in particular would like a community coffee shop where they can meet up with friends.

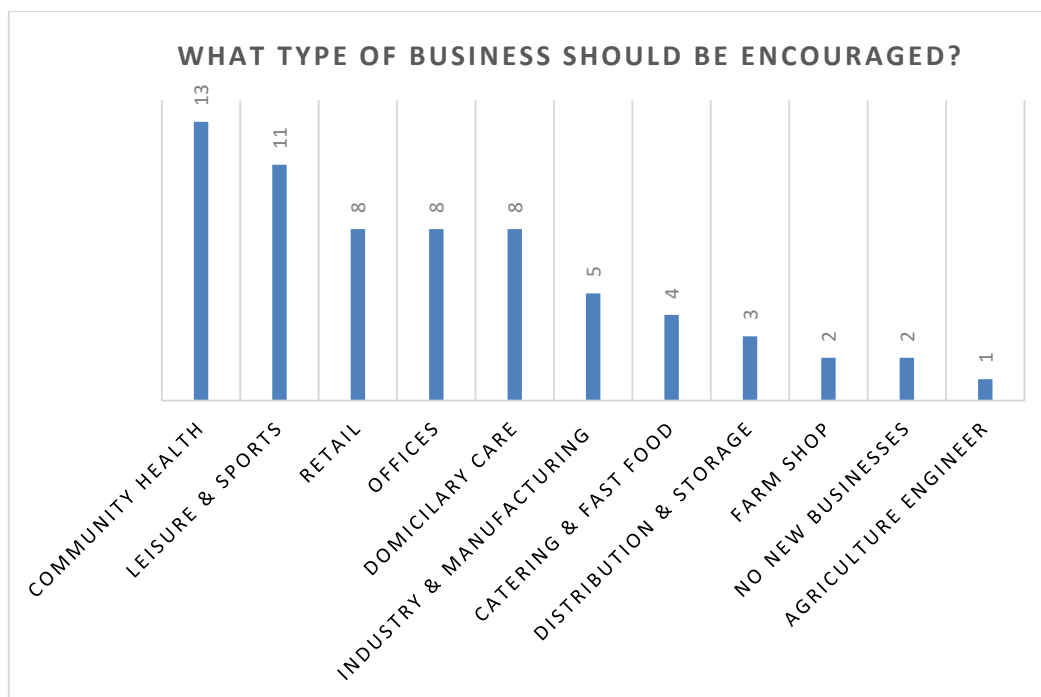
Sports facilities would provide opportunities for residents of all ages, especially one that offers a football pitch, tennis, basketball, badminton and squash courts. The creation of a local football team would offer residents of all ages, but particularly children and teenagers, a community based outdoor sport. There are very little facilities for teenagers in the Neighbourhood Area.

A few residents mentioned that the Parish Hall is not in an ideal location and does not provide the services required, for example, hiring for social events. A new community hall may be a suitable replacement, especially if it was to provide a bar and rooms for hire, as well as snooker and pool tables. The current Parish Hall could be repurposed to provide a new community facility, such as a community shop, coffee shop, indoor market selling fresh goods, or offices for small business use.



Proposed Facility	Number of Respondents	Comments
Shop open 7 x days, long hours / Supermarket	53	The local shop has limited stock and is only open for a short time during the week.
Sports Facility	37	Offering a football pitch, tennis, basketball, badminton, basketball and squash courts.
Car Park - centre Dymock	24	Car Park for The Beauchamp Arms, Church and visitors
Coffee Shop/Café	17	For visitors, as well as a place to meet up with friends and family
Improved bus services	13	More frequent and to more places, e.g. Gloucester
Post Office	13	There is a weekly post office in The Beauchamp Arms but residents would prefer longer opening hours and a more permanent offering
Facilities for teenagers	11	Sports facilities, community centre, youth club, play area would all help.
Recycling Centre	8	Access to Ledbury Recycling Centre would be preferred
New Village Hall / Community Centre	7	More central location within the Neighbourhood Area
Doctor/Community Nurse surgery	7	This could be held in the Parish Hall
Takeaway	7	The Beauchamp Arms hosts takeaway vans but residents would like to be able to purchase a takeaway to eat at home and more variety and frequency.
Improved Play Area	5	The existing play area is not very welcoming, there are parking issues and anti-social behaviour making it feel unsafe.
Farm Shop	4	Selling local produce, and maybe also provide a café, specialised local shops
New pub	3	Comments made about staff and unwelcoming atmosphere.

As part of a business survey carried out between January and March 2023, owners were asked which type of business should be encouraged in the Neighbourhood Area. Health services, leisure and sports, retail, fast food and a farm shop were highlighted in both the community and business surveys.



Designated Green Space

Within the Allocation Plan for the Neighbourhood Area, three areas have been identified as Designated Green Space. These have been designated in line with the NPPF and CSP.9. Development of these Designated Green Spaces will only be permitted when consistent with national planning policy for Green Belt, and in exceptional cases.

The three Designated Green Spaces are:

- St Mary’s Church Yard
- Old Railway and Canal
- The Crypt



St. Mary's Church is situated at the centre of Dymock village. It is a Listed Building and its graveyard contains several monuments which are themselves listed for protection. It is a well-kept traditional religious burial ground containing several mature trees and provides a peaceful environment for those visiting or passing through on one of the Poets' walks.

Wintour's Green is a grassed area, owned and managed by the Parish Council which adjoins St. Mary's Church and The Beauchamp Arms. It is the site of the village war memorial which has just recently been restored. The village held fund raising events for the restoration, and an ex-forces team from the Neighbourhood Area raised over £12,000 from events and appeals. Wintour's Green is widely used by both residents and visitors, and for local events and celebrations by the wider community. On these occasions car parking is often provided on the field across the road.



Wintour's Green



Coronation celebrations on Wintour's Green



The War Memorial before and after the restoration and the ex-forces team participating in the Dymock half-marathon

The old Railway and Canal Green Space includes the children's playground and an area by the Winding Pool. The children's playground contains various items of playground equipment such as swings, slides and roundabouts and an undercover, all-weather table-tennis table. This area is run and maintained by the Parish Council.



There is a small, grassed play area to the north of the Winding Pool which was given to the Parish Council by the Herefordshire and Gloucestershire Canal Trust. This space is open to the public and provides some seating near the water where picnics are often taken. It is accessible from the centre of Dymock village and parking is available nearby.



Winding Pool

In the north end of the village is a modern 1970s development of low cost housing known as **The Crypt**. A green area was included as part of the development.



The Crypt Housing Estate, grass verge

Green Space

A NDP can identify areas of land known as Local Green Space. This is space which is of particular local significance and should be protected from new development in a similar way to Green Belt protection.

Forest of Dean Core Strategy Policy CSP.9 'Recreational and amenity land – Protection and provision' protects amenity and existing recreation land and buildings from development. Amenity land of importance to the community should be identified as Local Green Space.

To be designated a Local Green Space, it should be near the community it serves, demonstrably special and hold a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field, tranquillity or richness of its wildlife, and local in character and not an extensive tract of land. (NPPF para 103.

Public consultation did not identify any areas that meet the criteria for a Local Green Space. The residents did highlight the roadside verges, many of which contain the wild daffodils making them locally important and form part of the character of the area.

Conservation Road Verges

Gloucestershire Wildlife Trust sample road verges each year on behalf of Gloucestershire County Council. During 2023, the verges within Dymock were sampled and three areas were identified for registration as Conservation Road Verges. The areas are:

- Dymock Wood verges
- Verges along Normansland Road
- Verges along Pitt House Green Lane

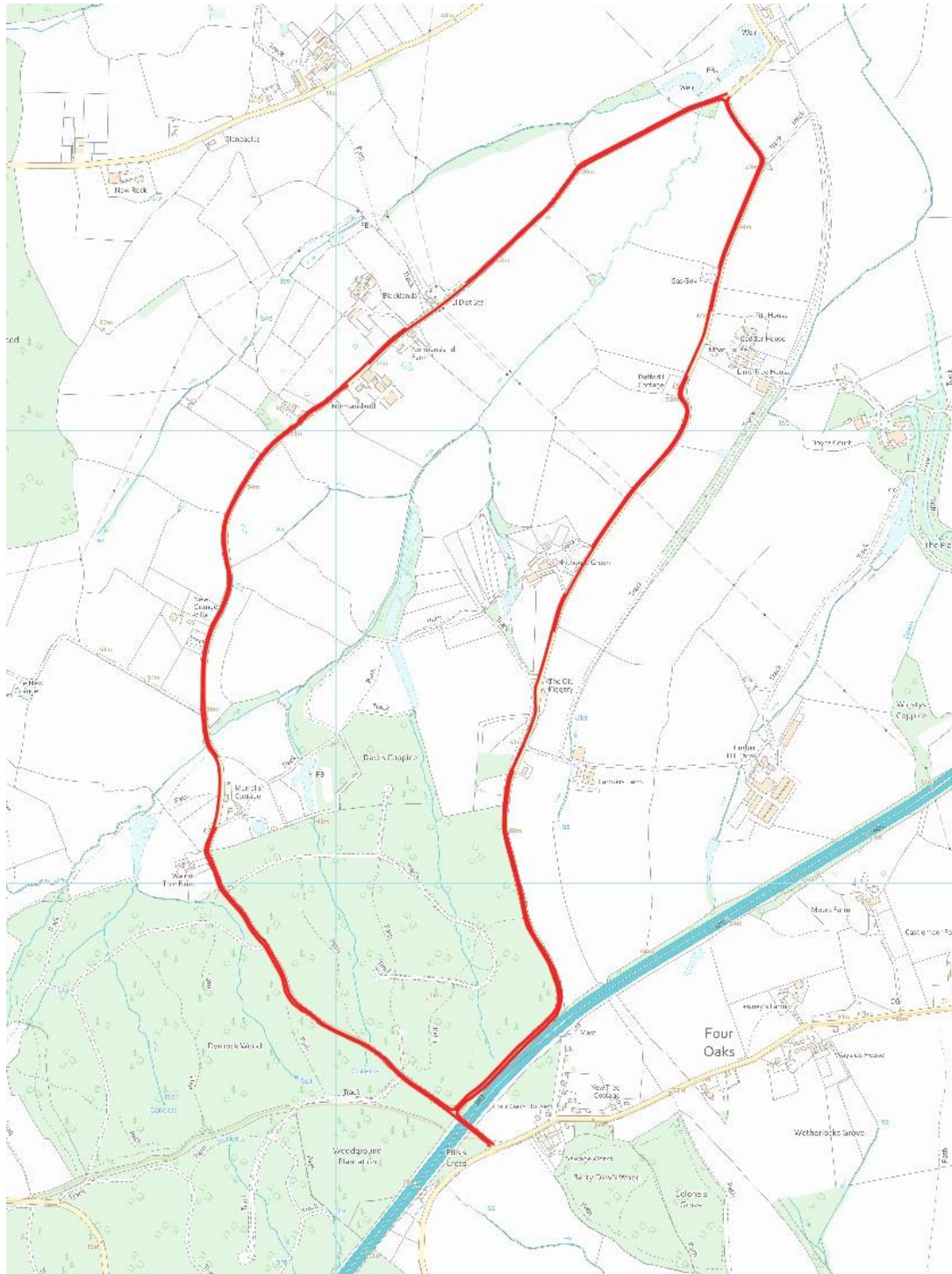
The whole length of Normansland Road and Pitt House Green Lane is included wherever there is a verge present. The overall flora diversity is not high on these verges but they support small numbers of woodland species at the base of the hedges including bluebells and wood anemones, as well as the wild daffodils.

Both roads have frequent clumps of daffodils but with quite a few gaps, not just alongside farm entrances but also where short stretches of verge have become damaged or are too narrow to support habitat. The best continuous daffodil presence is on the Pitt House Green Lane. The Normansland Road would benefit from some carefully managed planting to join up some of the gaps.

The verges directly next to Dymock woods have a lot more woodland ground flora species.

A short stretch of the Bromsberrow Road north of Redmarley (west side) was also surveyed. This is rather isolated and has some hybrids/garden daffodils dotted about, but also has wild daffodils and meadow species. This stretch did not meet the criteria for adding to the Conservation Road Verges list, but with managed efforts to extend the coverage of native species, it may do so in Spring 2024.

Land at Knights Green was also surveyed and a few clumps of wild daffodils were identified, along with clumps of garden daffodils. This area would benefit from careful daffodil management along the verges and to improve the coverage. With this management, it may meet the criteria for addition to the Conservation Road Verges list in 2024.



Verges identified on the Conservation Road Verges list (Source Gloucestershire Centre for Environmental Records)

Policy C2: Green Space

This Plan identifies the following designated Green Spaces, sports and recreational buildings and land, including playing fields:

- The Crypt, grass verge
- Old Railway and Canal, including the playground and Winding Pool
- St Mary’s Church Yard, including Wintour’s Green
- Cricket Club
- Golf Course
- Ann Cam C of E Primary School Playing Field

The Conservation Road Verges at:

- Dymock Wood
- Along Normansland Road
- Along Pitt House Green Lane

Development proposals affecting the above will not be supported unless there are exceptional circumstances which outweigh the need for their protection and:

- An assessment has been undertaken which has clearly shown the green space, buildings or land is surplus to requirements; or
- The loss resulting from the proposed development would be replaced by at least equivalent value to the community in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Policies NE1-NE4 Natural Environment

The Forest of Dean Core Strategy includes policies to protect the environment (CSP.1) and biodiversity (CSP.2). These policies, together with national policy and guidance, give an overall framework for environmental protection.

The Forest of Dean Landscape Character Assessment identifies the landscape type in the Neighbourhood Area as Landscape Character Type 6c Unwooded Vale, The Leadon Valley. Further details of the Landscape Character Type 6c are given in [Appendix G – Landscape Character](#)

Natural England identifies the landscape type as National Character Area 104 South Herefordshire and Over Severn.

The Neighbourhood Area lies within an area of soft, rolling landscape with open views towards the Malvern Hills, May Hill, Marcle Ridge and the Woolhope Dome. Habitats of importance comprise a mosaic of deciduous and other woodland, ancient and semi natural woodland, ancient, replanted woodland, traditional orchards, hedgerows, ponds and watercourses all having value to wildlife and form part of the green infrastructure

Water aquifers lie beneath the sandy soils. Agricultural sprays on crops such as strawberries grown on these sands have resulted in detectable concentrations of pollutants in some of the deep wells. Several deep bore holes extract water for Severn Trent Water for domestic consumption from this area.

A small area of peat can be found by the M50 but is now dry after pumps were installed to supply water to the hospitals in Malvern during World War II. Surface water from this area drains to the River Leadon at Ketford.

Intensive asparagus production relies on polythene tunnels all year round and surface polythene covering for spring onions during the growing season. A lot of water is required for these crops, and so an agricultural reservoir is being created at Redhill Farm on the Bromsberrow Road. This will harvest rain water and use it for agriculture irrigation purposes. This is a sustainable water attenuation system which will also provide an attractive habit for wildlife.



Polytunnels from Horsecroft Lane



Polytunnels from Bromsberrow Road

There are County Council owned small holdings along the river in and above the flood plain. In the past these were small dairy units but now provide pasture land for beef.

Throughout the Neighbourhood Area there are remains of old apple and pear orchards used largely for cider and perry production. These are a haven for wildlife. New orchards have been planted for cider apple production to cope with the increasing demand for cider apples from Weston Cider and Bulmers Cider. Cider Vinegar and gin is distilled locally from apple-cider. Culinary Apples and other fruits are grown at Castle Tump Fruit Farm.

A new Winding pool built by the Herefordshire and Gloucestershire Canal Trust on the edge of a recent housing development close to the village makes a wonderful wild-life haven with swans, mallard and teal nesting.



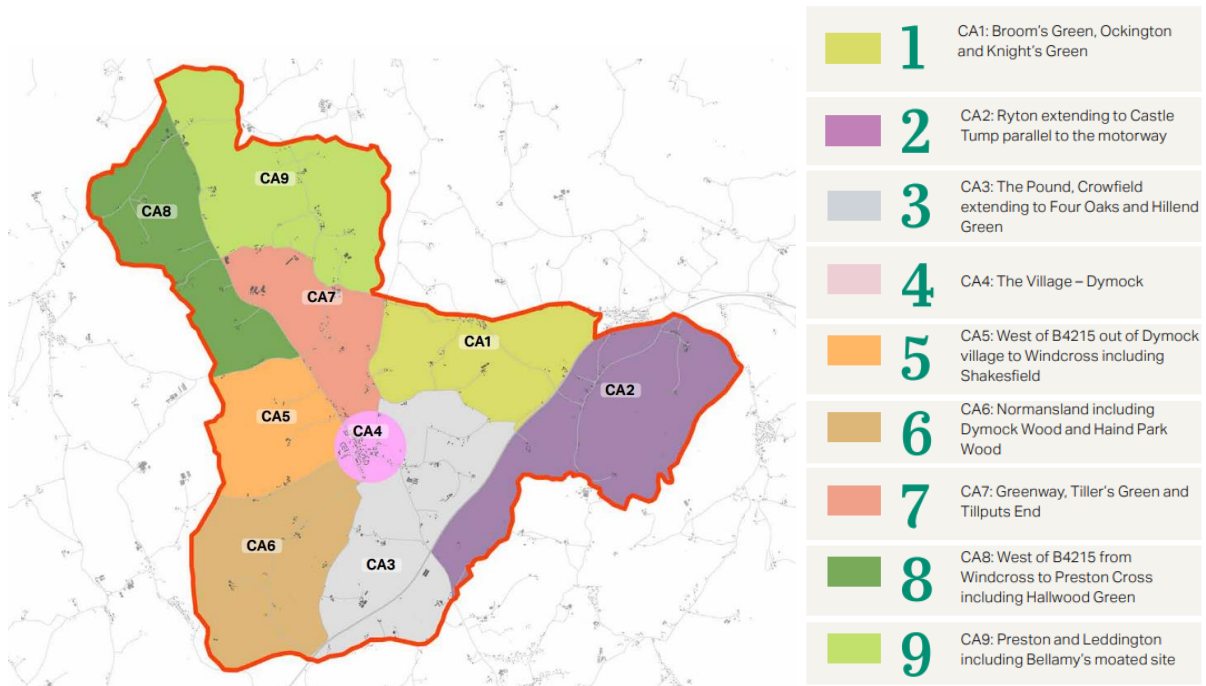
The Winding Pool

The River Leadon cuts through the landscape and is edged mostly by alder and oak leaving a distinctive boundary mark on the landscape and provides an excellent wildlife corridor. A stand of tall lime trees around St Mary’s Church enhances the environment and provides a haven for the bat population.

The richness and ecological diversity of the area includes, deer, badgers, foxes and a wide variety of birds including different raptors, partridges, pheasants, woodpeckers and owls. Kingfishers are seen along the River Leadon, smaller wild and garden birds can be seen in all areas. Otters have been sighted along the river as have pine martens on occasions.

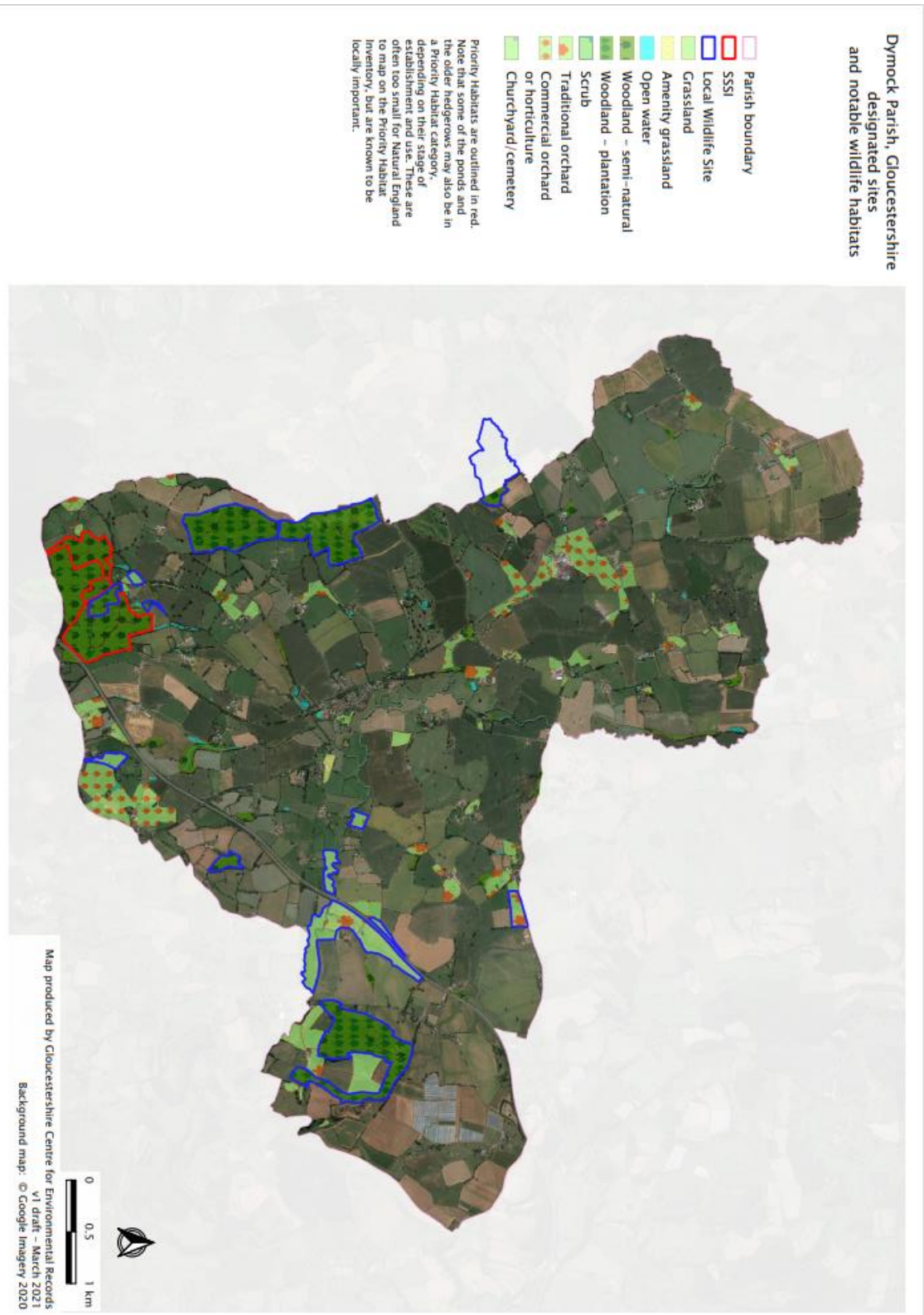
Local Landscape Character Areas

For the purpose of this NDP, it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). A total of 9 LLCAs were identified. Full details of each area are given in the Dymock Design Guide.



Neighbourhood Area Local Landscape Character Areas

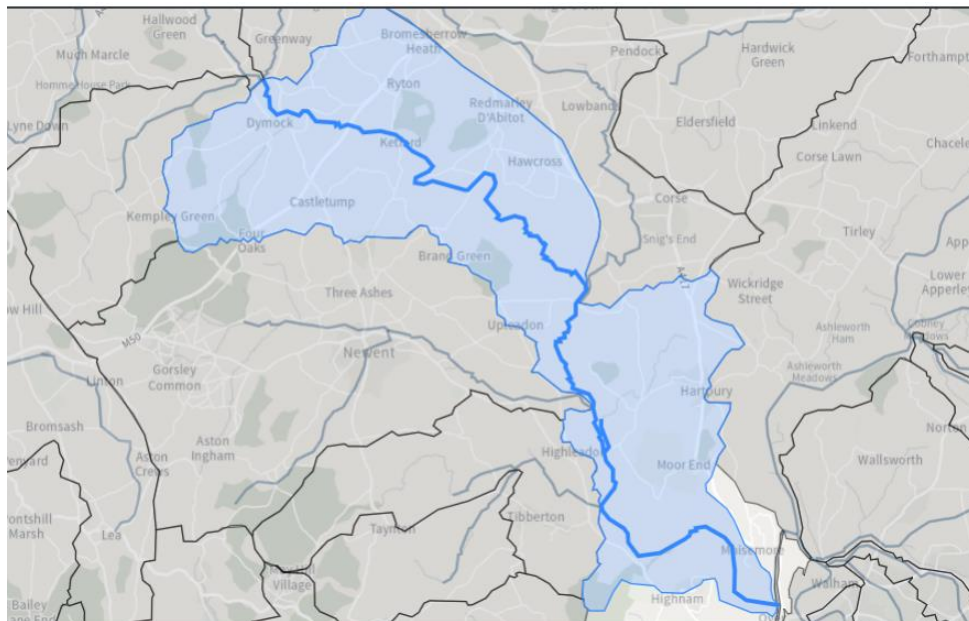
The Neighbourhood Area has Local Wildlife Sites (LWS and Sites of Scientific Interest (SSSI) which are identified and selected using scientifically determined criteria and surveys. Their selection is based on the most important, distinctive and threatened species and habitats within a national, regional and local context.



The Neighbourhood Area designated sites and notable wildlife habitats (source GCRE)

River Leadon

The River Leadon is a tributary of the River Severn. It rises just south of the village of Acton Beauchamp and flows south to Ledbury, then travels east past Dymock to join the Severn at Over, just west of Gloucester. The river is approximately 32 miles (51 km) long.



River Leadon catchment area (source Dept for Environment food and Rural Affairs)

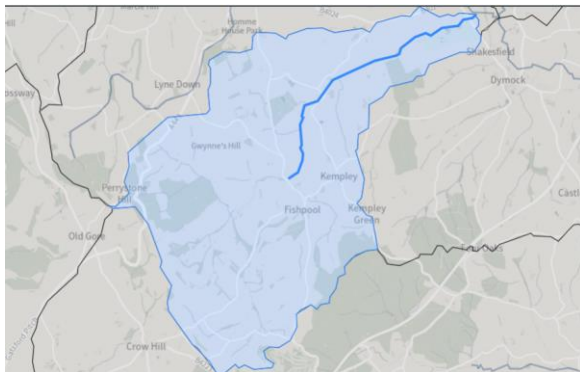
Over 15,200 fish were killed in July 2016. The pollution took place at Rose Hill Farm near Dymock. Over 100 tonnes of digestate were pumped onto a field and flowed into the Preston Brook, a tributary stream of the River Leadon. Among the thousands of fish that died were protected species such as Lamprey and Bullheads, critically endangered European Eels as well as Brown Trout, Chub, Dace, Bream and Roach. The Environment Agency restocked the river with 90,000 fish over a 4-year period to help the river recover. The fish were funded by the proceeds of fishing rod licence sales.

Agriculture is the single biggest source of serious pollution incidents and this demonstrates just how dangerous concentrated farm waste can be to the natural environment if proper procedures are not followed.

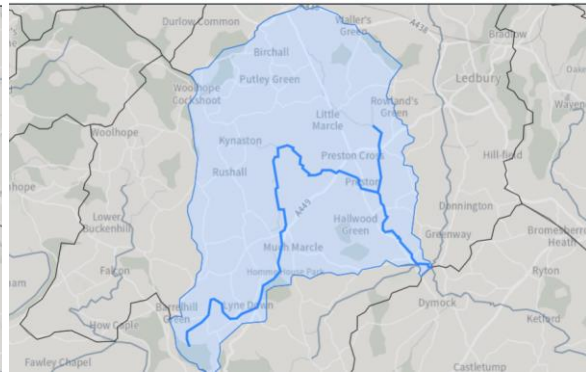


River Leadon

Three brooks feed into the river, Kempley Brook, Preston Brook and the minor Ludstock Brook.



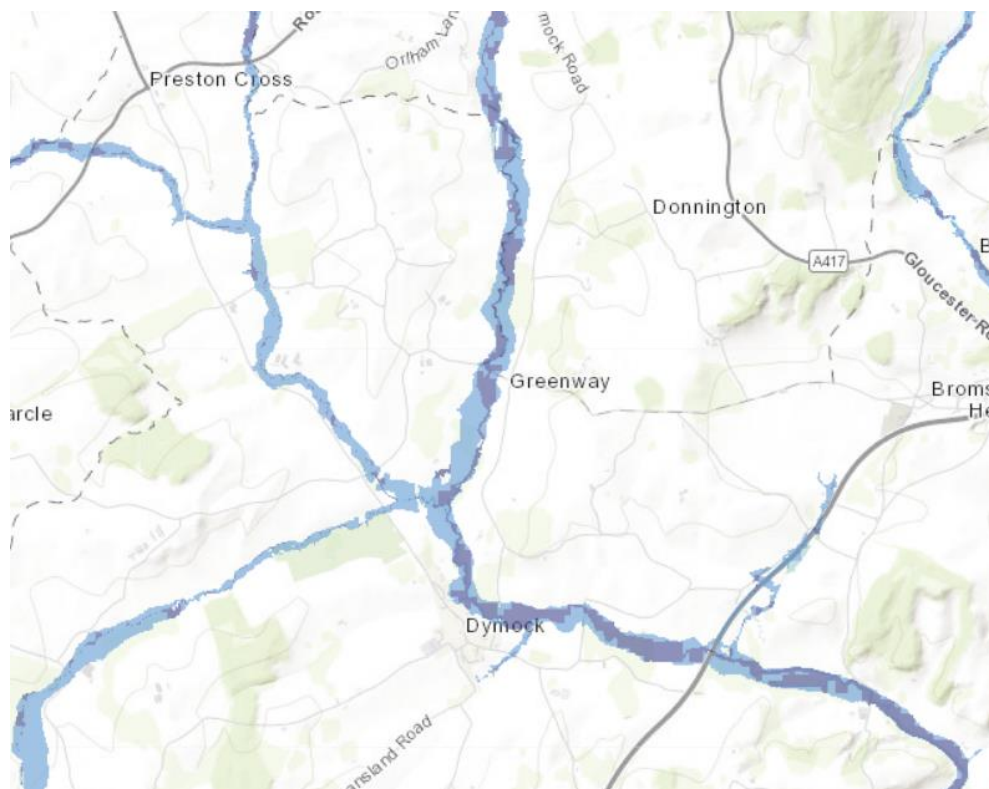
Kempley Brook 5.3km long



Preston Brook 20.38 km long

Surface Water / Floods

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems.



■ **Floodzone3 and areas at risk of surface water flooding (Source Environment Agency)**

Policy NE1 – Managing Flood Risk

Development proposals must comply with CSP.1 and CSP.2 regarding flood risk. Applications for proposed developments at the following known flood areas will not be supported:

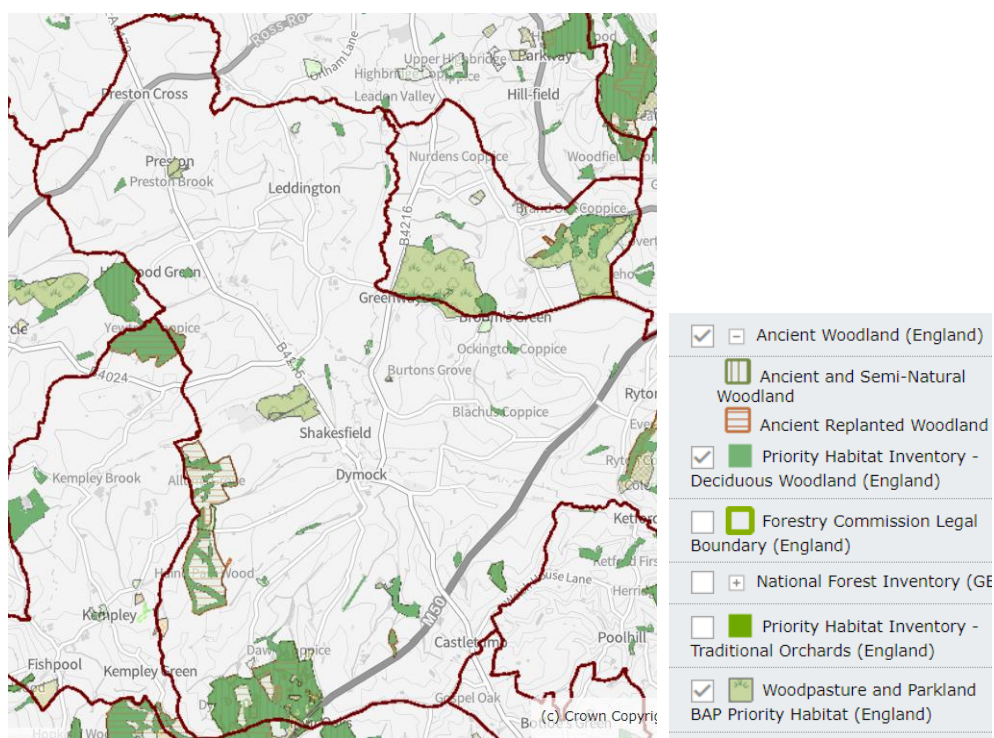
- Ketford Road at the junction with Crowfield Lane and at Elmbridge Villas
- Longbridge just outside Dymock village on the Ledbury Road
- Windcross
- Tiller’s Green
- Greenway Bridge
- Where the B4215 crosses Kempley Brook to the north of Dymock
- Dymock village near to Still House

All new development should be set back 8m from watercourses to allow access for maintenance and restoring the natural floodplain unless it is demonstrated a narrower buffer zone is sufficient.

As appropriate to their scale, nature and location, development proposals for housing, agriculture and commercial enterprises must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, and will not prevent waterbodies and groundwater from achieving a good status in the future.

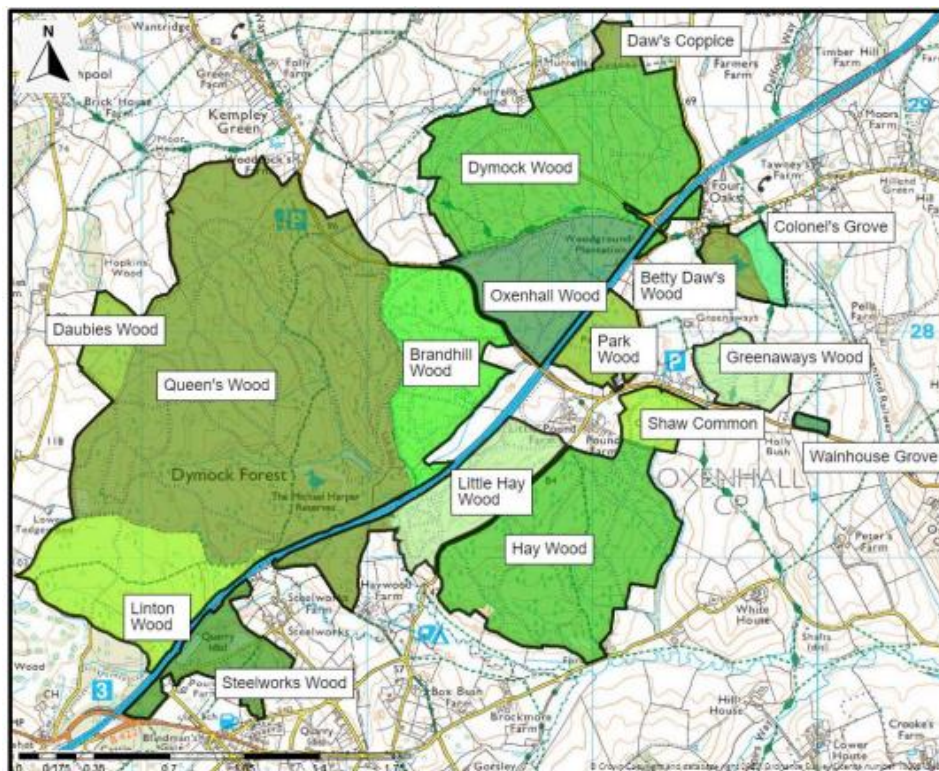
Woodland

The Neighbourhood Area has two main areas of woodland – Dymock Woods and Allums Grove and Haind Park Wood.



Key woodland habitats within the Neighbourhood Area

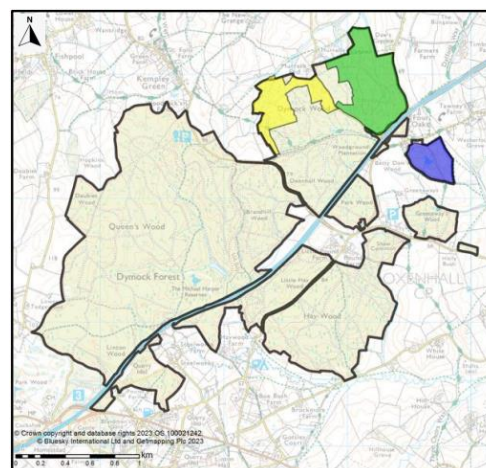
Dymock Woods covers 511 hectares and lies about 3 miles northwest of Newent and 5 miles north east of Ross on Wye. Dymock Woods consist of one large area of continuous woodland, along with some smaller outliers to the south. Parts of the wood have different names. Dymock Wood falls within the Neighbourhood Area.



Dymock Woods

An area of 53 hectares of Dymock Wood, Betty Daw's Wood and Colonel's Grove is designated a Site of Special Scientific Interest as an excellent example of sessile oak dominated woodland and for its butterflies and moths.

Dymock Wood has been designated as a Forest Reproductive Material seed stand owing to the high quality of sessile oak. Several tons of acorns are collected most years.



Sites of Scientific Interest

Dymock Wood contains numerous important habitats and species. Streams and ponds support particular assemblages of plants, such as sedges and rushes, and associated invertebrates; in places, fallen branches cause streams to overflow creating wet woodland.

In 1970 non-native Carp were introduced into Dymock Lake within Dymock Wood, killing all of the natural wildlife. In 2011, four ponds were built by the Forestry Commissions. These new ponds support

a wide range of rare and protected wildlife including the European protected great crested newt and varieties of dragonflies and damselflies.



More than 1000 species of butterflies and moths have been recorded in Dymock Woods, many of them locally and nationally rare, thanks to the diversity of flora including broad leaved helleborine, fragrant agrimony, herb paris, wild daffodils and lily of the valley. Another uncommon invertebrate found here is the glow-worm which benefits from the open ride sides and dark night skies. Dormouse habitat is common across Dymock Wood and dormice breed successfully in many parts of the forest. Raven, goshawk and nightingale have also been recorded. T



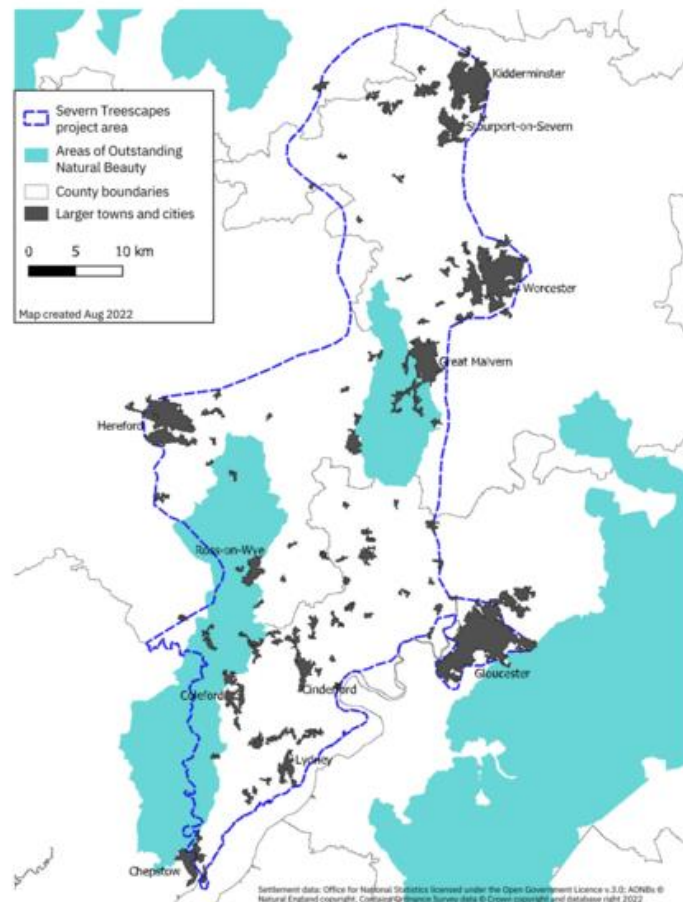
Dymock Woods

Allums Grove and Haind Park Wood covers 156 acres and is a plantation of ancient semi-natural woodland. It is situated on either side of the road between Dymock and Kempeley, with Allums Grove positioned north of the road and Haind Park to the south. Approximately 62 hectares are designated as a Local Wildlife Site and is monitored by Gloucestershire Wildlife Trust. This is a privately owned woodland but public access is permitted.



Haind Park Wood

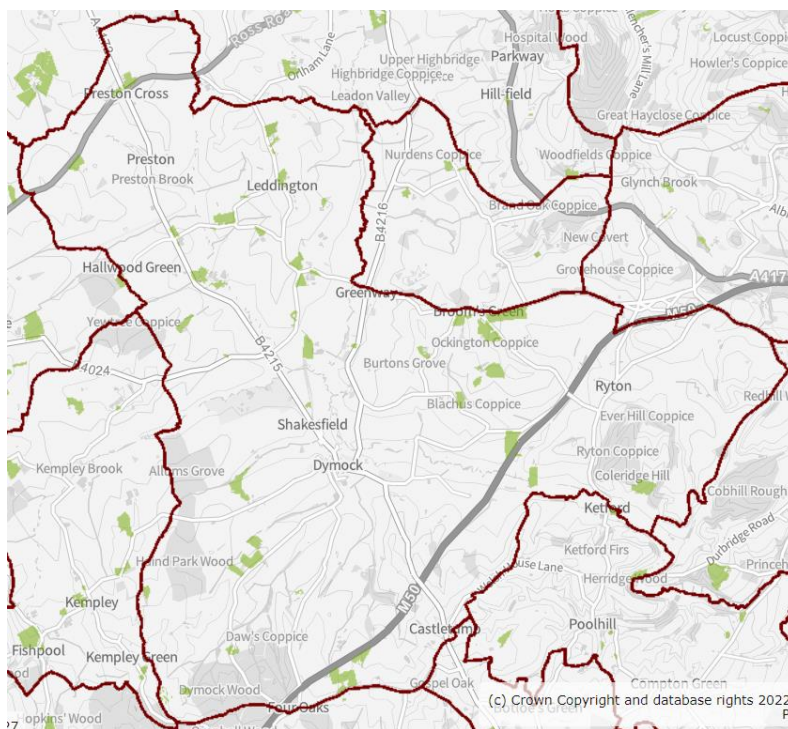
Dymock Parish Council have agreed to support the Severn Treescapes project. Severn Treescapes is a Gloucestershire, Herefordshire and Worcestershire Wildlife Trusts’ partnership project working across the three counties. The project aims to create a 60-mile corridor of enhanced tree cover to connect two of England’s largest semi-natural woodlands. The corridor will run from the Lower Wye Valley and the Forest of Dean to the Wyre Forest in Worcestershire. The project will build on remaining pockets of ancient woodland to create a climate resilient landscape. This work will not only be maintaining productivity but also benefitting biodiversity, tackling the impacts of climate change, and creating woodlands for future generations to enjoy.




Severn Treescapes project area

Orchards

Traditional orchards are a valuable resource and have unique ecological, cultural, genetic, heritage and landscape value. Changes in agriculture and in the way that supermarkets buy and source fruit has meant that about 75% of Gloucestershire’s orchards have been lost in the past 50 years. Despite this decline, Gloucestershire still has areas where orchards form a strong traditional landscape character; the Dymock area still contains a high number of orchard trees with many local varieties.



 Priority Habitat Inventory - Traditional Orchards (England) source Defra

The village of Dymock is possibly unique in having three types of fruit varieties named after it: The Dymock Red Apple, the Dymock Red Pear and the Dymock Red Plum.



The Orchards behind Preston Church

Genetic diversity of orchard fruit varieties is important to maintain in order to safeguard food provision and afford increased resilience to climate change and disease. Hunts Court Farm in Dymock is an important resource and The National Council for the Conservation of Plants and Gardens - Gloucestershire Apple Collection is situated there. There are 186 known indigenous Gloucestershire apple varieties recorded and 106 of these have been located, propagated and planted at Hunts Court Farm.

There are over 120 varieties of Perry Pear and many of these varieties are also growing in the orchards at Hunts Court Farm. Similarly 17 varieties of native Gloucestershire plum have been documented and 15 of these are in the process of being established as a national collection at Hunts Court.

There is a distillery at Hunts Court Farm which dates to the early or mid-1600s. The building has been furnished with a wood fired, pear-headed copper pot still. This is oldest original distilling house still in use in the British Isles. Four spirit drinks are produced: Dymock Brandy, Jack High Cider Spirit, Naked Lady Perry Spirit and Poireau.



Boyce Court in Dymock has a long-established avenue of pear trees on the drive leading to the house. These trees, several hundred years old, feature in the 1963 book *Perry Pears* by L C Luckwill and A Pollard.

The illustration in the book shows a healthy avenue of trees but now, 60 or so years later, many have gone and most of the survivors are decaying or dead. Some are still productive though, and the landowner has used the fruit for a limited edition Perry called “The Avenue”.

Thorn perry pears (one of the old varieties originally planted in the avenue) have been planted which will help reverse the decline and keep the tradition of the avenue going.

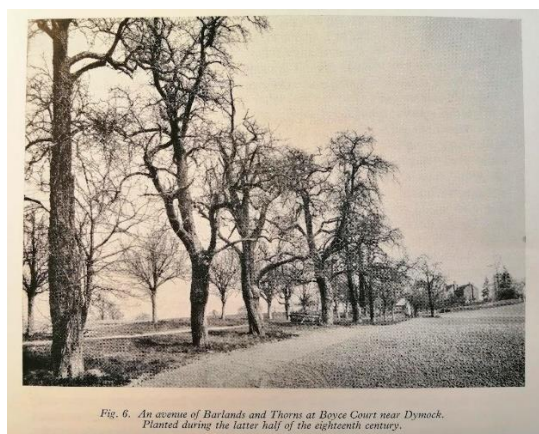


Fig. 6. An avenue of Barlands and Thorns at Boyce Court near Dymock. Planted during the latter half of the eighteenth century.



Vell Mill Meadow is managed by Gloucestershire Wildlife Trust. It is reputed to be one of the best surviving wild daffodils meadows in the county combined with a traditional orchard. This was planted in 2011 with a mix of local varieties of apple, pear and plum.

Tree Preservation Orders

There are several trees within the Neighbourhood Area that are protected by Tree Preservation Orders (TPO). These are mainly oak trees and they create significant features within the landscape.

A Tree Preservation Order is an order made by Forest of Dean District Council to protect specific trees, groups of trees or woodlands in the interests of amenity. In the event of submission and consent of a planning application affecting any trees covered by a TPO, conditions may be imposed to safeguard the trees during construction and include them within a landscaping scheme.

The trees that are protected by Tree Protection Orders (TPO) are shown below.

TPO Number	Tree/Group	TPO Name	Date of TPO	Description
TPO65	W1	Ross Spur Woodend Coppice	1 March 1962	Hazel
TPO147 G41	A1 G1-G6 T1-T77	Old Grange Golf and Country Club	30 Dec 1969	Seventy seven trees including Oak, Sycamore, Elm, Ash and Pine
TPO228	T1, T2	South of Kempley Road	4 Sept 2017	Ash, Sycamore
TP0242	T1	Entrance to The Old Grange Golf and Country Club.	20 March 2019	Horse Chestnut



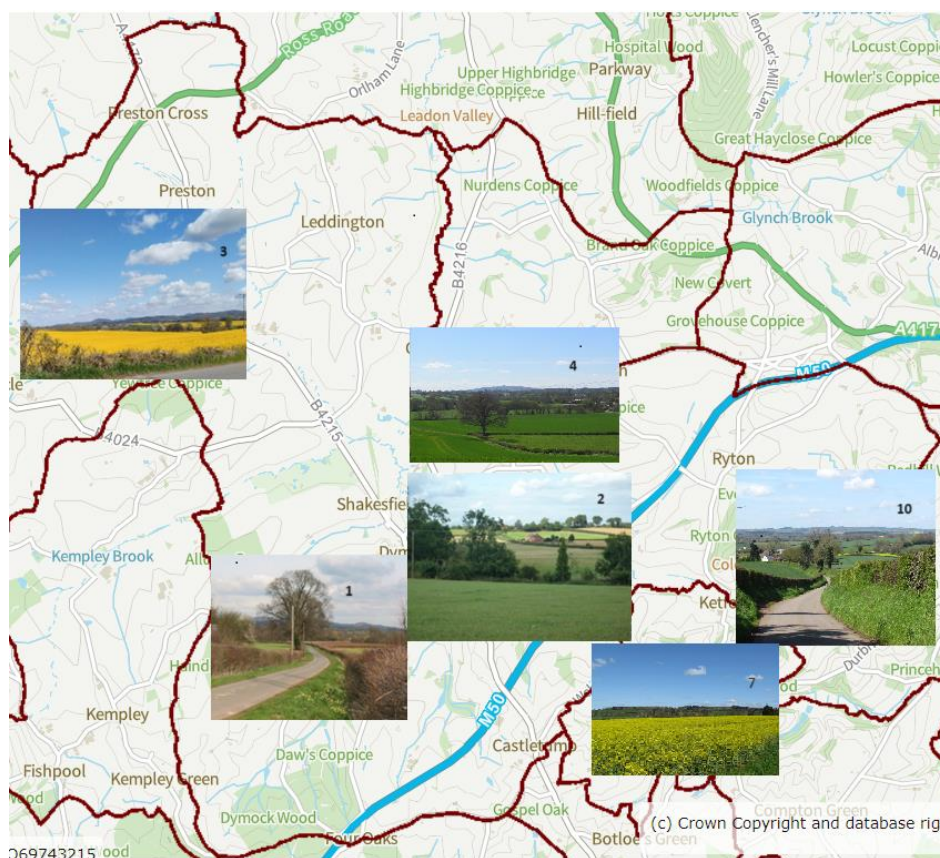
Horse Chestnut tree at entrance to the Old Grange Golf and Country Club

Former Sand Quarry,

A former sand quarry on Ryton Road, Bromsberrow, known as Bromsberrow Heath South, was a licensed inert landfill site until recently. Restoration of the quarry has now been completed and it has been planted with wildflowers, meadow grass and woodland planting, providing a local amenity site.

Local Views

Safeguarding views within the Neighbourhood Area is a priority according to the community and the following views have been identified as meriting identification and protection. A selection of the views is shown below with full details in [Appendix H – Important Local Views](#).



View	Title/Description	What makes the view special
View 1	Normansland Road towards Dymock.	Open views of pastureland marking the entrance into Dymock village. Malvern Hills in the distance.
View 2	View from the churchyard at St. Mary's Church.	Open views of countryside. Between the foreground and middle-ground is the River Leadon.
View 3	Looking towards Ledbury from the Much Marcle Road.	Fields full of rapeseed provide a lovely contrast with the greener darker hills in the distance.
View 4	Taken between Little Lynch farm and The Lynch.	Open views of countryside looking to May Hill.

View 5	From Ryton Road looking east towards the M50.	View over open countryside showing the contrast between the bright acid yellow of the rapeseed, the red soil and the distant hills.
View 6	Looking up the lane between Ketford Farm and The Gorse.	Often referred to as the Poets' Landscape near to Ryton Coppice and mentioned in the poem by Lascelles Abercrombie; Ryton Firs '.... All the meadowland daffodils seem running in golden tides to Ryton Firs...'
View 7	Looking west from Ketford Road towards the M50.	Views over open countryside showing the gentle hills of the Leadon Vale.
View 8	South view of Dymock from the Lynch.	Views towards Dymock village showing the mature trees sheltering St Mary's Church.
View 9	From bridge over looking River Leadon at Ketford looking towards Mill House.	Gently flowing River Leadon downstream from the Gallows where Lascelles Abercrombie lived – the Poets' Landscape.
View 10	From Horsecroft Lane looking southwest towards Ryton.	Higher ground allows views of western Ryton and distant views of the Neighbourhood Area and beyond.
View 11	Taken from Welsh House Lane which is about a mile out of the village on the Newent side.	Open views of the countryside. The view is looking North East towards the Malvern Hills.
View 12	View from the old railway bridge near Greenway looking north along the line of the old railway towards Wellington Heath	Old railway tracks visible in the field. Malvern Hills behind.
View 13	Looking east from Ryton Road (what3words Dragging internal wired)	Contrast between red soil, yellow rapeseed and the trees.

Important local views



Selection of the important views

Policy NE2– Protecting and Enhancing the Local Landscape Character

Development proposals should be designed to protect, conserve and where possible enhance the special characteristics that make up the distinctive, ecologically sensitive and valued local landscape character within the Neighbourhood Area.

- **Development proposals should be sited and designed to respect the identified significant views which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.**
- **Development proposals which would result in the destruction of an established traditional orchard will be refused.**
- **Development proposals resulting in the removal of any woodland that could impact on the achievement of the Severn Treescape project will be refused.**
- **Landscaping schemes and boundary treatments should enhance the local environment and use a suitable mix of native plant species in tree planting and hedgerows to support and enhance biodiversity. Planting of trees on hillsides and street planting should be included to reduce flooding risk. All plants must be obtained through a biosecure plant supply chain.**
- **Development proposals should preserve land currently used for commercial food provision and not result in any soil erosion.**

Protecting Biodiversity

Under Section 40 of the Natural Environment and Rural Communities Act 2006, public authorities must conserve biodiversity as part of policy or decision-making. This is reflected in the Forest of Dean District Core Strategy Policy CSP.2 – Biodiversity.

Paragraph 180 of the NPPF requires biodiversity net gain on development sites, stating that impacts on biodiversity must be minimised and net gains provided. Biodiversity net gain is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development started.

The Environment Act 2021 introduced the mandatory biodiversity net gain requirement of 10% for new housing and commercial development in England. There has been a 2 year transition period, but from November 2023 this will be mandatory.

A biodiversity net gain can be achieved through a variety of measures, including retaining and improving existing biodiversity features on-site but also through the creation of new biodiversity opportunities, such as creating green corridors, planting trees or forming natural spaces, either within the development site or off-site elsewhere.

Biodiversity interest in the Neighbourhood Area

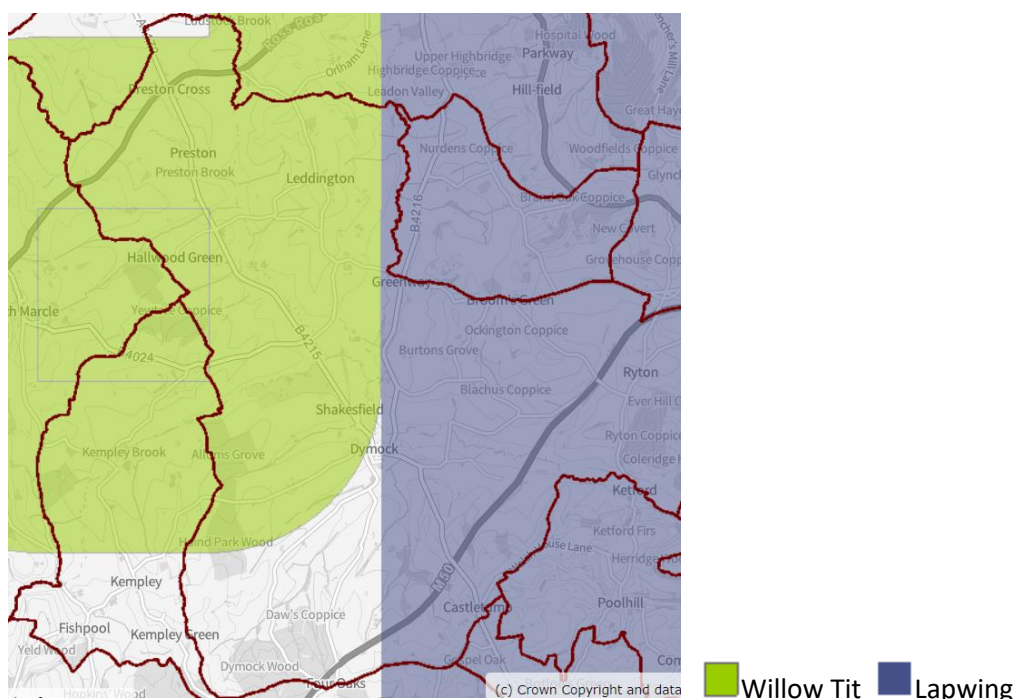
The Neighbourhood Area benefits from a wide range of natural habitats and wildlife, many of which feature in the national priority habitat and priority species lists. [Appendix I – Wildlife Species recorded in Dymock](#) contains details of the species reported to Gloucestershire Centre for Environmental Records since 2011.

Birds

According to the RSPB, the top UK birds in abundance include the Wren, Robin, House Sparrow, Woodpigeon, Blackbird, Chaffinch, Blue Tit and the Dunnock. All of these have been sighted in the Neighbourhood Area.

Other birds that have their habitat within the Neighbourhood Area have shown a marked decline over the last 10 years. These are the Lesser Redpoll, Common Cuckoo, Lesser Spotted Woodpecker, Yellowhammer, Spotted Flycatcher and Wood Warbler. Any proposed development would need to ensure that the habitat for these bird species is not destroyed.

The Neighbourhood Area contains a priority area for Countryside Stewardship measures addressing Lapwing and Willow Tit habitat issues. Curlews, which have also declined, have started to increase in numbers. Any proposed development would need to ensure that the habitat for these bird species is not destroyed.

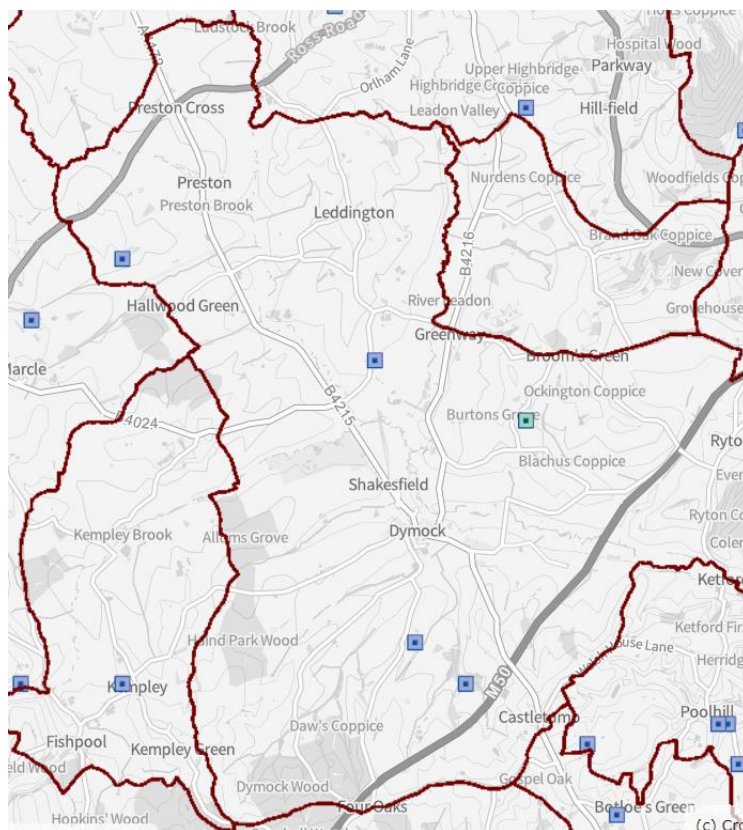


Priority area for Lapwing and Willow Tit habitat issues (Source Natural England)

Mammals

In Great Britain there are estimated to be approximately 50,400 Lesser Horseshoe bats and approximately 12,900 Greater Horseshoe bats. The Forest of Dean supports 6% of both populations.

There are several bat sites within the Neighbourhood Area and a recent survey indicates that the Lesser Horseshoe and Long-eared bat have their roosts and feed in the area. Any proposed development would need to ensure that the habitat for these species is not destroyed.



Bat Habitats (Source: Natural England)

Insects

The Noble Chafer is a rare metallic green beetle that is found in traditional orchards. The larvae live in old, decaying fruit trees where they take up to three years to develop into adult beetles. They are only found in Worcestershire, Gloucestershire and Herefordshire. It is a priority species under the UK Post-2010 Biodiversity Framework. Any proposed development would need to ensure that the habitat for these species is not destroyed.

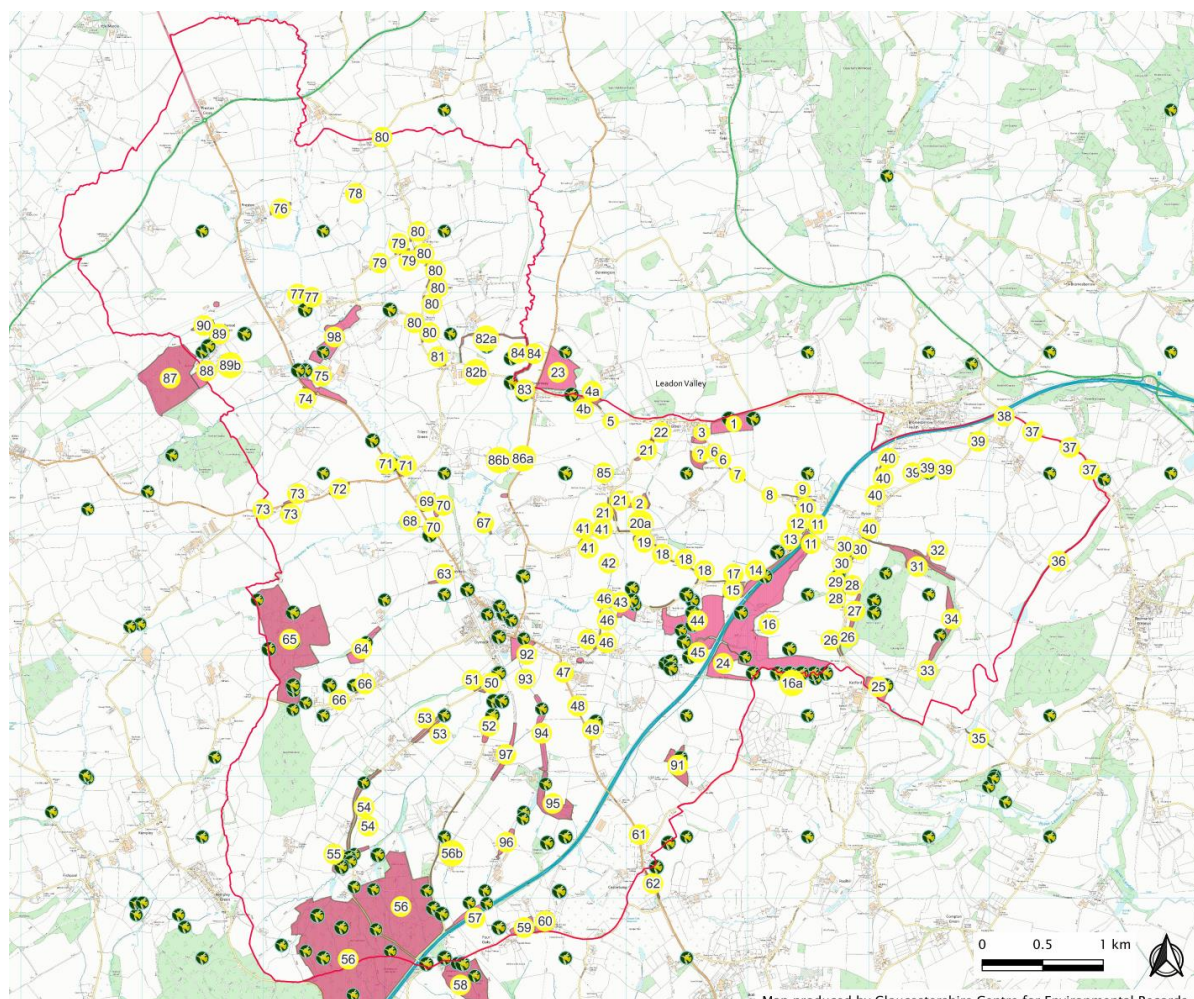
Wild Daffodils

The small wild daffodil (*narcissus pseudonarcissus*) plays a significant part in the local environment and also in the economy of the Neighbourhood Area through tourism. Before World War I, daffodils were picked by the local people and sold to markets in London and Birmingham. The daffodils were a source of income for the pickers as they grew in great profusion in the grass fields in the area. Today there are over 100 sites where they can be found.

Gloucestershire Wildlife Trust has conserved a wild Daffodil Meadow at Vell Mill and it is reputed to be one of the best surviving wild daffodils meadows in the county. The trees attract nesting birds such as green woodpecker, bullfinch, fieldfare, wren and song thrush, and insects such as bumblebee and noble chafer and stag beetles. The meadow is the ideal setting for wildflowers such as cowslip, common dog-violet, meadow vetchling, barren strawberry and greater stitchwort to flourish, which in turn attract butterflies such as brimstone and peacock. Hay is cut in July, and the reserve is grazed by sheep early in the summer and from mid-July to December.

On the edge of the Neighbourhood Area, Ketford Banks Nature Reserve is also managed by Gloucestershire Wildlife and in spring is a mass of wild daffodils. The hedgerows, river stream and ditch banks are essential to wildlife in the area forming wildlife corridors throughout the Neighbourhood Area and also for conserving the daffodil.

The image below shows areas that have extensive or scattered patches of Daffodils.



Daffodil Locations. Map produced by GCRE with additional information added by members of the NDP Steering Committee. Appendix J - Daffodil Meadows contains more details.

Biodiversity initiative – DyFRA.

The Gloucestershire/Herefordshire borders are renowned as a centre for fruit growing and in particular for the production of cider and perry. In the 1800s, daffodil production became an important by-product of the fruit cultivation cycle. The grass below the trees would be cut in late summer to make it easier to pick windfalls, and as a result, the daffodils had less competition from other flowers, and could naturalise easier.

During the 1960s and 70s many orchards were ripped out to provide arable land. With the loss of the Orchards, the wild daffodil population was reduced to areas along and under the hedgerows.

The establishment of DyFRA (Dymock Forest Rural Action; www.dyfra.org over 20 years ago has seen the organisation and its volunteers work with local landowners and Forestry England to improve woodland and roadside habitats under the banner of the ‘Wild Daffodil Project’.

In September 2023, DyFRA presented their action plan to the Dymock Parish Council. It was agreed that a parish Biodiversity Steering Group be established. It is anticipated that this initiative would benefit the ‘Golden Triangle’ in a variety of ways:

- Halt the decline in the native species of daffodil.
- Enhance the biodiversity of the wildlife corridors that would be created – in particular the invertebrates that underpin the food pyramid.
- Maintain and enhance the appeal of existing walks (e.g. The Daffodil Way), leading to a boost for the local economies, through increased tourism within the ‘Golden Triangle.’

Policy NE3 Biodiversity has been prepared to add local details to Core Policies CSP.1 and CSP.2

Policy NE3 – Biodiversity

Protecting, conserving and enhancing local biodiversity must be a priority for new developments. In recognition of the Biodiversity Emergency, new housing or commercial development will be supported (subject to satisfying the requirements of the other relevant policies within the development plan) where it:

- **Delivers a minimum biodiversity net gain of 10%**
- **Adheres to the principles set out in Design Guidelines 6 (Water Management) and 8 (Ecology) of the Dymock Design Guide**

Development which would compromise the conservation status of a SSSI, LWS, ancient woodland or habitats of principal importance listed under Section 41 of the Natural Environment and Rural Communities Act 2006, particularly Lapwing, Willow Tit and Noble Chafer, will only be permitted if the need for and the benefits of the proposed development outweigh the loss.

The nearest Wye Valley & Forest of Dean Bat SAC site is 12km to the south of the parish. Development must avoid the deterioration of the natural habitat and the bat habitat, ensuring the integrity of the site is maintained. This relates to both roosting and foraging habitat – condition, security, access and disturbance.

A biodiversity net gain is expected to be achieved within the Neighbourhood Area by:

- **Retaining existing Local Wildlife Sites and landscape features such as the watercourses of the River Leadon and the Kempley, Preston and Ludstock Brooks, Winding Pool, Dymock Lake, reservoir at Springfields, Redhill Farm, existing woodland, field hedgerows and local orchards.**
- **Planting native flora, particularly the wild daffodil.**
- **Installing bird nest boxes, ladybird and bee bricks.**
- **Protecting existing wildlife which are using any building(s) as habitats, such as owls, swifts and bats which are known to nest and roost locally.**
- **Protecting the habitats for the priority species of Lapwing, Willow Tit and Noble Chafer**
- **Including wildlife friendly boundary treatments for any new development that facilitate the movement of species, e.g. hedgehog access.**

Dark Skies

Darkness at night is one of the key characteristics of rural areas and it represents a major difference between what is rural and what is urban. Security lights, floodlights and streetlights all break into the darkness and create a veil of light across the night sky.

Light can spread for miles from the source and light spilling up into the night sky is also a waste of energy and money. Local councils spent around £613 million on street lighting in 2014-15 and the lights can account for between 15-30% of a council's carbon emissions (CPRE).

Artificial light is not always necessary in a housing development. It has the potential to become 'light pollution' or 'obtrusive light', and not all modern lighting is suitable in all locations. Light can be a source of annoyance to people, can be harmful to wildlife (e.g., bats and undermine enjoyment of the countryside and views of the night sky, especially in areas with intrinsically dark landscapes - those entirely, or largely, uninterrupted by artificial light. Reducing unnecessary lighting can also help to reduce greenhouse gas emissions.

Although the Neighbourhood Area is not a designated dark skies area, the 1993 and 2000 light pollution maps for South West England published by Campaign to Protect Rural England show that it does fall within the blue skies designation and therefore is still excellent for non-light polluted skies.

Lighting only occurs in certain areas of Dymock village and has been installed for pedestrian safety. Outside the village, the rural areas of the Neighbourhood Area have no street lighting and retain relatively dark skies. The residents within the rural areas of Dymock wish to remain a non-light polluted sky area. Such areas are acknowledged as important to the well-being of people and nature and enable people to enjoy the wonder of a night sky.

Policy NE4 – Dark Skies

Lighting schemes which form part of any proposed development should be designed to minimise their impacts on wildlife and to protect the non-light polluted skies which are characteristic of the Neighbourhood Area.

Where planning permission is required for an external lighting scheme or where external lighting is required as part of a development proposal, proposals should comply with the following principles:

- **The development includes external lighting only where it is essential for the health and safety of residents.**
- **Glare and spillage are minimised, particularly on the edge of residential areas, adjacent to highways, or environmentally sensitive settings.**
- **The design avoids light spillage beyond any housing plot within the development.**
- **Lighting is positioned and directed to minimise the impact on the surroundings, with the use of unobtrusive exterior lighting.**

Policy TT1 – TT2 Transport and Travel

Industry guidelines, such as Building for Life 12 recommends that facilities, services and public transport should be provided as close as possible to new developments. This includes easy access to schools, shops, workplaces, parks and other amenities.

Car Usage

Due to lack of public transport, a car is a necessity for residents within the Neighbourhood Area. Analysis of the community survey demonstrates that car usage is essential for all aspects of day to day life. Until the public transport runs more frequently and to more towns, such as Gloucester, car usage will not decrease significantly.

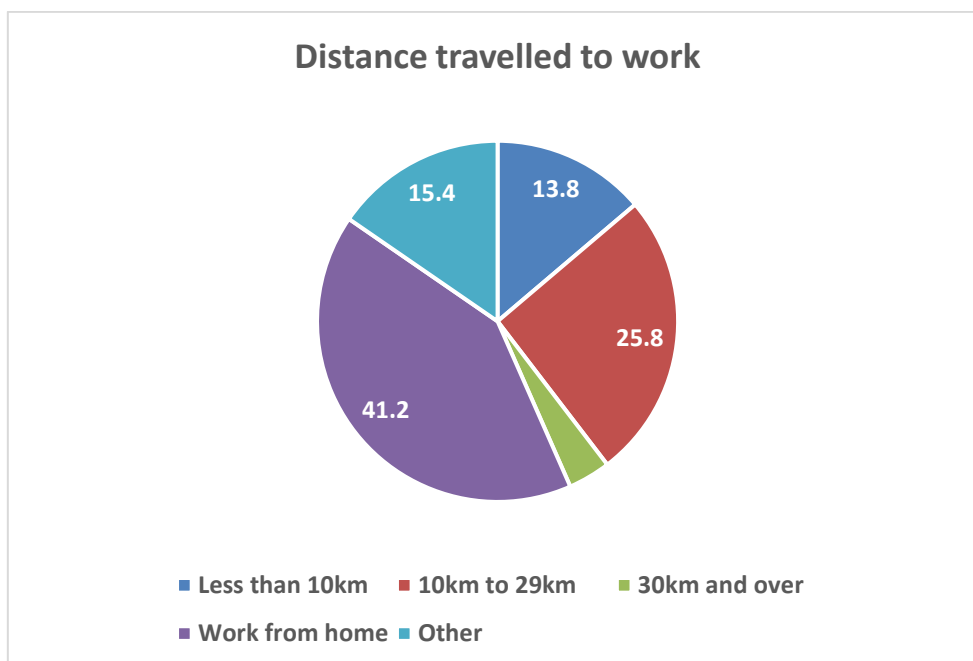
Better facilities for walking, cycling and improved public transport can reduce the number of private car journeys both within and out of the Neighbourhood Area. Becoming less reliant on the car will increase opportunities for healthier lifestyles (more walking and cycling and create a safer, cleaner environment. Private vehicles are the single largest source of noise and emissions to air in the area.

In 2021, 93.7% of households within the Neighbourhood Area had access to at least one car or van.

Number of cars and/or vans	Number of households
No car / van	30
1 car / van	152
2 cars / vans	188
3 or more cars/vans	126

Household access to a car and/or van in 2021 (Source Census 2021)

Census 2021 identified that of those working, 41% of respondents work mainly from home and 30% work at least 10 kilometres from home.

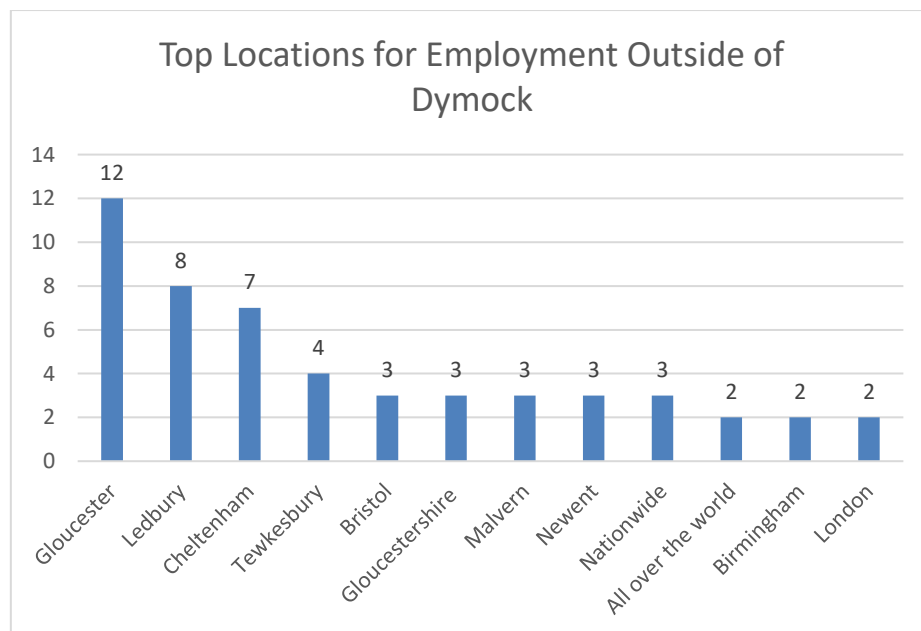


Due to the lack of public transport, most residents who work away from home use a car or van to get to work.

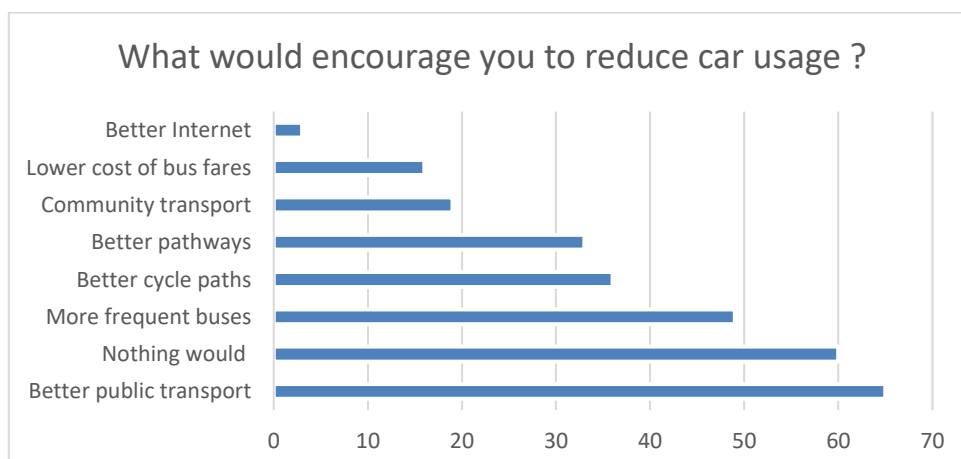
Car or van	53.9%
Bus, minibus or coach	0.3%
Walk	3.1%
Other	0.9%
Train	0.3%
Motorcycle, scooter or moped	0.2%
Bicycle	0.2%

Source – Census 2021

The community survey showed that Gloucester was the top location for work. There is no direct public transport to Gloucester from Dymock.



Respondents to the community survey were asked what would encourage them to reduce car usage. Better public transport was given as the main factor, although quite a few respondents would not be willing to reduce car usage at all.

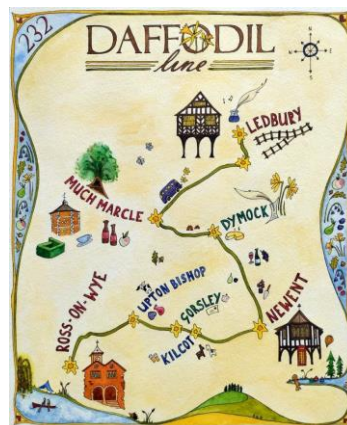


Public Transport

On 27 February 2022, due to a reduction in passenger numbers, the 32/132 bus run by Stagecoach West connecting Ross-on-Wye, Newent, Dymock and Ledbury ceased to run. This was a concern as many residents travelled to Ledbury (and beyond to access the necessary services and facilities).

A new 632 service, operated by Newent Community Transport, began operating on 27 April 2022. It operates in Newent on Wednesdays and Fridays and connects Tiller's Green, Dymock, Gorsley, Kilcot and Newent. This also connects with Stagecoach 32 bus to Gloucester. This service is funded by Gloucestershire County Council, parish councils and local businesses.

Buses4Us was formed by residents, business owners and bus users to find a replacement service for the 32 bus. A new bus service 232 Daffodil Line started running on 2 April 2023. It is run by Buses4Us and operated by a Herefordshire bus company DRM Bus. This service connects Ross-on-Wye, Upton Bishop, Gorsley, Kilcot, Newent, Dymock, Much Marcle and Ledbury. The bus operates every 2 hours and connects with trains at Ledbury.



There is also a bus service to Hereford which operates on Saturdays and is run by Nick Maddy coaches. Details of routes and timetables can be found in [Appendix K – Transport](#).

Dial a Ride covers the North Forest area and most of the surrounding villages and towns. It operates between 9am and 5pm Monday to Friday except Bank Holidays. The service operates under a special permit that allows people of limited mobility to use it and enables them to lead a more independent life. This service needs to be pre-booked.

A Private Hire service is available in Dymock for travel to Newent and Ledbury with single fares in the region of £15.

Cycling

The Neighbourhood Area is popular with cyclists, particularly at weekends. There are many documented cycle routes within the Neighbourhood Area including the Ledbury Loop, the Newent Loop and the Dymock to Gloucester route. Most cyclists within the area are leisure cyclists rather than those who commute to work.

The Local Transport Plan (LTP) (2020- 2041) highlights environmental and health benefits gained by an increase in cycling. It also emphasises the need to provide a safe infrastructure to encourage more cycling. One of the priorities within the LTP is a walking and cycling route from Dymock via Newent to Highnam and into Gloucester.

Walking

Dymock is a recognised centre for walkers with its attraction starting in the 1980s and 1990s when four designated footpaths, The Daffodil Way, Poets' Path 1 and Poets' Path 2 and Poets' Cottages walk were established by the locally-based Windcross Paths Group (WPG).

In 1986 a group of keen walkers got together to try to open up footpaths in four local parishes (Dymock, Kempley, Donnington and Preston – centred around the Windcross crossroads – hence the name. They created one circular 10-mile route which they named “The Daffodil Way”. With the help of the Manpower Services Commission, work was carried out to erect stiles, build footbridges, cut back undergrowth and waymark the whole route. The path was officially opened in 1988. The group then created paths based around the Dymock Poets.

The Group helps to oversee the upkeep and improve the quality and accessibility of all public footpaths, bridleways and rights of way within a 7-mile radius of the Windcross Crossroads.

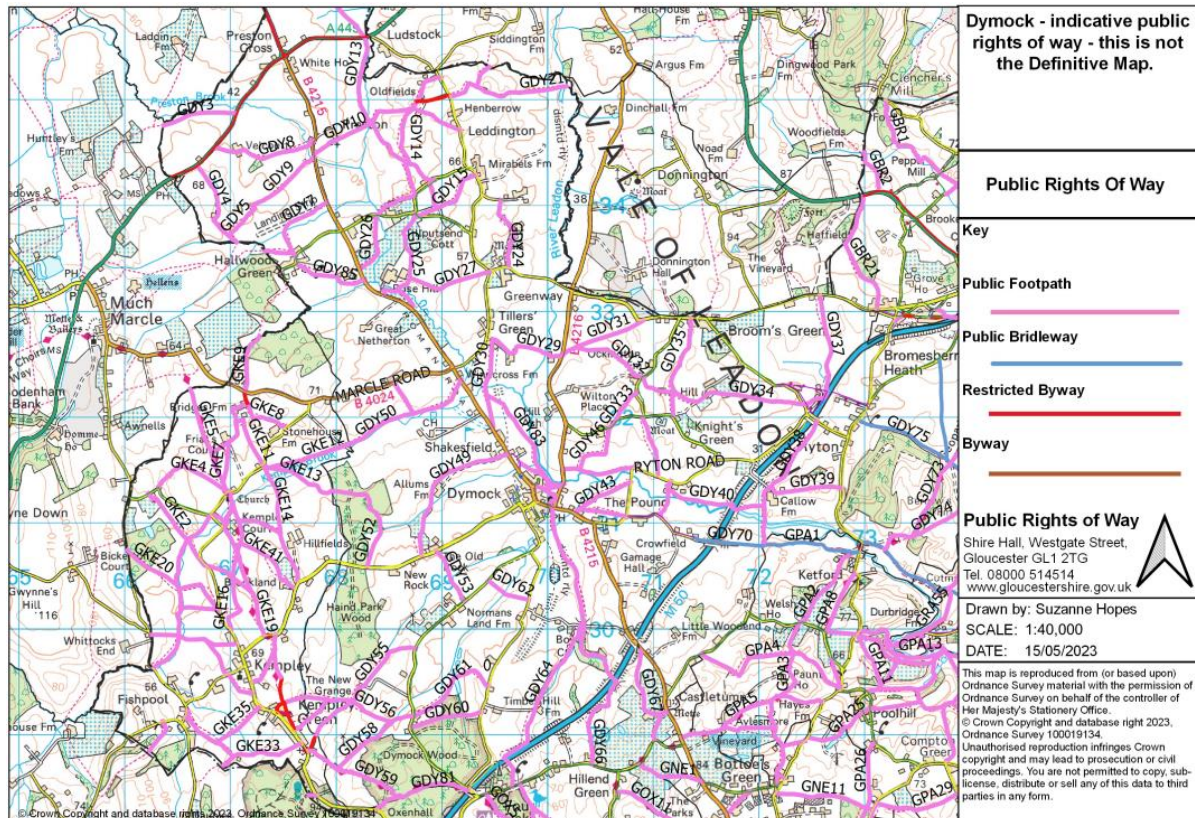
Despite walking bringing in tourists, many roads, both major and minor, are without any pedestrian facilities or verges for walkers. Where verges do exist these often contain drainage ditches to prevent the roads flooding.

Although footpaths exist beside the B4215 through Dymock village, they do not cover both sides of the road through the built-up area. Pedestrians have to cross the busy main road several times.

There are no pavements on the B4216 Ledbury Road and the road gets dangerously narrow at the pinch points of the three bridges over the River Leadon and drainage ditches. There are problems of a lack of sufficient lighting for pedestrians at night along a 200-metre section on the north side of the B4215 on either side of the turning to Kempley. This section is extremely dangerous without a torch.

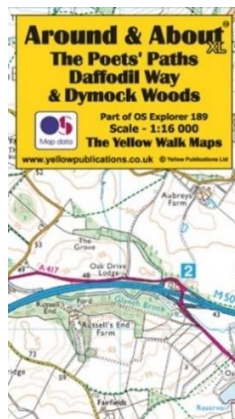
Public Rights of Way

The Neighbourhood Area benefits from extensive Public Rights of Way (PROW) which provide access to the surrounding countryside. Many of these footpaths are regularly used by residents and visitors, particularly the Poets' Paths and the Daffodil Way. Any development will need to ensure that these footpaths are retained and maintained.



Map of PROW in Dymock (Gloucestershire County Council)

The Daffodil Way, Poets’ Path 1 and Poets’ Path 2 have gained recognition by the Ordnance Survey and all three are now marked on the OS Landranger and Explorer maps.



Members of the NDP Steering Committee developed a set of three short walks called Dymock Village, Dymock Village East and Dymock Village West. Detailed directions for the walks including significant photographs are available in the church for visitors and residents to purchase.

These footpaths provide major activities and tourist attraction within the Neighbourhood Area and neighbouring areas. Many of these activities are organised locally, regionally and nationally. e.g. U3A Walking Groups, Ramblers Association, Friends of Dymock Poets etc.

Air

Ledbury Airfield is privately owned and is located on the west side of the B4216, in the north of the Neighbourhood Area. The single grass runway is 830 metres long, 28 metres wide and orientated 07/25. Two hangars are mid-way along the runway on the north side. Aircraft can park to the right or left of the hangars. The airfield hosts a range of visiting aircraft including those sight-seeing, display teams who are performing nearby, business people from the UK and abroad and pilots visiting friends and family.

The Airfield operates a Prior Permission Required system to take into account any local considerations. There are no refuelling facilities at the Airfield.

Traffic Issues

The dominant roads within the Neighbourhood Area are the B4215 and the B4216. The A449 skirts the northern part of the Neighbourhood Area. The M50 motorway crosses the Neighbourhood Area but there are no direct access links to it from within the Neighbourhood Area. No roads within the Neighbourhood Area are classified as ‘trunk routes’ in the Government’s Strategic Road Network

The remainder of roads within the Neighbourhood Area are unclassified roads intended for local traffic. Many minor roads linking rural settlements to these busier roads are well used by residents, farmers, visitors, delivery vehicles, walkers and cyclists.

None of the roads are well suited to modern traffic, being constrained by buildings, narrow or no footpaths, narrow road width, and acute bends.

The Neighbourhood Area consultation events identified significant concerns about issues such as vehicle volumes, speeding, noise, fumes, the high numbers of HGVs and pedestrian and road safety. The adverse impact of increased traffic volumes on their health and quality of life was also expressed.



HGV travelling through the village

Residents also expressed concern at the number of commercial vehicles including HGV’s using both the main and unclassified roads. Light goods vehicles have increased by 72% since 2000, mainly due

to the increase in online shopping. In response to residents' concerns, an independent Community Action Group was formed called CALM, seeking to raise the awareness of Gloucestershire County Council and Gloucestershire Constabulary of the growing hazards and concerns.

Two traffic surveys were completed under the guidance of the Police and produced compelling evidence that supported Dymock residents' concerns about highway safety and risks to all road users including cyclists and pedestrians through the village.

In one week, 29,651 vehicles were recorded of which 7,637 were trucks, lorries and HGVs. The total percentage of vehicles travelling in excess of the speed limit towards Newent was 96.7% and towards Ledbury 98.4%. Out of the total 29,651 vehicles, only 727 were complying with the speed limit. Average speed limit was 43mph and maximum of 86mph. (CALM Report 2013)

Residents at the public consultations would like to see speed restrictions on the following roads to reduce the danger to pedestrians and cyclists, and well as traffic due to poor visibility at some junctions:

- Dymock village – both ends of the village extending towards Portway Top at the southern edge of the village
- Broom's Green village
- B4216 entrance to Dymock village from Longbridge by the Beauchamp Arms
- B4216 Greenway junction
- B4216 Lynch junction (after Longbridge and before Hill Ash)
- B4215 at the Tiller's Green Junction
- B4215 at the south end of Dymock village on the bend at the Pound
- Road through Tiller's Green
- Road leading to Ryton from the Pound (Ryton Lane)
- The B4216 from Ledbury roundabout into Dymock has a maximum speed limit of 60mph, and this should be reduced to 50mph, similar to the roundabout on the B4215 from Preston Cross.

In 2020, Dymock Parish Council applied for a grant of £5000 for moveable Vehicle Activated Signs for use within the Neighbourhood Area. This bid was made to the Police and Crime Commissioners under the qualifying headings of 'Safer Communities' and 'Community Engagement'.

Gloucester County Council's Local Transport Plan (2020- 2041) emphasises the need to reduce road risks and supports 'community based vehicle restriction zones' including 20mph zones.

The Parish Council is running a '20 is plenty' project to try and reduce the speed limit through Dymock village and Broom's Green. However, in April 2022, Gloucestershire Constabulary advised that the introduction of a 20-mph limit would be difficult without both the actual construction of speed resisting measures and the support of the Highways Authority.

Despite concerns from residents, there is a low level of reported accidents within the Neighbourhood Area. During the 10-year period 2011 to June 2021, there were 46 traffic accidents reported to the police.



Reported traffic accidents 2011-2021 (source crashmap)

Parking

This has been raised as an issue at public consultation and in the Community Survey as there is limited parking in the village of Dymock. Car parks were built as part of the developments in Western Way and at Winding Pool Close but these are usually full of local residents' vehicles. This leaves nowhere to park for visitors or residents within the Neighbourhood Area who live outside of the village who wish to access services such as The Beauchamp Arms or the Church. This leads to parking in a small layby opposite the pub and along the main road.

Cars park very close to the edge of driveways on both sides of the main road through Dymock. These cars block visibility and make access difficult. Pavements are also obstructed causing issues with pedestrians, particularly those with prams or pushchairs or in wheelchairs.

Residents have also commented on the parking which occurs at the entrance to the Willows which limits visibility when entering or leaving the Willows housing area.



Parking opposite the Beauchamp Arms

There is very limited parking for tourists who wish to spend the day walking, seeing the daffodils or admiring the historic architecture. This detracts from establishing the area as being tourist friendly. The introduction of improved parking facilities, perhaps combined with picnic facilities and additional signage would encourage a more positive experience for tourists.

This NDP supports the development of a comprehensive long-term plan for managing road safety, traffic volumes, traffic speed and HGV movements, including such measures as effective speed measurement cameras and speed limit reviews. Any development needs to ensure that it will not add to the identified parking issues.

Policy TT1 – Improving Road Safety

Development proposals must demonstrate that there will be no adverse impact on road safety.

Locally determined expenditure arising from developer contributions and grants available to the Parish Council will be utilised to improve transport and travel within the Neighbourhood Area, including:

- Highway improvement schemes which improve the safety of pedestrians and cycle users.
- Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes and approaching and through the village centre
- Increasing public and community transport to and from the Neighbourhood Area to local supermarkets, health/medical centres, local hospitals, and other towns such as Gloucester
- Provision of additional public parking within the Neighbourhood Area
- Provision of EV Charging in public parking areas
- Encourage low carbon community transport (e.g. Car Clubs) for residents

Policy TT2 – Parking

Subject to satisfying the requirements of the other relevant policies within the development plan, new developments will be supported where adequate levels of on-site parking is provided, including disabled parking and cycle parking.

Proposals for new dwellings should demonstrate that:

- Off road parking provision can meet the needs of the proposed development and wherever practicable is in line with the needs of a population with high car ownership
- The development is designed to encourage slower traffic speeds
- Tandem car parking spaces (one vehicle behind the other, including one within a garage) shall be avoided
- Parking areas should be properly lit
- Adequate car parking for visitors is provided
- Provision of EV Charging at each property and in public parking areas. There should be one EV Charge point for every 20 car parking spaces.
- Cycle parking facilities shall be conveniently located, secure and not open to the elements

Policy TT3 – Sustainable Travel

Adequate transport infrastructure and safe access (including access to sustainable and active travel modes) should be provided in new developments.

Subject to satisfying the requirements of the other relevant policies within the development plan, support will be given to planning applications for developments that:

- **Are located in sustainable locations close to community facilities thereby reducing the need to travel**
- **Safe pedestrian and cycle links are provided to connect the development to all facilities and transport links.**
- **Public Rights of Way are protected and maintained to ensure safe access to facilities, and for leisure and recreation.**
- **Are located within active travel distance of public transport networks**

Housing or Industrial development proposals which would add significant and unacceptable traffic volumes or increased traffic noise within Dymock village, Broom’s Green and the wider Neighbourhood Area will not be supported unless accompanied with appropriate mitigation measures.

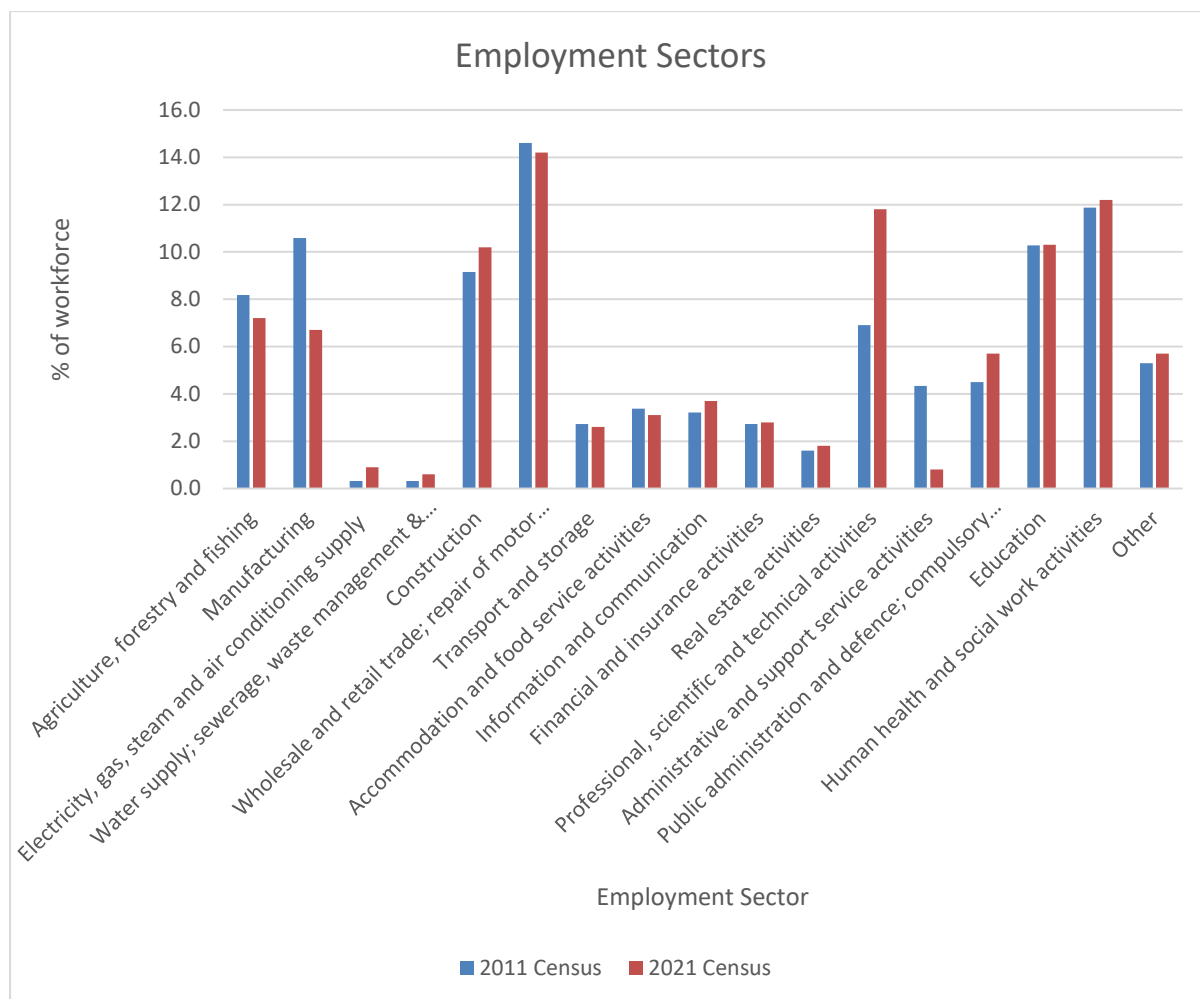
Policies E1 to E5 – Economy

The NPPF identifies three objectives for sustainable development, one of which is the economic objective of building a strong, responsive and competitive economy by ensuring that sufficient land is available to support growth. Forest of Dean Core Strategy Policy CSP.7 Economy encourages economic development throughout the county to provide more new and diverse types of employment by making land and premises available.

The sustainability of the Neighbourhood Area and specifically Dymock village centre is dependent on opportunities for local people to find local employment. Currently most of the residents work and spend their money supporting retail and other service industries outside of the Neighbourhood Area.

Historically the Neighbourhood Area was an agriculture community. Although agriculture still plays an important role, only 8% of the local population are currently employed within agriculture and forestry.

The employment sectors that the residents work in has changed very little since 2011. There has been an increase in the percentage of the population who work in the professional, scientific and technical sector, possibly due to the ease of working from home in this sector.



There is a commercial business park at Little Netherton. It is an old farm that has farm buildings let as commercial units including a range of 19th century brick barns and a variety of modern, steel-framed buildings of various sizes. There is also extensive hard standing and parking.

There are nine units at present and a few more planned. The units house a carpenter, builder, electrician, car mechanic, motor bike mechanic, tractors and car storage. There is a planning application pending for an equestrian facility.



Little Netherton business park

A business survey was conducted between January and March 2021 to obtain business owners’ views. Questionnaires were distributed to known businesses in the Neighbourhood Area. Thirteen were completed and returned, giving a 20% response percentage. Most of the businesses that responded were owner occupiers who worked from home and ran agricultural businesses. Several relied upon seasonal workers and the access to a reliable source of workers was an issue to several businesses in the area.

Local businesses were asked to identify positive and negative factors influencing their businesses and whilst the sample is small and unrepresentative of the Neighbourhood Area as a whole there are several factors that stand out.

Positive factors in order of citation
Ability to work from home together with rural environment with good links to large towns and cities
Favourable climate and soils
Tourists attracted to the area
Business model designed for the local rural area
No High Street overheads
Negative factors in order of citation
Slow and unreliable access to Broadband Internet
Unreliable / uncertainty surrounding access to seasonal workers
Poor mobile telephone signal
Local highways in poor condition and weight restrictions on motorway bridges
Ever increasing cost of labour compared to value of sales
Recruiting suitably qualified new permanent employees
Managing financial risk / difficulties of IR35 employment restrictions
Difficulties in obtaining planning consent for commercial land use
The balance between land for amenity and food production uses

Local businesses were asked to identify the key factors that would improve trading.

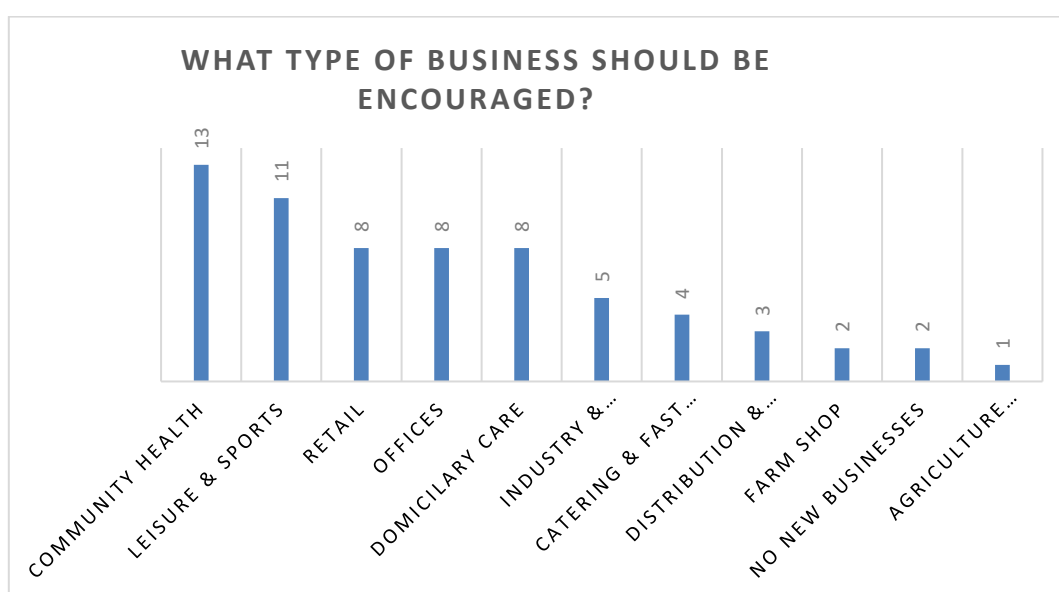
Changes to improve trading in order of citation
Improve Broadband Internet connection
Make the area more attractive to seasonal workers
Improve mobile telephone signal
Find ways to improve marketing the area to tourist visitors
Improve maintenance of local highways
Create a culture of shopping locally and supporting local businesses
Recalibrate the balance between land for amenity and food production by prioritizing commercial land use
More visible policing

Another business survey was conducted by the Dymock NDP Steering Committee between 25th May to 9th June 2023. See [Appendix L – Business Survey and Results, May 2023](#) for full details. 28% of the businesses found within the Neighbourhood Area responded. The question regarding key factors that would improve trading was asked to see if any factors had changed or improved. Poor Broadband and mobile phone coverage and the state of the roads are still some of the highest concerns.

Faster broadband – maintain pressure on Fastershire to include Dymock in the next phase of rollout
Better mobile phone coverage
Offer rent relief for businesses due to energy crisis and cost of living
Pressure GCC Highways and National Highways to improve road conditions
Promote tourism, especially daffodil weekends
Provide a car park for tourists, overflow for residents

Create a Hub on the Parish Council website where businesses can advertise, tourist accommodation is advertised, information on local heritage, walking routes, local events etc
Provide an attractive community space
Education for walkers on using PROW correctly
Education for residents/tourists on respecting the countryside – it is a working environment for many, not just a playground where gates are left open, crops ruined, litter left for animals to eat, etc
Enforce dog walkers to keep dogs on leads when walking through crops
Acknowledge that farm machinery has to use local lanes to access fields – don't make us feel like a road nuisance

The business owners who responded to the business survey would like to see the following businesses encouraged



This NDP proposes economic policies with the theme of protecting and enhancing the local economy by providing opportunities for small-scale, local employment development in the Neighbourhood Area, thereby reducing commuting, reducing carbon emissions, and making the local economy stronger and more sustainable

There are 66 active businesses registered with Companies House within the Neighbourhood Area, with at least 30 sole traders advertising locally, on Facebook or in the Yellow Pages.

Despite a wide range of employment opportunities within the Neighbourhood Area, 2.5% of the working population are unemployed. According to the Community Survey, this is mainly due to the unavailability of local employment.

Dymock Parish Council support the enhancement of employment opportunities within the Neighbourhood Plan area. Providing more floorspace that is suitable for supporting the establishment and growth of small and starter businesses will also contribute to opportunities for self-employment in the area and help reduce levels of out-commuting.

Policy E1 – Local Employment Development

Proposals for new businesses within the Neighbourhood Area shall be supported providing that they are in accordance with other relevant development plan policies and are of a scale, type and nature appropriate to their location and setting.

The following forms of employment development will be supported:

- **Expansion of existing or new business (Use Class E)**
- **Small scale retail (Use Class F2a) or community halls (Use Class F2b)**
- **General industrial (B2)**
- **Warehousing development (B8)**
- **Specialist older persons housing (Use Class C2)**

Proposals that seek to create environmental and circular economy benefits under Class B2 will be considered. For example, proposals for :

- **waste minimisation**
- **reducing pollution**
- **retaining and reusing materials, products buildings and infrastructure**
- **local economic circulation**
- **Businesses which promote a circular economy ***

Use Class C2 housing will need to demonstrate that there is a local need, is within walking distance of public open space or includes an area of communal open space for residents' exclusive use, provides the highest standards of accessible and inclusive design and provides pick up and drop off facilities close to the main entrance suitable for taxis, minibuses and ambulances.

All proposals should avoid significant adverse effects in terms of:

- **Impact on neighbouring properties, or the locality in general in terms of noise, fumes, odour or other detrimental impacts**
- **Impact on the character and appearance of the area in terms of scale, visual impact and nature of operations**
- **Traffic generation, congestion and other traffic related nuisance.**

Extensions to existing agriculture and other rural businesses shall be supported providing:

- **The proposed new use does not detract from, or prejudice, the existing undertaking or its future operation; and**
- **The scale of activities associated with the proposed development is appropriate to the rural character of the area; and**
- **It is demonstrated that additional floorspace is necessary to accommodate employment activity that cannot be accommodated in existing buildings within the undertaking.**

Proposals relating to rural tourism, craft and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment would be strongly supported.

***The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible, extending the lifecycle of products and services.**

Agriculture and Industrial Development

Changes in farming have seen an increase in large-scale, industrial sized developments in the Neighbourhood Area such as glass houses and polytunnels. A small business park makes use of redundant farm buildings providing local employment opportunities. Forest of Dean Core Strategy CSP.7 supports proposals to diversify the rural economy if there is no undue impact due to scale or on residential amenity, traffic and water quality.

Policy E2 – Agricultural and Industrial Development

Proposals for agricultural or industrial development in the Neighbourhood Area requiring planning permission should demonstrate that they are in accordance with other policies within this Plan and meet the following requirements:

- **Demonstrate that any polytunnels, glasshouses or solar farms cannot viably utilise brownfield sites or lower value agricultural land and will be sited and screened to avoid significant harm to residential or visual amenity**
- **Provide a plan detailing how operational Net Zero Carbon emissions will be achieved by 2030**
- **As appropriate to the scale of the proposed development, include a high proportion of renewable energy generation and storage.**
- **All new agricultural buildings should use neutral colours to reduce visual impact**
- **The local highway network and the proposed type of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable**
- **Impacts on landscape character and visual amenity are acceptable or are capable of being satisfactory mitigated by a landscaping scheme**
- **Prominent views, vistas and skylines of the Neighbourhood Area are maintained and safeguarded. Development at the urban edges must respect the rural setting**
- **There is no unacceptable loss of amenity to the occupiers of nearby residential properties including by way of external lighting, the design and siting of any installation, visual distress to residents or odour, noise, vibration and air pollution**
- **As appropriate to the scale and nature of the proposed development, where waste is to be disposed of via a Waste Transfer licence, a waste management plan is to be included**
- **As appropriate to the scale, nature and location of the proposed development, sustainable drainage proposals are included to manage surface water and avoid risk of pollution and soil erosion**
- **There are no unacceptable impacts on the utility and enjoyment of public rights of way**
- **The proposal will not result in adverse impact on the quality of waterbodies, groundwater and surface water**
- **There are no adverse effects on adjacent farmland, including crops and livestock**

Full and comprehensive plans for the proposal should be submitted including Environmental Impact Assessments and any other relevant information e.g.: Odour Assessments and Odour Management Plans.

Policy E3 – Protecting Existing Local Employment

Insofar as planning permission is required, existing employment sites shall be safeguarded for employment-generating uses. Proposals to change the use of such sites to any non-employment-generating purpose will only be supported where:

- **The applicant can demonstrate that the site has been actively marketed for employment, tourism, leisure or recreation purposes for a period of at least 12 months**
- **The applicant can demonstrate that the site is no longer viable of meeting employment needs**
- **Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site**
- **Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them**

Many residents have adapted to modern working patterns and are either working from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new development must be able to accommodate the requirements of future owners to be able to home work. Mixed use schemes where an occupier can live and work within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations

Policy E4 - Live-Work Units

Subject to satisfying the requirements of the other relevant policies within the Development Plan, and where permitted development rights do not apply, proposals for new dwellings, extensions to existing dwellings or new purpose built garden offices that provide space to support working from the home residence will be supported.

Where commercial space at residential properties is required, and where permitted development rights do not apply, support will be given for proposals for residential extensions or modest conversions of existing buildings in the gardens of residential properties. The express purpose of the extension or conversion must be to provide commercial space from which to operate a business or workshop, or to store business equipment.

Any such proposals should demonstrate that the work area for its occupant :

- **Is ancillary to the primary residential use**
- **Does not have an unacceptable impact on the amenities of residential properties in the immediate locality**
- **Does not require a marked increase in callers or deliveries of materials**
- **Includes provision for broadband connectivity**
- **Incorporates measures to mitigate the impact of traffic generation, noise and odours**
- **Both commercial and living spaces have suitable and independent access**
- **Will not necessitate regular on-road parking**
- **Is capable of conversion without major rebuilding**
- **The residential use has an adequate curtilage without having a detrimental impact on the outside living space of the building and its rural setting**

Communications Infrastructure

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being (NPPF Para 114.

Mobile telephone reception is very poor or non-existent in parts of the Neighbourhood Area. This affects residents working from home, businesses that rely on mobile telephony for customer and supplier contact, and the day-to-day life of the Neighbourhood Area residents.

Parts of the Neighbourhood Area have the advantage of being connected with fibre optic cables to local telephone distribution hubs and as such have the benefit of high-speed broadband connections. Most of the Neighbourhood Area currently rely on older copper-based connections.

Dymock falls within the worst 10% of areas within the UK for broadband connectivity (OfCom May 2021

Key to table shading		Worse 30% of areas in the UK			Worse 10% of areas in the UK	
Area	Households with below average download speed (Mbps)	Superfast availability	Gigabit availability	Unable to receive decent broadband	Lines receiving under 10 Mbps	Lines receiving over 30 Mbps
Dymock, Hartpury and Huntley	50.1%	57.9%	18.1%	5.1%	34.6%	46.8%

Broadband connectivity (OfCom May 2021)

There are government plans to roll out ultrafast broadband to reach more rural properties. Fastershire is a partnership between Herefordshire Council and Gloucestershire County Council and is set to bring faster broadband to more 70,000 homes and businesses. According to the Fastershire Plan, the Neighbourhood Area is not currently scheduled for installation.

The further development and extension of electronic communications networks, including next generation mobile technology and full fibre broadband connections and high-speed broadband infrastructure will be supported.

Policy E5 – Telecommunications and Broadband

New development should provide superfast broadband or alternative solutions where appropriate, e.g. mobile broadband and / or Wi-Fi. Wherever practicable, superfast broadband capacity should be incorporated to agreed industry standards. Developers and infrastructure providers should seek to facilitate this through early engagement.

When considering telecommunications development proposals, the following factors will be taken into account:

- **Operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus**
- **The number of radio and electronic communications masts are consistent with the needs of the Neighbourhood Area, efficient operation of the network and provide reasonable capacity for future expansion**
- **The application of relevant guidance that is in place at the time of the application for safe emissions to be met**
- **The need to avoid interference with existing electrical equipment and air traffic services**
- **The potential for sharing existing masts, buildings and other structures**
- **The siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character or appearance of the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance**

Policy TM1 - Tourism

Tourism is very important to the Forest of Dean and is a growing market. The Forest of Dean welcomes over 2.5 million day visitors annually, with a total visitor related spend of £134 million. (Wye Valley and Forest of Dean Destination Management Plan V2)

The NPPF para 28 advises that local and neighbourhood plans should support sustainable rural tourism and leisure developments that ‘benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside’.

The Neighbourhood Area lies in an area known as the Golden Triangle. This encompasses the village of Dymock and Ryton and also other villages that border the Neighbourhood Area – Redmarley, Oxenhall, Kempsey, Much Marcle and the town of Newent.

The Neighbourhood Area is a recognised centre for walkers. The Daffodil Way, Poets’ Path 1 and Poets’ Path 2 draw in large numbers of visitors to the area throughout the year, though especially so in the Daffodil season. These paths link not only with the daffodils and fine scenery, but also the literary heritage of the Dymock Poets. The walks have been extensively described and highlighted in articles in many national newspapers and magazines ([Appendix M - Roads taken: the Gloucestershire footpaths that were the making of Robert Frost](#)) and were showcased on Easter Sunday 2021 in the BBC’s Countryfile TV programme.

The heritage of the Dymock Poets provides another visitor attraction. People come to explore the landscape of the poets, the footpaths and the cottages where they lived.

Those interested in architecture will visit the conservation area and the two historic churches.

The wild daffodils that grow in the area attract 1000's of visitors and three weekends are organised for walks and teas in the villages. The church at St Mary's in Dymock holds daffodil teas and light lunches for six weeks during this time. In 2022 there were approximately 1500 visitors who attended during the six week period. The village hall also hosts a weekend of teas. The local pub, shop and holiday accommodation also benefit from these weekends and during the week when visitors walk the local footpaths, woods and visit the daffodil fields ([Appendix N - Dymock Daffodil Weekend and Spring Fayre 2023](#)).

As well as holding important collections of fruit orchards, Hunts Court Farm has been making cheese for 50 years from their Old Gloucester cows, with the most well-known being the Stinking Bishop which is an award-winning British Cheese, appropriately named due to its striking smell and unrivalled taste. See [Appendix O - Stinking Bishop: The Cheese Named After A Less-Famous Fruit](#).

All of these attractions bring in a considerable number of visitors throughout the year and are also enjoyed and valued by the local population.

Tourist accommodation is scarce in the Neighbourhood Area. Accommodation tends to be small scale and providers are self-employed. There are five self-catering establishments in the Neighbourhood Area – two in Dymock village and four in the Broom's Green area. There are no hotels, Bed and Breakfast accommodation, camping or caravanning facilities, although there are some nearby in Kilcot, King's Green and Much Marcle, and further away in Newent and Ledbury. Visitor numbers are higher in the summer months although the demand for bookings is becoming more popular all year round.

Rural tourism development will be encouraged in appropriate locations. Holiday accommodation, such as lodges, campsites and caravan sites require a lower level of infrastructure and associated built development, and, together with their seasonal nature means that their impact may not be so significant. Sites for holiday accommodation are often located in areas where the provision of permanent residential development would be contrary to the Local Plan.

Policy TM1 - Rural and Farm Tourism Development

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for tourism-related development will be supported where:

- **The proposal provides visitor accommodation, leisure and recreation use or business units to support local crafts**
- **Existing buildings are used where possible to reduce the need for additional built development**
- **Green or Open Spaces that contribute to the tourism economy are not affected**
- **There is safe pedestrian and vehicle access to and from the site**
- **There is adequate provision for car and cycle parking for employees and visitors within the site and does not add to off-road parking**
- **Where there are more than 10 car parking spaces, there is provision for one EV Charging Point for every 5 car parking spaces.**
- **The local highway network is adequate in terms of design and capacity to cater for any increases in traffic generation**
- **There is no unacceptable increase in the volume of traffic within the Neighbourhood Area**
- **The amenity of any neighbouring residential areas is protected, and noise, odour and light pollution are minimised**
- **Agricultural/livestock farmland, orchards and historic hedgerows are protected**
- **Landscaping around the site screens buildings and parking areas which helps to integrate the development within its wider surroundings**

Proposals for accommodation associated with activities such as walking or cycling, for example, bunk-barns and hostels shall be supported.

Proposals for farm shops with/without cafes would also be welcomed.

Applications for new caravan/camping sites or purpose-built tourist accommodation, or extensions to existing caravan/camping sites or purpose-built tourist accommodation, will be supported only where the use is restricted to providing temporary holiday accommodation (up to a maximum of 28 days).

Delivering the Neighbourhood Development Plan

The NDP is a long-term planning document covering the period up to 2026. Dymock Parish Council will implement the objectives of the NDP with the aim of delivering the sustainable development of the Neighbourhood Area.

The principal means of doing this will be through decisions on planning applications, taken by Forest of Dean District Council as the local planning authority. Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to support proposals for development that improves the economic, social and environmental conditions of the Neighbourhood Area.

When responding to consultation on planning applications, the Parish Council will support proposals that meet the policies of this NDP and oppose proposals that do not.

Monitoring and Review

Dymock Parish Council will monitor the implementation of the plan on an annual basis.

The purpose of the review is primarily to assess the extent to which the vision and objectives have been implemented, the contribution of the policies and local community actions towards meeting those objectives; and secondly to rectify any errors or omissions.

If at any time it is clear that the plan is significantly failing to deliver its objectives and key policies, a partial or whole Plan review shall commence.

A review will also take place if:

- Changes in national planning policy and guidance or new planning evidence that mean one or more of the Plan's policies is not up to date.
- Evidence in the Monitoring Report that one or more Plan policies are not achieving the Plan's objectives or are working contrary to the effective planning of the Forest of Dean area.

On the basis of the current available evidence, it is envisaged that a partial Plan review may need to commence by the end of 2024 on publication of the draft new Forest of Dean Local Plan.

Statement of Intent:

1. The Parish Council will monitor the Neighbourhood Development Plan and the implementation and effectiveness of its Vision, Objectives and Policies.
2. The Plan will be reviewed one year after its adoption by the Parish Council by the reconvened Steering Group or their representatives. A monitoring report will be presented to the next available Parish Council meeting.
3. The Plan will be reviewed annually thereafter.
4. A review will take place following the adoption of a new or equivalent Local Plan, Core Strategy or Allocations Plan. This will consider any changes in circumstances that warrant an update to the Plan. The Plan should be updated within 6 months of a new Local Plan being issued.
5. At the 2025 annual review, or sooner if a new Local Plan has been adopted, in addition to the annual review, a succession plan shall be put in place.

Community Actions

The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP, and in responding to the community consultations and surveys, ways of improving the local area have been identified which fall outside the remit of the NDP. Such issues cannot be addressed through the policies of the NDP but may be expressed as Community Actions to be undertaken or led by Dymock Parish Council.

The Community Actions do not form part of the Dymock Neighbourhood Development Plan and do not constitute planning policy.

Reference	Topic Area	Community Action
CA1	Highways – road safety for all users	Dymock Parish Council will continue to work with Gloucestershire County Council, Gloucestershire Police and other partners to identify and implement measures to address the issues raised, to include speed indicator devices, footway improvements, the enforcement and lowering of speed limits and the introduction of parking restrictions.
CA2	Highways – reduce LGV	Dymock Parish Council to investigate the use of collection lockers, e.g. Amazon, as a possible solution to reducing the volume of LGVs travelling through the Neighbourhood Area.
CA3	Footpaths – maintenance	Dymock Parish Council to identify a Councillor responsible for the footpaths within the Neighbourhood Area and ensure any issues are reported to the landowner or Forest of Dean PROW Officer.
CA4	Footpaths – maintenance	Dymock Neighbourhood Area Council to establish a group of volunteers to undertake regular footpath inspection and clearance. These volunteers should work together with the Windcross Paths Group.
CA5	Footpaths – accessibility	Dymock Parish Council to work with Forest of Dean PROW Officer to identify locations for kissing gates along the footpaths to improve accessibility Dymock Parish Council to work with the District Councillor to obtain budget for the kissing gates once locations have been identified.
CA6	New Car Park	Dymock Parish Council to work with Forest of Dean District Council and Gloucestershire Highways to identify a suitable location for a permanent car park within or close to Dymock village.
CA7	Public Toilets improvements	Dymock Parish Council to improve the look of the public toilets in the village
CA8	Non- Designated Assets	Dymock Parish Council to register the non-designated assets with Forest of Dean District Council.
CA9	Telephone Box – Broom’s Green	The Parish Council to consider using the telephone box as an information point for the Dymock Poets
CA10	Telephone Box – Hallwood Green/Ryton	The Parish Council to consider using at least one of the telephone boxes as a local book lending library.
CA11	The Garland Hut – secure and relocate	Dymock Parish Council will work with the owner of 333 Ryton to secure The Garland Hut.

		Dymock Parish Council will work with St Mary's Church to investigate relocating the Garland Hut to the land identified as a possible extension to the burial ground.
CA12	Improved broadband	Dymock Parish Council will continue to work with Fastershire to ensure the Neighbourhood Area is included in their installation plans.
CA13	Sports Pavilion / Field	Dymock Parish Council to work with Gloucestershire County Council to explore whether land to the side of the Cricket Club could be used as a sports facility. Alternatively, whether the Gloucestershire County Council owned field could be used.
CA14	Sports Facility – funding	If CA13 is a possibility, the Parish Council to work with Sports England, and apply for grants to help with the costs.
CA15	Recycling Facility	Dymock Parish Council to work with Ledbury Parish Council to try and negotiate access to the recycling facility.
CA16	EV Charge Points	Dymock Parish Council to identify locations within the Neighbourhood Area that would be suitable for pay-to-use EV Charge Points
CA17	Allotments	Dymock Parish Council to identify a location for community allotments. Possibility of using some the Gloucestershire County Council owned field.
CA18	Lamp post at former Four Oaks Halt	Dymock Parish Council to erect the falling lamp post and investigate siting an information board about the Halt next to it.
CA19	Conservation Road Verges	Dymock Parish Council, working with DyFRA and GCRE, to manage the planting of wild daffodils along the Conservation Road Verges
CA20	Renewable Energy	Dymock Parish Council to identify areas that could be suitable for Renewable Energy generation (e.g. Solar or wind) as part of the Parish's contribution to the Forest of Dean's objective to achieving Net Zero by 2030
CA21	Burial Ground extension at St Mary's Church.	Dymock Parish Council to work with Gloucestershire County Council and Dymock Church to purchase a strip of land at the northern boundary of the Churchyard and a Gloucestershire County Council owned field.

Community Actions

Acknowledgements

Our thanks are extended to the following persons and groups:

Original Dymock Neighbourhood Development Plan Steering Committee: Jackie Tweedale, Ann Vizer, Robin Vizer, Kevin Tasker, Wendy Tasker, Richard Simkin, Mike Townsend, Mark Cox, Terry Ball plus Andrew Perry, Dee Chamberlain, John Hodgson, Bob May, Chris May who have continued and then joined by Nick Fairburn and Ian Bruce

Dymock Parish Council

Gloucestershire Rural Community Council

Forest of Dean District Council Planning Officers

Quedgeley Computer Solutions, Quedgeley

Photos by members of Newent Camera Club: Helen Franks and Tony Peckham

Photos by David Williamson and members of the Steering Committee

Photos by John Winder (former railway

Evidence Base

The evidence base consists of the information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. The following planning policy documents, reports, consultation evidence and other survey material have been used in creating the NDP

National Level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profile 104: South Herefordshire and Over Severn, 2014.

Environment Agency, Flood Map for Planning at <https://flood-map-forplanning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

britishlistedbuildings.co.uk/england/Dymock-forest-of-dean-gloucestershire

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx>

British History Online at www.british-history.ac.uk/

nomis official labour market statistics - Local Market report for Dymock
<https://www.nomisweb.co.uk>

Natural England agriculture land classification for south west England

<http://publications.naturalengland.org.uk/publication/35012?category=43019>

NBA Atlas www.nbaatlas.org

The Campaign for the Preservation of Rural England www.cpre.org.uk

Joint Nature Conservation Committee www.jncc.defra.gov.uk

Archaeology Data Service www.archaeologydataservice.ac.uk

Heritage Gateway www.heritagegateway.org.uk

Environment Agency water maps www.gov.uk/guidance/groundwater-source-protection-zones-spzs

Environment Agency Catchment Data Explorer www.environment.data.gov.uk/catchment-planning/

Environment Agency <https://flood-map-for-planning.service.gov.uk>

Department for Environment Food & Rural Affairs www.uk-air.defra.gov.uk/aqma

www.crashmap.co.uk

Forestry England www.forestryengland.co.uk

Milestone Society www.milestonesociety.co.uk

County level evidence

Gloucestershire Local Housing Needs Assessment 2019, May 2020

Forest of Dean District Council Local Plan, Core Strategy 2011-2031

Strategic Housing Land Availability Assessment, 2022.

Gloucestershire Parish Profiles – local area report for Dymock, 2016

Forest of Dean Landscape Character Assessment 2004 supported by the Forest of Dean District Landscape Supplementary Planning Document 10

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

Forest of Dean and Wye Valley Destination Management Plan 2015 – 2020

<https://www.fdean.gov.uk/media/g0zkse2g/tourism-destination-management-plan-2015-to-2020.pdf>

PROWs www.gloucestershire-county-council-prow-gis-data

Gloucestershire Geology Trust www.glosgeotrust.co.uk

Gloucestershire Orchard Trust www.gloucestershireorchardtrust.org.uk

Forestry England – Dymock Woods Forest Plan 2023-2033 and Dymock Woods SSSI Management Plan

www.gcer.co.uk

Parish and local level evidence

Dymock Parish Plan 2003

Strategic Environmental Assessment/ Habitats Regulations Assessment for Dymock Neighbourhood Area

Dymock Community, Housing Needs and Business survey, report by Steering Group

Results of Community Day events, report by Steering Group

Dymock Design Guide

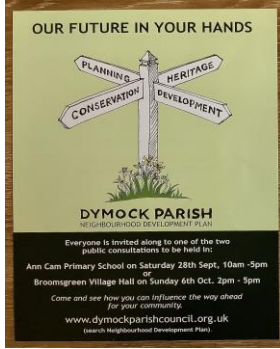
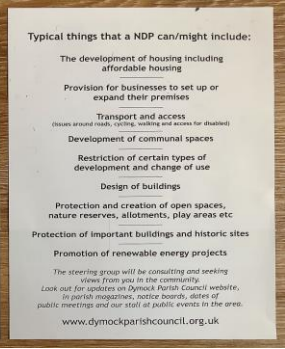

Victoria County History – Dymock and Newent.


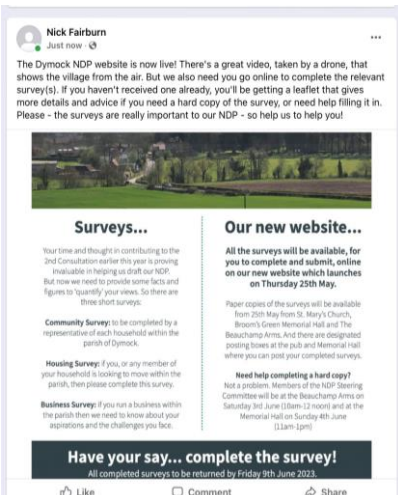
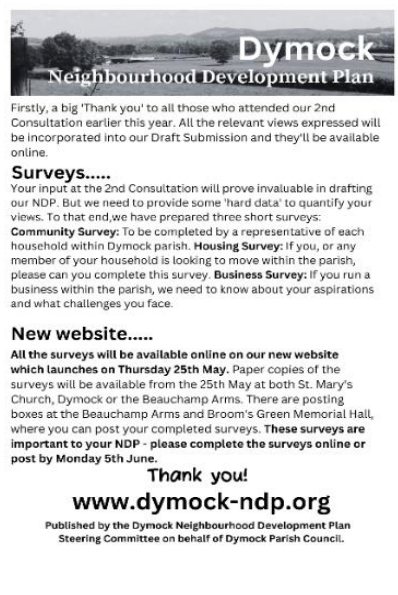
Dymock Down the Ages - Rev, J E Gethyn-Jones. 1951


Herefordshire and Gloucestershire Canal Trust

Appendix A – Consultation

The following consultation events took place to aid the creation of the NDP.

Date	Activity
April 2018 – Neighbourhood Area	Neighbourhood Area submitted to FoDDC
June 2018 – Neighbourhood Area	Neighbourhood Area designated by FoDDC
28 Sept 2019 – Community consultation event	<p>Event held at Ann Cam School to gather residents views on a number of topics</p>  
6 Oct 2019 – Community consultation event	Event held at Broom’s Green, Donnington and Ryton Memorial Hall to gather residents views on a number of topics
Jan 2021 to Mar 2021 – Business Survey	Conducted a survey of local businesses to assess their needs. Online and paper copy.
10 Feb 2023 – Facebook	<p>Advertising consultation events between 24th and 26th February</p> 
24 – 26 th Feb 2023 – Community consultation event	Events held on 24 Feb and 25 Feb at Ann Cam school and on 26 Feb at Broom’s Green, Donnington and Ryton Memorial Hall. Residents views on a number of topics were gathered.

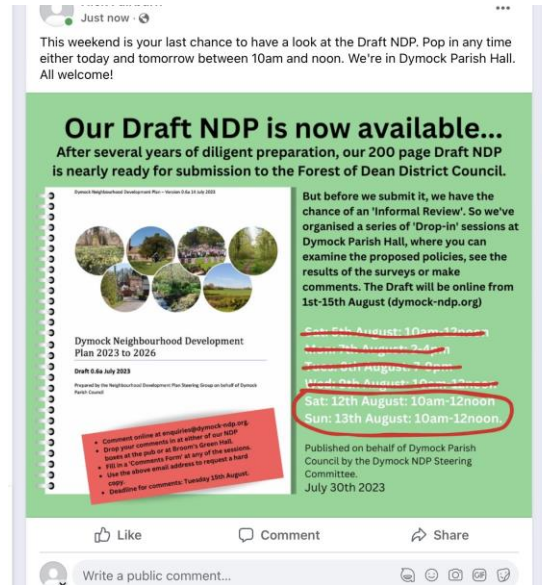
	
<p>April/May 2023 – Website created</p>	<p>Neighbourhood Development Plan website created.</p> 
<p>22nd May 2023 – Flyer</p>	<p>Distributed to all households and businesses. Advertising new website and surveys.</p> 
<p>20th May 2023 – Surveys</p>	<p>Attendance at local garden show to promote the new website and surveys</p>
<p>24th May – 7 June 2023 - Surveys</p>	<p>Community, Housing Needs and Business surveys conducted. They were available online and in hard copy.</p>
<p>3 June 2023 – Community consultation event</p>	<p>Drop-in morning at Beauchamp Arms to assist with completion of surveys</p>

	 <p>Nick Fairburn Just now</p> <p>The NDP will be a vital and powerful document that helps us shape how we want the parish to develop. So please, spend a few minutes completing the survey Have your say!</p> <p>Fill this in...</p> <p>...while you empty these.</p> <p>We've over 80 Community Surveys already filled in. So thank you. But we need at least 130 for the results to be valid and we only have a week left to collect all the responses.</p> <p>Luckily, Matt has allowed the NDP team to have a table at the Beauchamp Arms this coming Saturday from 10am-3pm and on Sunday from 3pm-5pm. So why not spend a few minutes filling in a copy while enjoying your favourite tittle? We're also at Broom's Green Memorial Hall from 11am-1pm on Sunday.</p> <p>Published on behalf of Dymock Parish Council by the Dymock Neighbourhood Development Plan Steering Committee. Please drink responsibly.</p> <p>Like Comment Share</p>
<p>4 June 2023 – Community consultation event</p>	<p>Drop-in morning at Broom's Green, Donnington and Ryton Memorial Hall to assist with completion of surveys</p>
<p>28 July 2023 – Parish Magazine</p>	<p>Article on pre-Regulation 14 consultation published in the parish magazine</p>  <p>Our Draft NDP is now available...</p> <p>Available online from 1st - 15th August*</p> <p>...so here's your first chance to comment.</p> <p>After several years of diligent preparation, our 200 page Draft NDP is nearly ready for submission to the Forest of Dean District Council. But before we do submit it (Regulation 15), we have the opportunity to let you comment on the content in an 'Informal Review' process - with the formal Consultation taking place later this year. So, we've organised a series of drop-in sessions where, for example, you can examine policies, see the results of the surveys or indeed comment on any aspect of the Draft. All the sessions will be held in Dymock Parish Hall.</p> <p>Saturday: 5th August: 10am-12 noon. Monday: 7th August: 2-4pm. Tuesday: 8th August: 7-9pm. Wednesday: 9th August: 10am-12 noon. Saturday: 12th August: 10am-12 noon. Sunday: 13th August: 10am-12 noon.</p> <p>The deadline for comments is Tuesday August 15th and they should be either submitted at the sessions or sent to: enquiries@dymock-ndp.org or posted in the NDP postboxes. Use this email address to request a hard copy, too.</p> <p>Advertisement placed by the NDP Steering Committee on behalf of Dymock Parish Council. *www.dymock-ndp.org</p>
<p>5, 7, 8, 9, 12, 13 August 2023 – Pre Reg 14 public consultation</p>	<p>Drop-in sessions at Dymock Parish Hall for residents to view the draft NDP and ask questions</p>

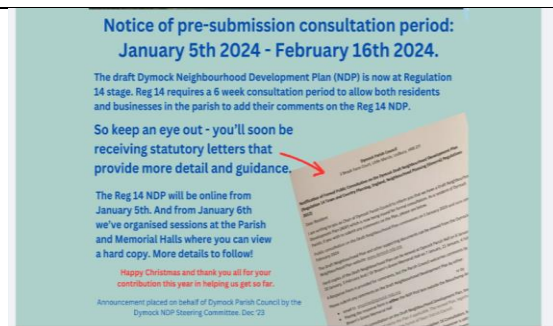


12 Aug 2023 – Facebook post

Facebook post to remind people of the final date to review the draft Plan.



13 December 2023 – Facebook Post announcing Regulation 14 consultation



January 2024 – Posters displayed around the Parish



The consultation period is now underway!

The draft Dymock Neighbourhood Development Plan (NDP) is now at Regulation 14 stage. **Reg 14 requires a 6 week consultation period (Jan 5th - Feb 16th), to allow you - both residents and businesses within the parish - to add your comments before it is officially submitted to Forest of Dean District Council.**

- ✓ As of the 5th Jan, the NDP is available to view online at www.dymock-ndp.org. Comments can be made online (see website for details) or hard copies of comments can be posted in either of the NDP post boxes outside the Beauchamp Arms or at Broom's Green Memorial Hall.
- ✓ If you want to view a printed copy of the NDP, then call in at any of the sessions we've organised over the coming weekends.....
- ✓ At Dymock Parish Hall on Jan 6th & 20th plus Feb 3rd (all Saturdays), from 10am-12 noon.
- ✓ Or at Broom's Green Memorial Hall on Jan 7th & 21st plus Feb 4th (all Sundays), from 10am-12 noon.

We look forward to seeing you!

Announcement placed on behalf of Dymock Parish Council by the Dymock NDP Steering Committee. (Jan '24)



February 2024 issue of the Windcross Magazine

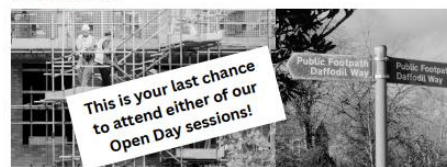


Dymock's draft Neighbourhood Development Plan is now at Regulation 14 stage. A 6 week consultation period is required to allow all residents and businesses in the parish to have their say before it's submitted to the Forest of Dean District Council.

The final two 'Open Day' sessions have been organised for Saturday February 3rd between 10am and noon at Dymock Parish Hall.

Then on Sunday 4th February at the Memorial Hall at Broom's Green and again, from 10am-noon. Please feel free to visit us and see what the community is saying - and add your comments.

And don't forget that up until **16th February** you can go online at www.dymock-ndp.org to view and comment on the draft NDP.



Announcement placed on behalf of Dymock Parish Council by the Dymock NDP Steering Committee. Jan 2024.

18 January 2024 – Facebook Post advertising Regulation 14 open days

Dymock Parish Hall, this Saturday 10am-noon.

The consultation period is now underway!

The draft Dymock Neighbourhood Development Plan (NDP) is now at Regulation 14 stage. Reg. 14 requires a 6 week consultation period (Jan 5th - Feb 15th), to allow you - both residents and businesses within the parish - to add your comments before it is officially submitted to Forest of Dean District Council.

Broom's Green Memorial Hall, this Sunday, 10am-noon.

Our NDP covers every topic that we've consulted you on from Housing Development to Delivering Sustainability and from Agricultural and Industrial Development to Protecting Archaeological sites. It's a comprehensive and vitally important document that'll shape how Dymock parish develops - and it's soon to be submitted to the Forest of Dean District Council.

The next round of 'Open Sessions' is happening this weekend and you can add you comments or simply see how your fellow parishioners feel about matters that affect the parish. All welcome!

Don't forget - you can see the full Reg 14 NDP document and make comments online at www.dymock-ndp.org

Announcement placed on behalf of Dymock Parish Council by the Dymock NDP Steering Committee. Jan 2024.

12th February 2024 – Facebook Post

LAST WEEK TO ADD YOUR COMMENTS!

The consultation period for all residents and businesses in the parish to comment on our Reg 14 NDP is drawing to a close.....

Firstly, thank you to all those who have both attended our open sessions and submitted comments. Friday 16th Feb is the last day for you to contribute so please have a look at our Reg 14 NDP at www.dymock-ndp.org

Thank you!

Announcement placed by the Dymock NDP Steering Committee on behalf of Dymock Parish Council. Feb 12th 2024.

In addition to these events and activities regular updates were provided to those interested in the Dymock NDP through:

- Monthly progress reports to meetings of the Parish Council.
- Updates on the Voice of Dymock Facebook page since May 2023.
- Updates on the Dymock Neighbourhood Development Plan website since May 2023, including Steering Group minutes.
- Regular updates in the Parish Magazine.

Appendix B – Planning Consent granted since Census 2021 (21 March 2021)

Approved planning proposals since March 2021 which have amended the housing stock total

Planning Application	Date	Status	Description	Address	Increase/ Decrease in stock
P2068/21/FUL	16 Dec 2021	Consent	Erection of dwelling for rural worker	Rose Hill Farm Leominster Road Dymock GL18 2EF	510 +1 2 bed

Appendix C – Housing Needs Surveys and Results

To capture the local housing needs in Dymock, a Housing Needs Survey was carried out in October 2019 by GRCC. The aim of the survey was to collect housing information to determine local housing needs. A copy of the report can be found on www.dymock-ndp.org

Thirty one households completed the survey and assessment of the information provided has identified that:

- 5 households required affordable rented housing (1 x 1 bed, 2 x 2 bed and 2 x 3 bed houses).
- 10 households required affordable home ownership or open market housing (1 x 1 bed, 4 x 2 bed and 5 x 3 bed houses).
- 16 households were looking for housing on the open market (1 x 1 bed, 7 x 2 bed, 6 x 3 bed and 2 x 4 bed houses).

Another Housing Needs survey was carried by the Dymock NDP Steering Committee between 24th May and 9th June 2023 in order to update the housing need information and to :

- Identify local housing need that is not currently being recognised by housing registers
- Give local people the opportunity to express a housing need
- Help the Parish Council understand if there is a local housing need in the Neighbourhood Area
- Be used alongside the Housing Register as robust evidence by the local planning authority and Dymock Parish Council when determining planning applications
- Help find out whether residents would support a small housing development

The survey was publicised locally through various means. Every household within the Neighbourhood Area received a hand delivered leaflet advertising the survey, and this was supplemented by posters which were displayed throughout the Neighbourhood Area. Social media was also used with posts advertising the survey appearing on the Voice of Dymock Facebook site.

Households with a housing need were requested to complete the survey online through the NDP website www.dymock-ndp.org or in hard copy form. Respondents were assured that any information that they disclosed would be treated in strict confidence.

This survey provided a snapshot in time and identified new households that may need housing within the next 5 years. The Housing Needs survey identified 14 households that need housing locally.

Housing Need

The survey identified the following key points:

- Two households wish to downsize as their current dwelling no longer meets their physical needs due to old age or illness.
- Two and three- bedroom dwellings are required the most
- The housing needs are in 1 to 5 years' time

Responses to the Housing Survey supported the findings in the Gloucestershire LHNA where the most important form of future housing development was seen as 2 and 3-bedroom dwellings. From the responses to the survey, the type and tenure of the dwelling stock required within Dymock is below.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
2 bed house	3			
2 bed bungalow	1		1	1
3 bed house	5		1	2
4 bed house	1			
4 bed bungalow	1			
5 bed house	1			

Housing needs type and tenure identified from survey

In addition to the housing needs survey, analysis of the Forest of Dean housing register indicates that there are currently 34 households who have indicated Dymock as an area of preference in which they are seeking affordable housing for rent. Of these 34 households, there are 9 who are currently living within the Neighbourhood Area or have a local connection.

This, together with the households identified in the housing needs survey of which one is currently registered on the housing needs register gives 35 households currently in need of affordable housing for rent.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
1 bed room dwelling			21	
2 bed house	3		7	
2 bed bungalow	1		1	1
3 bed house	5		5	2
4 bed house	1		1	
4 bed bungalow	1			
5 bed house	1			

Housing needs type and tenure identified from survey and housing register

Due to the recent removal of the Help to Buy scheme which kept a register of people interested in affordable homeownership, there is currently no recent data in relation to households seeking affordable homeownership in Dymock.

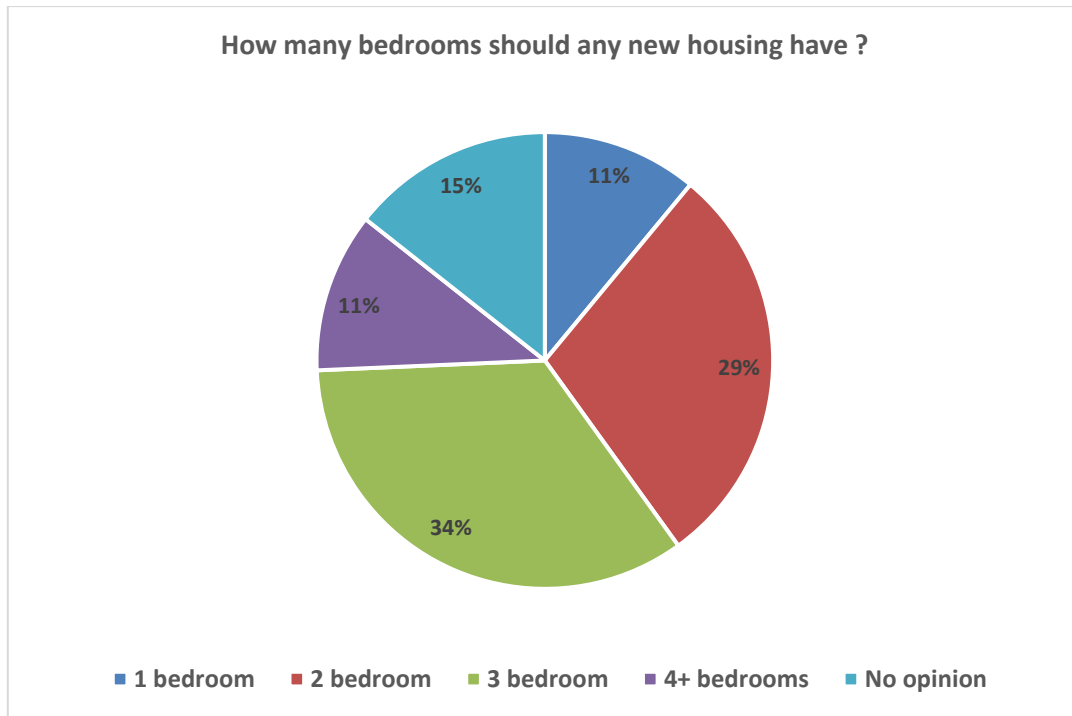
The survey and housing register has identified a housing need of at least 50 houses with differing sizes and tenure. Most of the ‘infill’ sites have been built on and so any new development will need to identify a suitable piece(s) of land outside of the current Settlement Boundary. In line with the current Forest of Dean Local Plan, the Dymock NDP has a policy restricting development outside of the Settlement Boundary until the new Local Plan is published.

A community survey was open to all residents of the Neighbourhood Area and ran alongside the Housing Needs survey in 2023. The residents were asked for their views on aspects of any new development. The following is an extract from the Community Survey results.

How many bedrooms should any new built dwelling have?

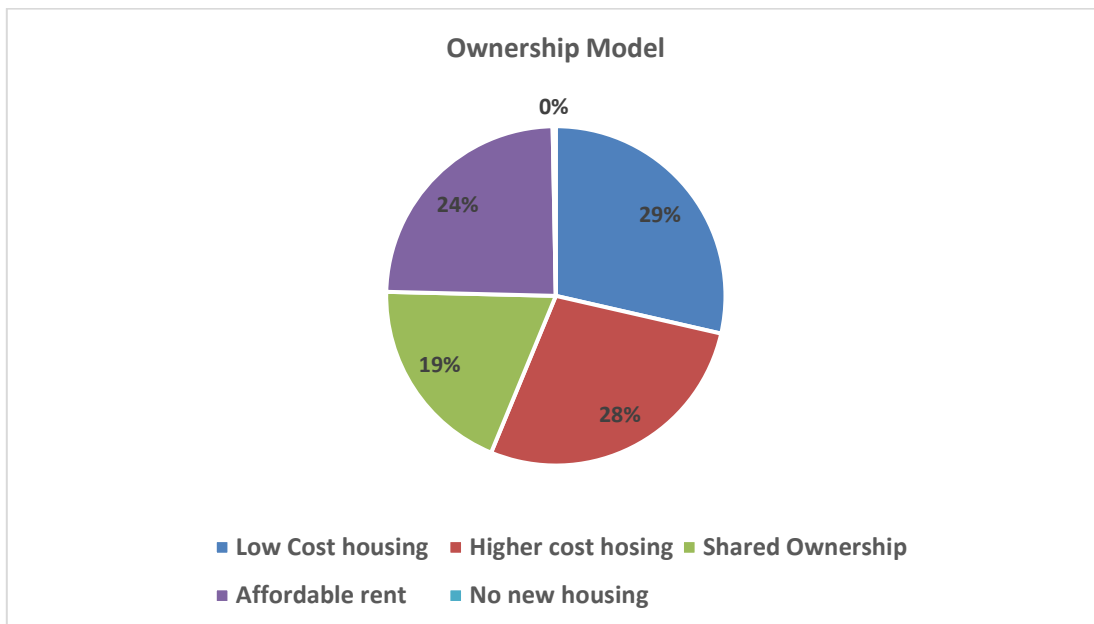
The Housing Needs survey identified that two- and three-bedroom dwellings are required to meet the needs of younger people and families. The residents of the Neighbourhood Area would also prefer

two- and three-bedroom houses built rather than houses with four or more bedrooms which would probably be unaffordable for most residents.



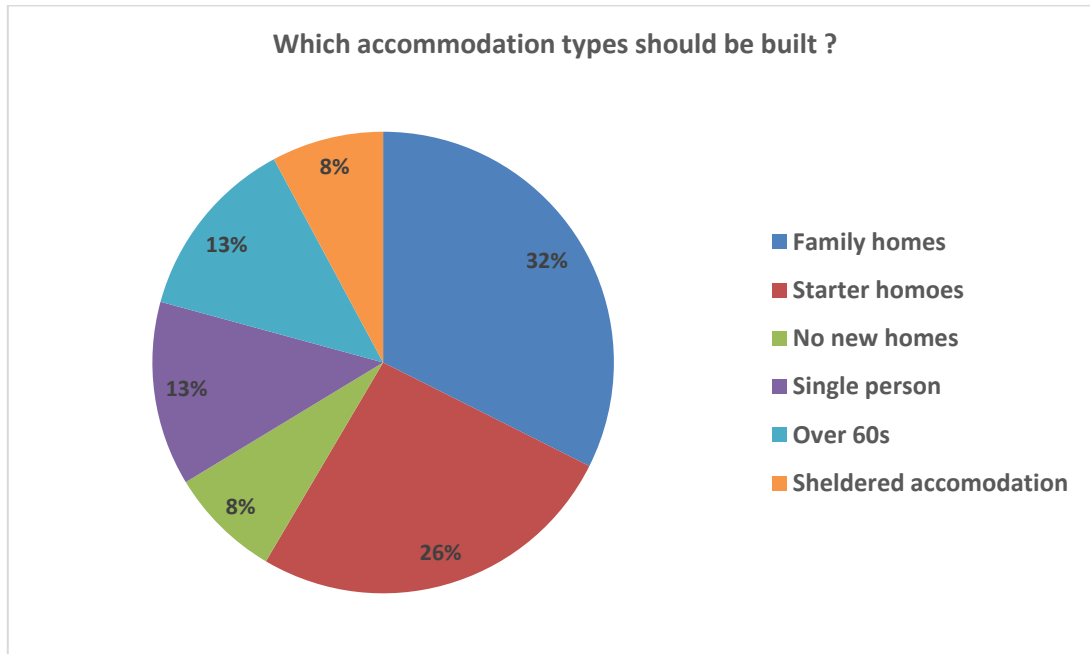
What type of ownership model do you favour for any new housing?

29% of the respondents did not want to see any new housing in the Neighbourhood Area, however, the same respondents want additional community facilities which will require contributions from new development to provide them.



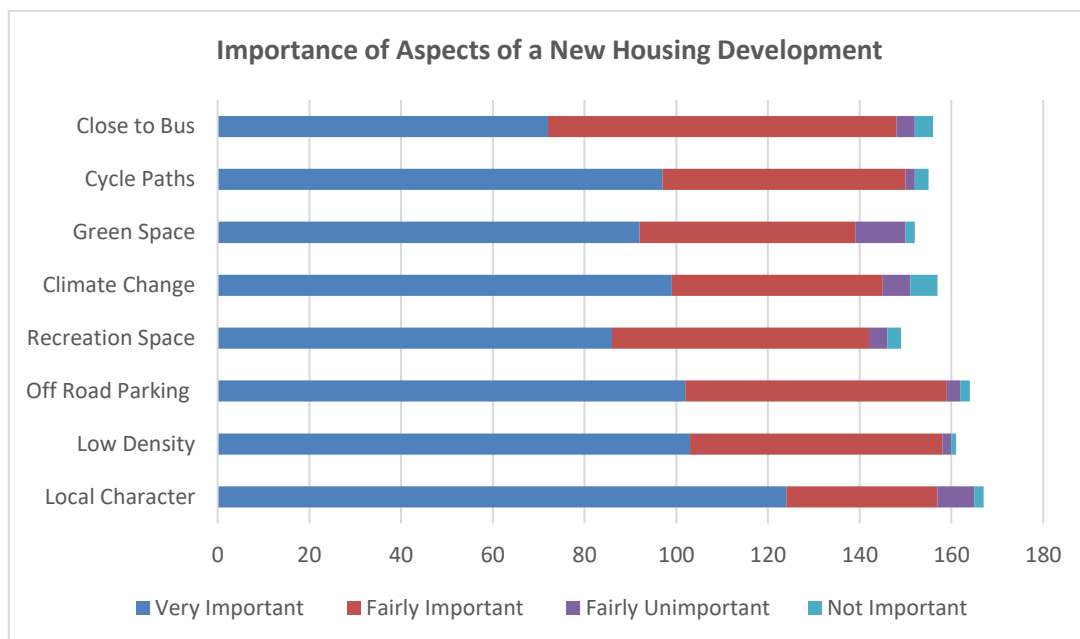
Which of the following accommodation types should be built?

A large percentage of the population within Dymock consists of the elderly, many of which are in dwellings too big for them. The respondents prefer family and starter homes to be built. If 1-bedroom properties for single persons and over 60s accommodation was provided, some family sized homes may be freed up, and therefore allow generations to stay within the Neighbourhood Area if they wish.



How important are the following when considering new housing development?

It is important that new housing reflects the local character of the area. Residents would also like low density housing to maintain the rural feel of the Neighbourhood Area, and climate change is also important, both in the construction of the house and the running of it afterwards.



Affordability

The Community Survey and Housing Survey identified the need for affordable housing. The Affordable Housing Supplementary Planning Document (Feb 2020) stated that 40% of affordable housing should be provided on developments of 5 or more units, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.

New affordable homes are required within Dymock for two main reasons:

- Residents wishing to set up home or move to family size dwellings are on low or middle incomes and cannot afford to privately rent or buy market housing.
- There is a lack of 2 and 3-bedroom houses in the area.
- The market does not have sufficient accommodation for residents who are older or have a disability.

Self-Build

NPPF para 62 identifies that local planning authorities should plan for people wishing to build their own homes. As of July 2023, there are no households on the self-build register who have expressed Dymock as an area of preference.

The survey and the responses to each question are shown below.

Housing Needs Survey

This survey has been produced by the Dymock Neighbourhood Development Plan Steering Group to determine the housing needs of the Neighbourhood Area. All replies will be treated in the strictest confidence, however, please avoid any comments that may identify your household.

You have identified that either your whole household or part of it will need to move **within** Dymock parish in the next 5 years. Each new household that will be formed, for example if two children will be leaving the family home and setting up their own household, two surveys will be required – one for each household.

This form should be completed by one person on behalf of the household

*indicates mandatory question.

***Q1. How many bedrooms would the household expect to need? Please tick one box**

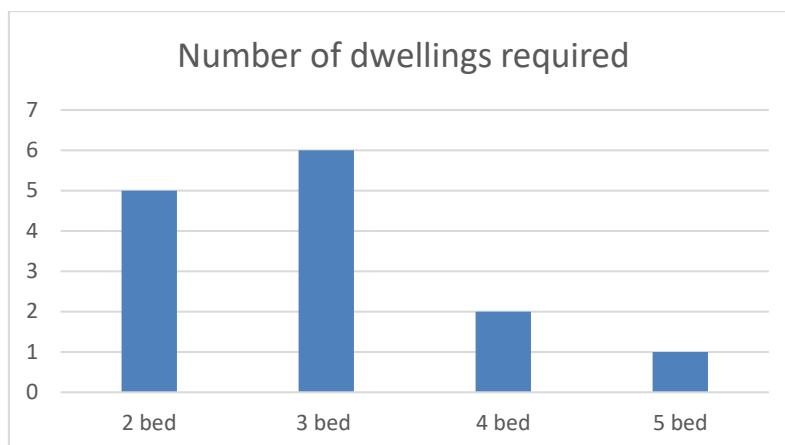
1 bedroom

2 bedrooms

3 bedrooms

4 bedrooms

5 bedrooms



Number of bedrooms	Number of dwellings required
1 bed	0
2 bed	5
3 bed	6
4 bed	2
5 bed	1

***Q2. Would you be downsizing? Please tick one box**

Yes No

3 households will be downsizing

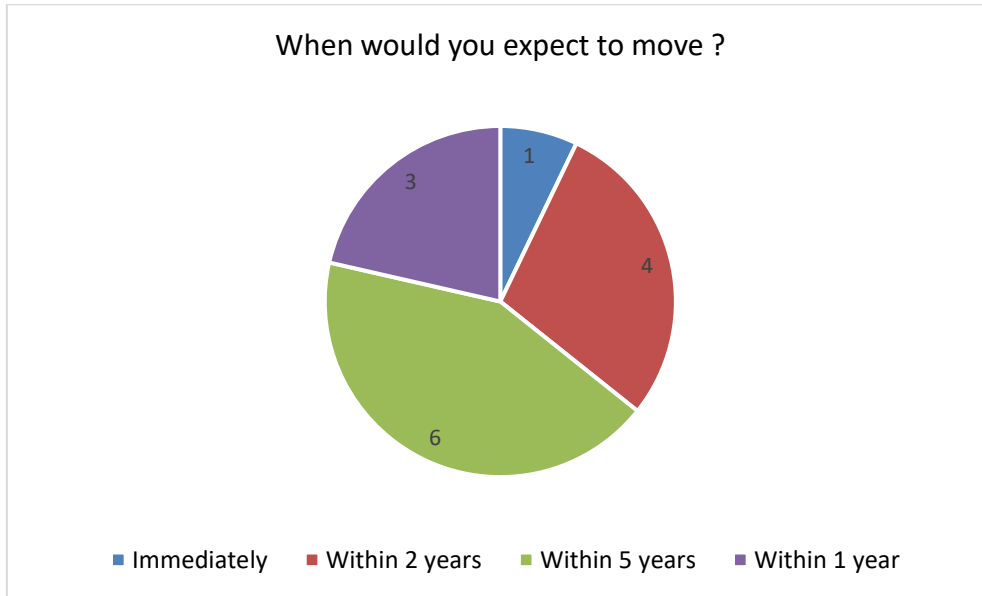
***Q3. How would you describe this new household? Please tick one box**

	AGE			
	18-30	31 -45	46- 65	66+
Couple with or without children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lone parent with dependent children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single person	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Student household	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other - please specify _____				

New household description	Number of households of this type
Couple 18-30	3
Couple 31-45	3
Couple 46-65	2
Couple 66+	2
Lone parent 31-46	1
Single person 18-30	1
Single person 46-65	1
Single person 66+	1

***Q4. When would the household expect to need to move? Please tick one box**

- Immediately Within 1 year
 Within the next 3 years Within the next 5 years



***Q5. Please give the reasons why this household’s current home does not meet the household’s need? Please tick as many boxes as apply**

- Too small Too big Too Expensive
 Need to live close to employment Unsuitable for physical needs
 Need to live close to relative /family Want to live independently
 Other – please specify _____

Reason	Number of households
Too small	3
Too big	1
Too expensive	1
Need to live close to employment	1
Unsuitable for physical needs	2
Want to live independently	2
Too small and need to live closer to employment	1
Too expensive and need to live closer to employment	1
Bored of current house	1
Current house of overlooked	1

***Q6. Does this household have a specialist housing need?** *Please tick all that apply*

- No**
 Accommodation on the ground floor
 Wheelchair friendly
 Housing with support services provided
 Residential care
 Other - please specify _____

Three households have a specialist housing need:

- Two households require ground floor accommodation
- One household requires ground floor accommodation, wheelchair friendly and support services available.

***Q7. How would this household consider paying for this accommodation?** *Please tick all that apply*

- Buy on the open market**
 Rent from the private sector
 Rent it from the Local Authority or Housing Association
 Buy it as a shared equity owner with the Local Authority or Housing Association

Payment method	Total
Open market	10
Rent from Local Authority or Housing Association	2
Open market or Shared Equity owner with Local Authority or Housing Association	2

***Q8. Is the household currently on the Forest of Dean Council or Housing Association waiting list?**

Please tick one box

- Yes**
 No

(Please note that this questionnaire does not register you on a housing waiting list.)

One household is registered on the Forest of Dean Council or Housing Association waiting list?

***Q9 Apart from your household, do you know anyone with a ‘local connection’ who would like to set up home in Dymock ?.** *Please tick one box*

- Yes**
 No

There are possibly another 6 households who would like to move to the Neighbourhood Area. .

Q10 If you would like to make any comments regarding your housing needs, please write them in the box below.

Housing suitable for retired people with access to bus service to Ledbury or Newent

*Many
Thanks!* 😊

The NDP team greatly appreciate the time you have taken to provide us with this information. It will be used to identify the housing needs of Dymock parishioners and help us to create policies for the Neighbourhood Development Plan. Our findings will be available to you once the results have been analysed and written up. The report will be available on our website or in hard copy from the NDP team.

If you need help to complete the survey, please contact the Dymock Neighbourhood Development Plan Steering Group who will arrange assistance

Appendix D – Settlements within the Neighbourhood Area

This Appendix contains some additional information about the settlements that are within the Neighbourhood Area, and an overhead view of each of them.

Broom's Green, Greenway, and Tilputs End

A village hall was built just after World War I and was known as the War Memorial Hall. The hall was replaced in 1998 and is still well used by the community today. Broom's Green is the home of the famous cheese 'Stinking Bishop' so called because of the name of the pear used to make the perry in which the cheese is washed during its maturing process.

Tilputs End is a small settlement consisting of four residences and a farm. In 1872 Ann Cam school separated boys and girls to educate them separately. This caused a shortage of female educational facilities and in 1874 it was decided that a Dames school for forty girls should be created at Tilputs End. This was established at nearby Old Upham Farm in Leddington. However, after only one year and despite an annual payment of £30-40 a year, the farm owner wanted his house back. The school was then closed.



Tiller's Green

To the south of the Neighbourhood Area, Tiller's Green is scattered randomly over a green beside the Much Marcle road. There was a homestead and squatter cottages among a dozen dwellings on the green in the mid-19th century. A small house was built further south on the road soon afterwards. Several cottages in the hamlet have been enlarged and a bungalow was among a few new dwellings built there in the later 20th century.

Preston

Preston Brook enters the Neighbourhood Area here and Ludstock Brook is its principal tributary. St John the Baptist Church and Preston Court stand together at the centre of minor lanes and tracks.



Hallwood Green

Hallwood Green is a small hamlet in the north-west of the Neighbourhood Area next to Much Marcle on waste land known as Hollister's or Hollis's green. The hamlet was bypassed by a new road into Herefordshire in the 1830s and it remains a backwater mostly of thatched cottages.

Ryton

To the east of the Motorway is the small hamlet of Ryton. The Old Gallows was a small timber framed cottage and adjacent stone building but has been converted to a single house. This is where Lascelles Abercrombie lived, one of the Dymock poets.



Four Oaks and Hillend Green

Hillend Green is on the edge of the Neighbourhood Area adjacent to Four Oaks. There are approximately twelve residences in the settlement.



Appendix E – National Heritage List

War Memorial, the village, Dymock. Grade II.
List Entry 1483167.



The Old Cottage, the village, Dymock. Grade II.
List Entry 1156178



333 Ryton, Ryton, Dymock. Grade II. List Entry
1078548



Nash Monument, St Mary's Church, Dymock.
Grade II. List Entry 1078509.

Nash monument is about 15m south of south-east corner of south transept.



Little Iddens, Leddington, Dymock. Grade II. List
Entry 1341943



Castle Tump, Castle Tump, Dymock. Grade II.
List Entry 1224398



The Old Nail Shop, Greenway, Dymock. Grade II. List Entry 1078537



Wood's Cottage, the village, Dymock. Grade II. List Entry 1078516



Hankins monument, 14m south of the west end nave, St Mary's Church, Dymock. Grade II. List Entry 1078511



Ann Cam School, the village, Dymock. Grade II. List Entry 1078518



Hemmings monument, 13m south of the south transept, St Mary's Church, Dymock. Grade II. List Entry 1341967



Barn, Old Shayles Farm, Dymock. Grade II. List Entry 1396431



New Rock Farmhouse, Kempley Road, Dymock.
Grade II. List Entry 1155611



Great Woodend, Normansland Lane, Dymock.
Grade II. List Entry 1155906



Hill Ash House, Ledbury Road, Dymock. Grade II.
List Entry 1155744



Two monuments about 12m north of east end
of chancel church, St John the Baptist, Preston,
Dymock. Grade II. List Entry 1078547



Stoneberrow House, the village, Dymock. Grade II.
List Entry 1302984.



Crothorn Villa, Leominster Road, Dymock.
Grade II. List Entry 1155808



Smtih monument about 4m west of the south porch, St Mary’s Church, Dymock. Grade II. List Entry 1078510



Cooper monument about 4m east of south-east corner of south transept, St Mary’s Church, Dymock. Grade II. List Entry 1078550



The Poplars, Broom’s Green, Dymock. Grade II. List Entry 1341942



Boyce Court, Dymock. Grade II. List Entry 1078530



Allums, Leominster Road, Dymock. Grade II. List Entry 1078544



Gamage Hall, Dymock. Grade II. List Entry 1341940



Elliott monument about 21m south-west of the west end of the tower, St Mary's Church, Dymock. Grade II. List Entry 1078512



Hooper monument about 22m north of north-west corner of the tower, St Mary's Church, Dymock. Grade II. List Entry 1078514



Cam monument about 7m north west of north-west corner of the tower, St Mary's Church, Dymock. Grade II. List Entry 1341970



High House, the village, Dymock. Grade II. List Entry 1078515



Two monuments about 6m south of south-west corner of the tower, St Mary's Church, Dymock. Grade II. List Entry 1078513



Ketford Farmhouse, Ketford, Dymock. Grade II. List Entry 1078539.



Fawke and Dance Monuments about 19m south of west end nave, St Mary's Church, Dymock. Grade II. List Entry 1341969.



Stone House, Greenway, Dymock. Grade II. List Entry 1155605



Callow Farmhouse, Dymock. Grade II. List Entry 1341050.



Barn, The Old Grange, Leominster Road, Dymock. Grade II. List Entry 1341945

(no permission to take a photo)

Glyn Iddens, Leddington, Dymock. Grade II. List Entry 1155703



Barn, White's Farm. Broom's Green, Dymock. Grade II. List Entry 1078535.



Cam monument, about 1m east of east wall of Chancel, St Mary's Church, Dymock. Grade II. List Entry 1341948



Skipp and unidentified monument, about 5m south west of the porch, St Mary's Church, Dymock. Grade II. List Entry 1341968



Stables, Farm Mill, Ledbury Road, Dymock. Grade II. List Entry 1155778



Number 331, near Quabb's Cottage, Ryton, Dymock. Grade II. List Entry 1155964



Murrell's Cottage, Dymock. Grade II. List Entry 1078533



The Thatch, Windcross, Leominster Road, Dymock. Grade II. List Entry 1155859



Barn, Hill Farm, about 45m north of the farmhouse, Knight's Green, Dymock. Grade II. List Entry 1078541



Ivy House, the village, Dymock. Grade II. List Entry 1302973



Bishop and Grundey monuments, about 8m SSE of east corner of former central tower, St Mary's Church, Dymock. Grade II. List Entry 1303047



Hill Farm House, Knight's Green, Dymock. Grade II. List Entry 1155623.



Barn, Great Netherton, Leominster Road, Dymock. Grade II. List Entry 1155877



Stoneberrow Place, the village, Dymock. Grade II. List Entry 1078517



Cider House, Greenway, House, Greenway, Dymock. Grade II. List Entry 1155562



Group of 3 monuments, between 3m to 6m south of east side of south porch, St Mary's Church, Dymock. Grade II. List Entry 1341949.



Wilton Place, Ledbury Road, Dymock. Grade II. List Entry 1078542.



Four Oaks Cattery, Four Oaks, Dymock. Grade II. List Entry 1155543



Outbuilding by The White House, approximately 3m west of The White House, the village, Dymock. Grade II. List Entry 1224427



Cider House, Hill Farm, approximately 50m north west of the farmhouse, Knight's Green, Dymock. Grade II. List Entry 1078540.



Barn, White House Farm, Preston, Dymock. Grade II. List Entry 1341947.



Greenway House, Greenway, Dymock. Grade II. List Entry 1078536



Group of 4 Monuments, between 3 and 8m south of south wall of south transept, St Mary's Church, Dymock. Grade II. List Entry 1156042.



Tawney's Farmhouse, Hillend, Dymock. Grade II. List Entry 1078538.



The Veldt House, Dymock. Grade II. List Entry 1078471.



Shakesfield Cottages, Leominster Road, Dymock. Grade II. List Entry 1341944.



Pound Farmhouse, Tiller's Green, Dymock. Grade II*. List Entry 1155980.



Old Upham House, Leddington, Dymock. Grade II. List Entry 1155716.



Farm Mill House, Ledbury Road, Dymock. Grade II. List Entry 1078543.



The White House, the village, Dymock. Grade II. List Entry 1078472.



Barn and adjoining workshop, Callow Farm, Dymock. Grade II. List Entry 1078531



The Old Grange, Leominster Road, Dymock. Grade II. List Entry 1155819.



Barn and Cowshed, Pound Farm, approximately 20m north of the house, Tiller's Green, Dymock. Grade II. List Entry 1078549.



Cowhouse and Shelter Shed, Callow Farm, Dymock. Grade II. List Entry 1078532.



Butcher's Shop, Great Wadley, The Old George, the village, Dymock. Grade II. List Entry 1156231.



Great Netherton Farmhouse, Leominster Road, Dymock. Grade II. List Entry 1078545



Lintridge Farmhouse, Bromsberrow Heath, Dymock. Grade II. List Entry 1078534.



Little Netherton, Leominster Road, Dymock. Grade II. List Entry 1078546.



<p>Church of St John The Baptist, Preston, Dymock. Grade I. List Entry 1341946.</p> 	<p>Preston Court, Dymock. Grade II*. List Entry 1303085.</p> 
<p>Heath Farmhouse, Bromsberrow Heath, Dymock. Grade II. List Entry 1341941.</p> 	<p>Knight's Green moated site. Scheduled monument. List Entry 1016763.</p> 
<p>Moated site at Bellamys Farm. Scheduled monument. List Entry 1016834.</p> 	<p>Castle Tump motte and bailey castle, Dymock. Scheduled monument. List Entry 1016762.</p> 

Milestones

There is one fingerpost registered with the Milestone Society – Fingerpost at Greenway crossroads.

A Fingerpost of concrete and wood construction erected by Gloucestershire County Council.

Inscription reads: // BROMSBERROW HEATH 2 / UPTON ON SEVERN 13¼ / TEWKESBURY 14½
 //DYMCK 1½ / NEWENT 5 / GLOUCESTER 14 //MUCH MARCLE 3½ / ROSS 10½ //LEDBURY 2¾ /
 WORCESTER 19 //

Historic Designed Landscapes

There are two properties registered with Parks and Gardens UK which is a database of historic designed landscapes sites.

Boyce Court - The layout of the ornamental gardens and parkland dates back to the early 19th century when the house was rebuilt. The disused Herefordshire and Gloucestershire Canal forms a formal water feature at the entrance to the property. The grounds include ornamental ponds and woodland drives.



Greenway House – has a mature garden with a lake, lawns, formal gardens and herbaceous borders. There are also productive areas including a kitchen garden and orchards. An unusual feature is a disused moat, which was probably ornamental rather than defensive. The house was probably built in the 16th century.



Appendix F – Community Survey Results

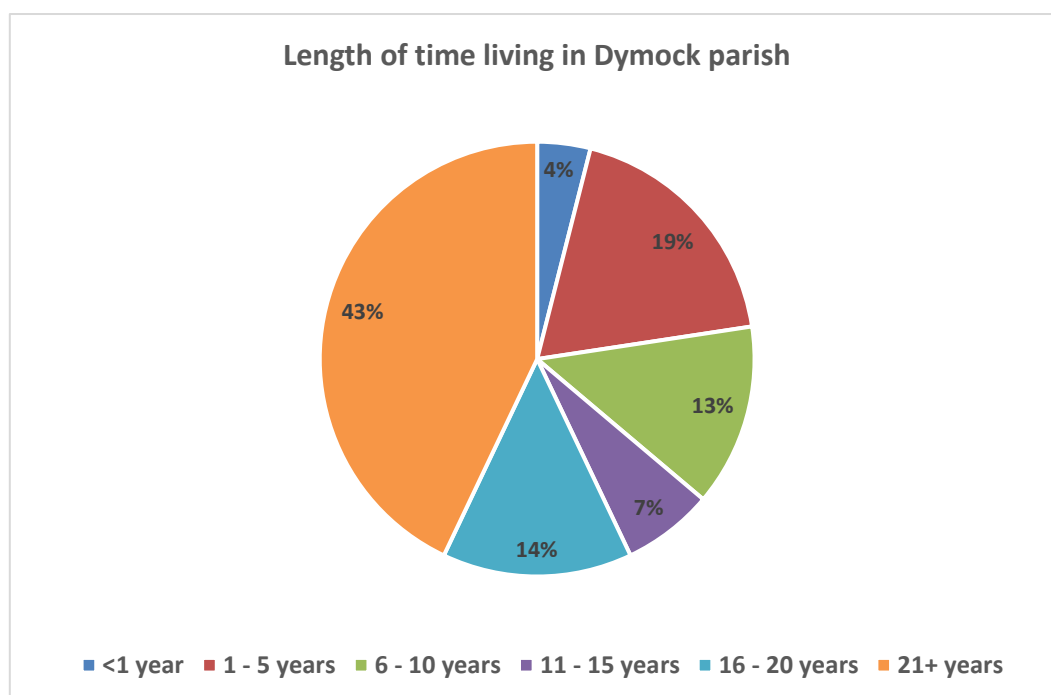
A survey was conducted by Dymock Neighbourhood Development Plan Steering Committee to determine the community needs of the Neighbourhood Area. The survey asked questions about the residents' current household. A household was defined as "one person living alone, or a group of people (not necessarily related living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day". The form was completed by one member of the household, on behalf of all people living in the household.

The survey ran from 25th May until 9th June 2023. The survey was available online via the NDP website www.dymock-ndp.org, and in hard copy form from St Mary's Church, Broom's Green Memorial Hall and The Beauchamp Arms.

172 surveys were returned which is approximately 35% of the households in the Neighbourhood Area. The results for each question asked are given below.

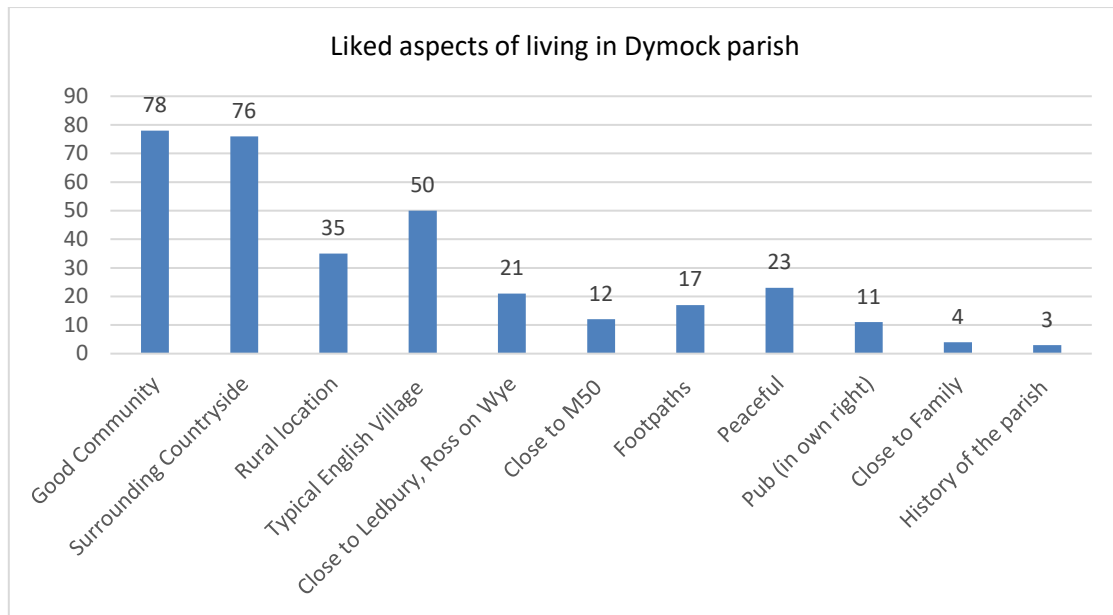
Q1. How long have you lived in Dymock parish?

According to the 2021 Census, approximately 50% of the population in the Neighbourhood Area is aged 55 or over. Of the respondents to the survey, 57% have lived in the area for over 16 years.



Q2. What do you like most about living in Dymock parish?

Most respondents value the surrounding countryside and the rural feel to the Neighbourhood Area. They love that they live in a typical English village with the church, shop, pub, garage, school, cricket club and village hall. There is a strong community feel within both the village and the surrounding smaller settlements.

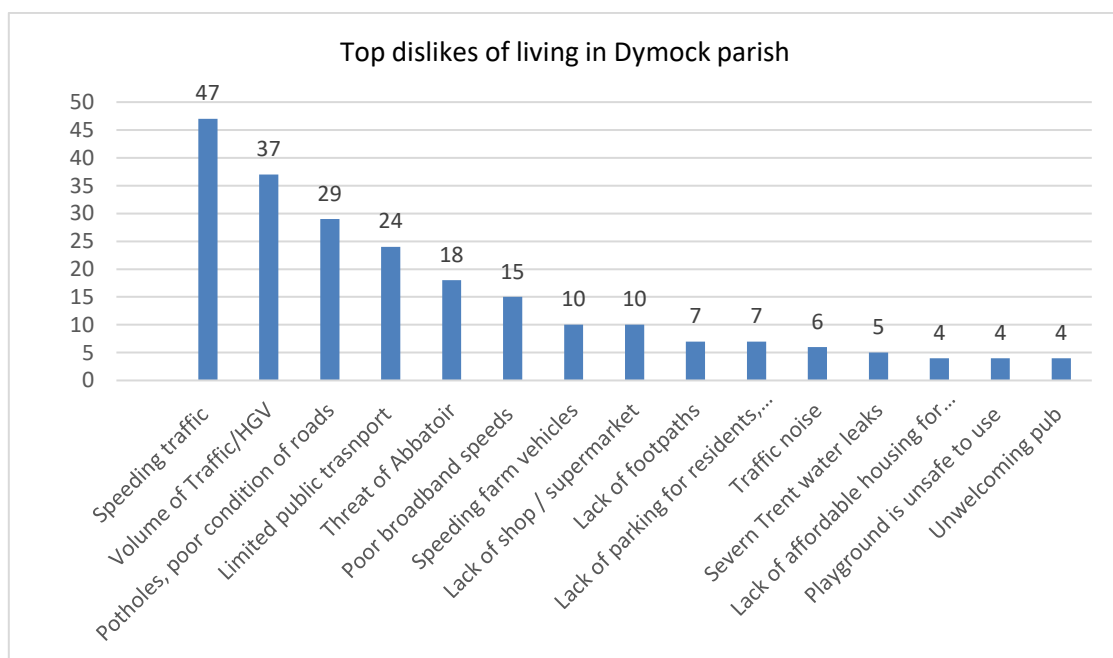


Q3. What do you like least about living in Dymock parish?

There is a wide range of dislikes with the top two being traffic related which cannot be addressed directly by the NDP as this is not a planning issue, however, Community Actions for the Parish Council to pursue have been included in the NDP.

The introduction of the new bus service is welcomed, but the timetable and route is too limited for most residents. For residents to use public transport instead of their car, there would need to be a significant uplift in the service.

The threat of an abattoir being built near the village was another concern and was raised by 14% of the respondents. Residents are concerned about the increase in traffic and whether the presence of the abattoir could lead to more industrial development in the area. It was also seen as providing no benefit to the Neighbourhood Area.



Topic	Number of responses
Speeding traffic	47
Volume of Traffic/HGV	37
Potholes, poor condition of roads	29
Limited public transport	24
Threat of Abattoir	18
Poor broadband speeds	15
Speeding farm vehicles	10
Lack of shop / supermarket	10
Lack of footpaths	7
Lack of parking for residents, church, village hall	7
Traffic noise	6
Severn Trent water leaks	5
Lack of affordable housing for residents	4
Playground is unsafe to use	4
Unwelcoming pub	4
Poor mobile phone reception	3
Anti-social behaviour	3
Lack of facilities for youngsters	3
Manure smell	2
Lack of recycling	2
No community feel	2
Lack of permanent Post Office	2
Litter throughout the village	2
Flooding	1
Farming community power over Parish Council	1
School run traffic	1
Predominately white community - no ethnic mix	1
Herefordshire and Gloucestershire Canal Trust issues	1

Q4. Looking forward 10 years, what kind of place would you want Dymock parish to be?

Most respondents did not see the need to change the Neighbourhood Area, however, in order to ensure that it is sustainable in the future, sympathetic change will need to occur. Taking into consideration all of the comments received through the survey, the vision for Dymock is:

Dymock parish will strive to be a friendly and vibrant community for all age groups. The parish will encourage change in order that the future needs of the community shall be met whilst preserving and enhancing the beauty of the area, its environment and its history.

Appropriate development will complement the existing character of the area so as to provide a safe, enjoyable and inclusive environment for residents of all ages.

Comment	Number of Responses
Remain as is today - no need to change	95
Small eco-friendly development of starter and family homes	17

A younger population - need to encourage them into the area	14
Traffic calming measures	12
Activities and facilities for all age groups and backgrounds	9
Improved public transport	9
Reduced traffic	8
Improved shop / supermarket	8
Improved broadband	7
Safer place to live	7
Village bypass	6
New village hall / community hub	6
Better roads	4
No abattoir	4
More local businesses providing employment	3
Coffee shop	3
Better footpaths	3
Friendlier pub	3
Car park in the centre of the parish/village	3
Sports centre	2
More retail outlets	2
Restrictions on HGVs`	1

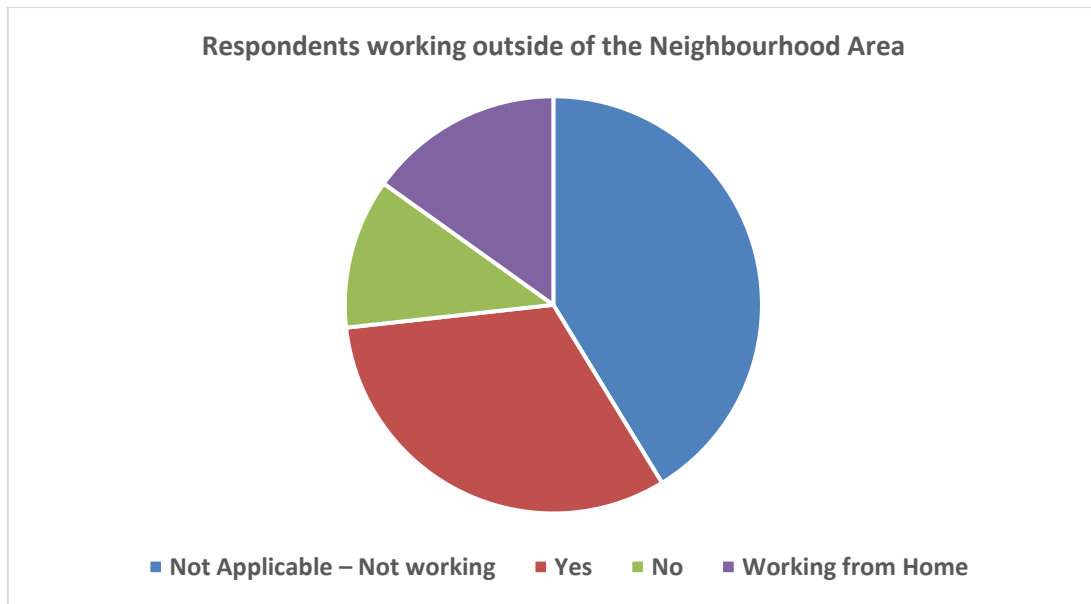
Q5. If applicable, which school/college do your children attend?

Not many of the households that responded had school age children. The local primary school is Ann Cam Church of England Primary School, and Newent Community School as the Neighbourhood Area falls within the catchment area.

School Attended	Number of Children attending
Newent Community School and Sixth Form Centre	6
John Masefield High School, Ledbury	6
Ann Cam C of E Primary School	4
John Kyrle High School, Ross On Wye	3
Herefordshire and Ludlow College	2
Shrewsbury School, Shrewsbury	1
Monmouth Comprehensive School	1
Sir Thomas Rich's School, Gloucester	1
Gloucestershire College, Gloucester	1
Much Marcle C of E Primary School	1
Pauntley C OF E Primary School, Newent	1
Easton Primary School. Bristol	1

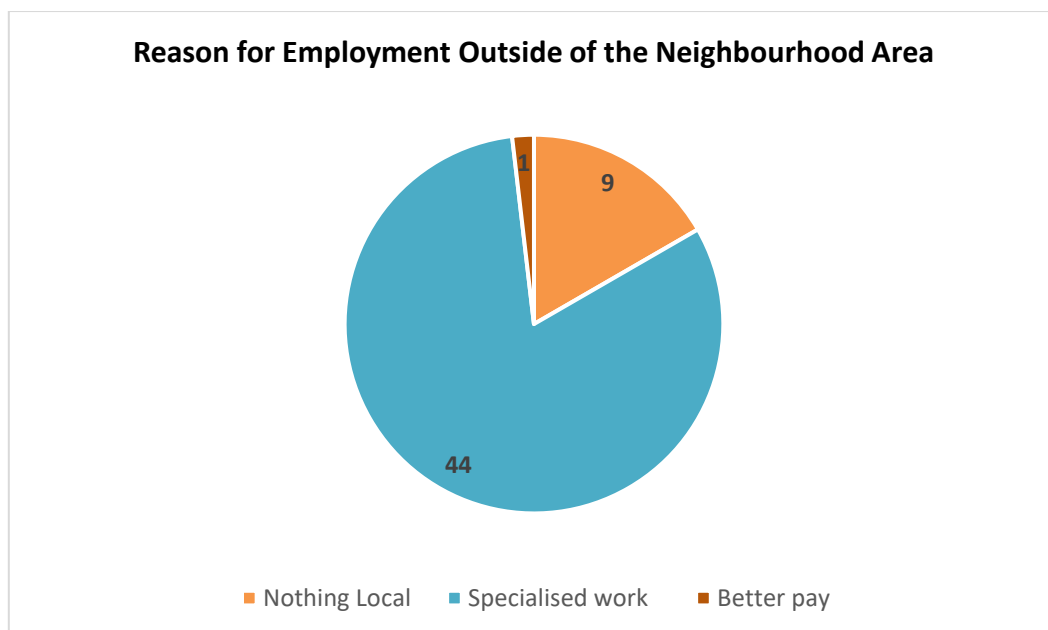
Q6. Is your place of employment outside of Dymock parish?

41% of the respondents are not in employment, which is not surprising as over half of the population within Dymock are retired.



Not Applicable – Not working	71
Yes	55
No	20
Working from Home	26

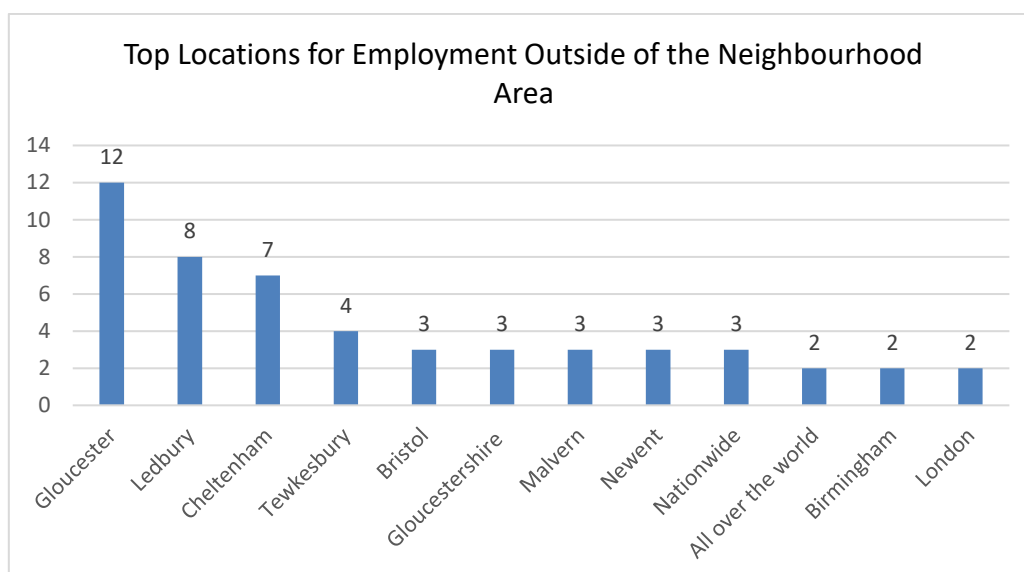
Q7. If you work outside of Dymock parish for what reason?



The majority of the respondents have specialised skills which are not required in Dymock.

There are over 100 businesses operating out of the Neighbourhood Area. There are 66 active businesses registered with Companies House with an operating address within the Neighbourhood Area and approximately 30 sole traders who are not registered.

Q8. If you work outside of Dymock parish - at what location do you work?



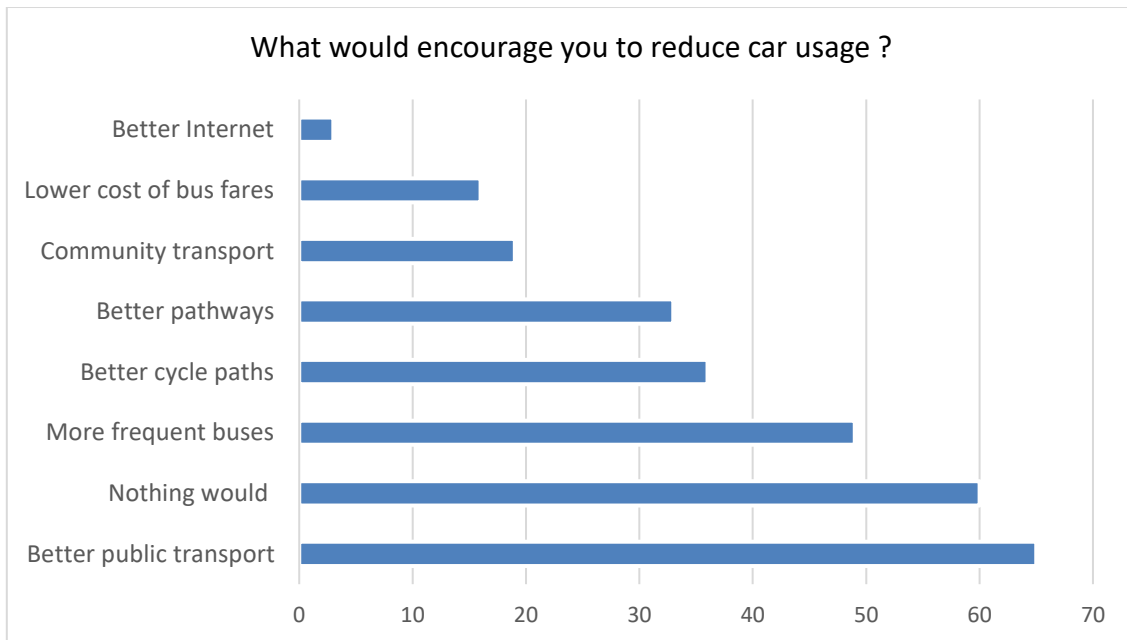
Location	Number of replies	Location	Number of replies
Africa	1	Lydney	1
All over the world	2	Malvern	3
Berkshire	1	Mitcheldean	1
Birmingham	2	Monmouth	1
Bristol	3	Much Marcle	1
Cheltenham	7	Nationwide	3
Churchdown	1	Newent	3
Cinderford	1	Newnham	1
Cirencester	1	Reading	1
Coleford	1	Ross On Wye	1
Cotswolds	1	South West England	1
Derby	1	Staunton	1
Eastnor	1	Symonds Yat	1
Gloucester	12	Surrey	1
Gloucestershire	3	Tewkesbury	4
Hereford	1	Warwick	1
Kidderminster	1	West Midlands	1
Ledbury	8	West Oxford	1
Leicestershire	1	Worcester	1
London	2		

Q9. What would encourage you to reduce car usage?

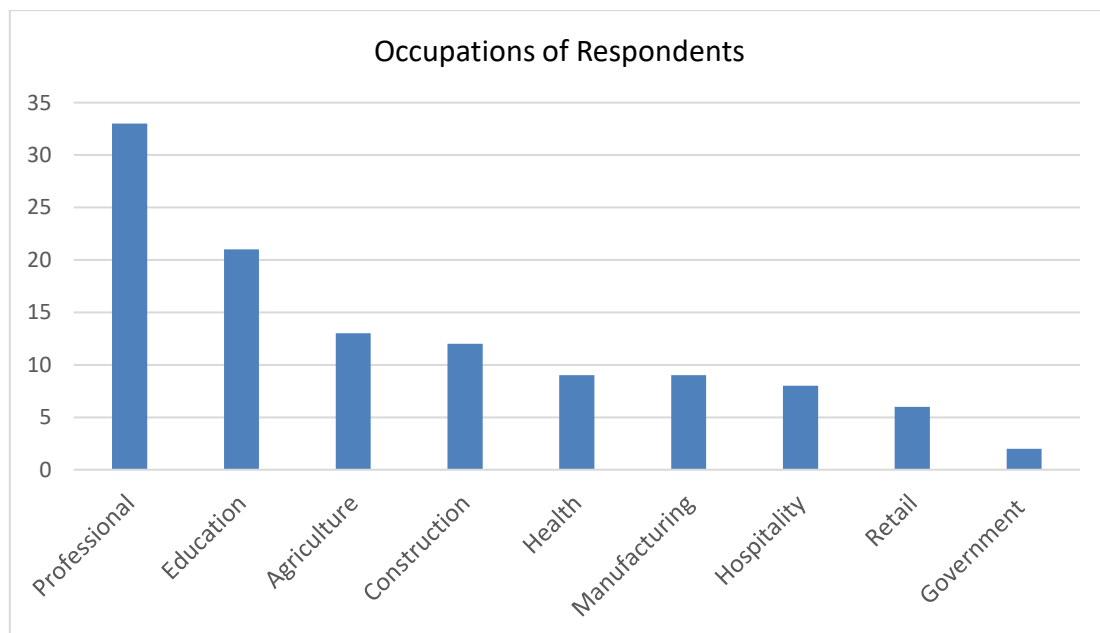
As shown above, those respondents that are in employment outside of the home work mainly in Gloucester, Ledbury and Cheltenham. There is no direct bus service to Gloucester or Cheltenham, and the bus service to Ledbury and Ross-On-Wye only runs every two hours. Therefore using public transport to get to work is currently difficult. There is unlikely to be any reduction in car usage until better public transport is provided.

Access to day to day services such as shops or medical appointments is also difficult without a car.

A few respondents who work from home mentioned the lack of fibre broadband means that they have to travel to clients rather than conduct business over zoom or similar tools.



Q10. What employment sector do you work in?



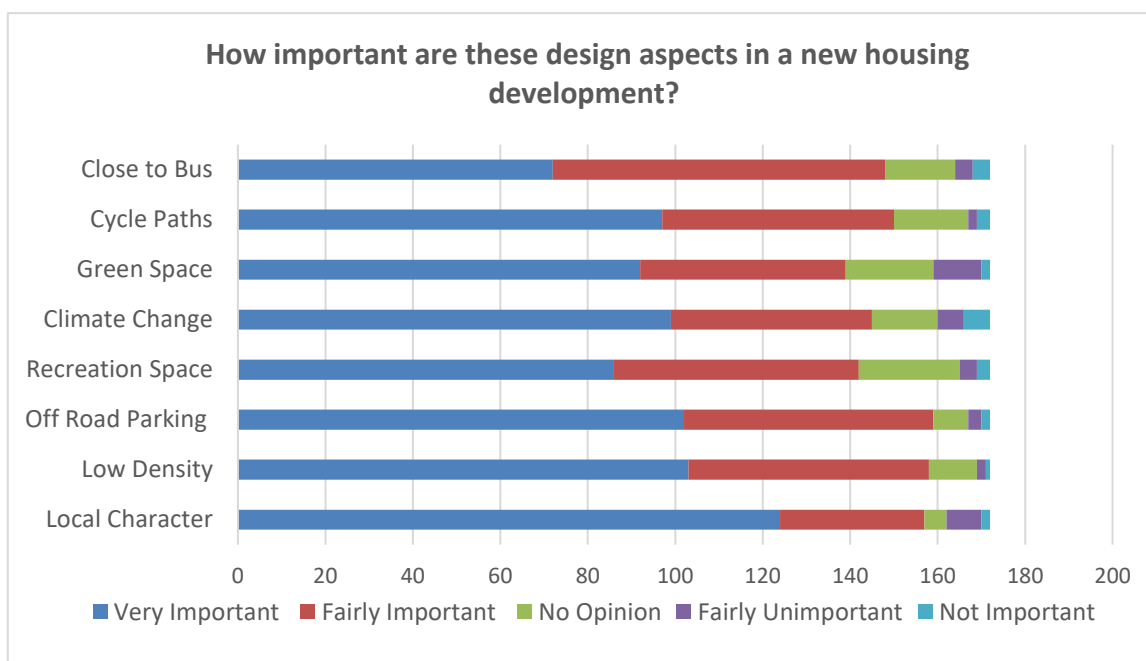
Professional	24
Education	21
Agriculture	13
Construction	12
Health	9
Manufacturing	9
Hospitality	8

Retail	6
Business Consultancy	3
Government	3
Engineering	1
Defence	1
Entertainment	1
Haulage	1
Police	1
Marketing	1
Pet care	1
Photography	1

Q11. How important are the following when considering new housing development in Dymock parish?

Respondents consider that any new development, being an individual dwelling or a development, should fit in with the local character. The design should reflect climate change, aiming to achieve high levels of energy efficiency and energy generation.

To reflect the local character of Dymock, all new development should have off road parking to the side or rear of the property. Any new development should respect the density of the immediate area and Local Landscape Character Area.

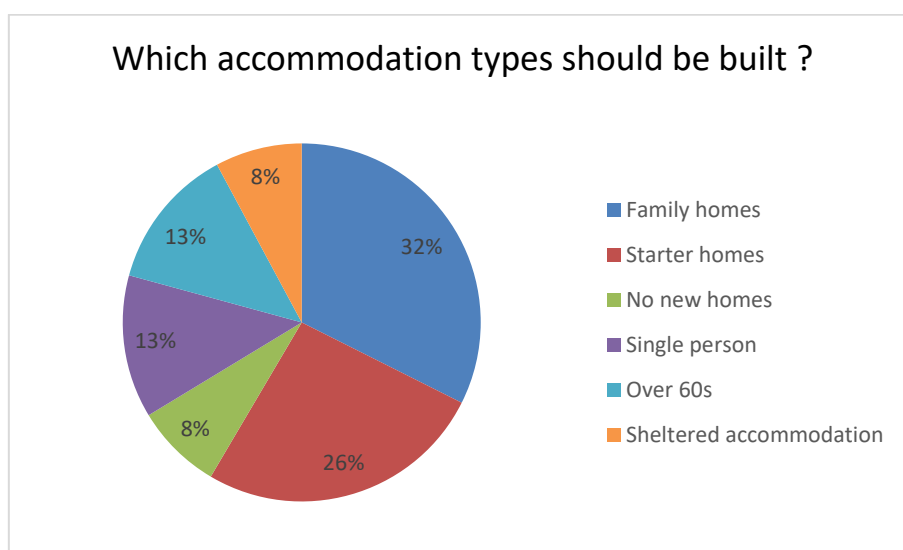


	Very Important	Fairly Important	No Opinion	Fairly Unimportant	Not Important
Design should reflect local character	124	33	5	8	2
Low density housing with gardens	103	55	11	2	1
Off road parking for at least 2 cars & cycle storage	102	57	8	3	2
Recreation areas included	86	56	23	4	3
Designed to support climate change & energy efficiency	99	46	15	6	6
Designed with a green space gap between existing adjacent development	92	47	20	11	2
Cycle paths and foot paths connecting to village	97	53	17	2	3
Close to transport – bus routes or major roads	72	76	16	4	4

Q12. Which of the following accommodation types should be built in Dymock parish?

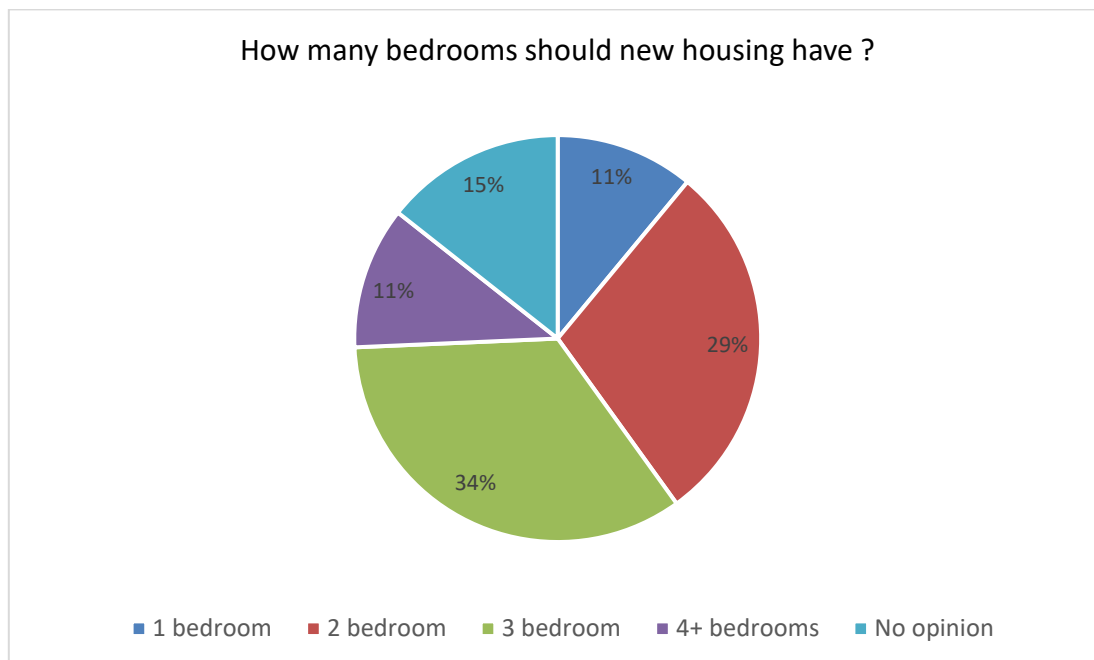
The respondents acknowledge the need for starter and family homes, totally 58% of replies. It is acknowledged that the community needs to be more balanced and younger people/families should be encouraged into the area, and help given to those that already live here to be able to stay.

The single person and over 60s housing should ensure that the Neighbourhood Area provides lifetime homes for residents.



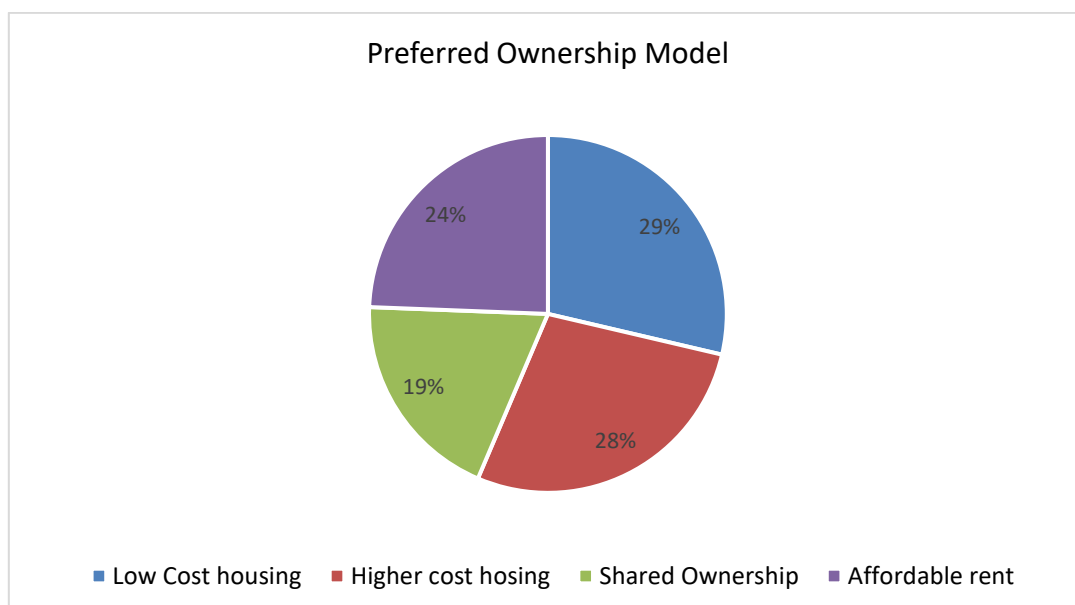
Q13. How many bedrooms should any type of new built houses have (e.g. house, apartment, bungalow)?

The majority of respondents would like 2- and 3-bedroom houses built rather than the large 4- and 5-bedroom houses that are a feature of the Neighbourhood Area. This would support the desire for starter and family homes to be built.



Q14. What type of ownership model do you favour for any new housing built in Dymock parish?

77% of respondents would prefer houses built for the open market, including shared ownership. There were comments about the development of affordable rental homes that have been built in the Neighbourhood Area, however, very few residents were allocated one of the houses.



Q15. Where do you go for community and recreation facilities not available in Dymock parish ?

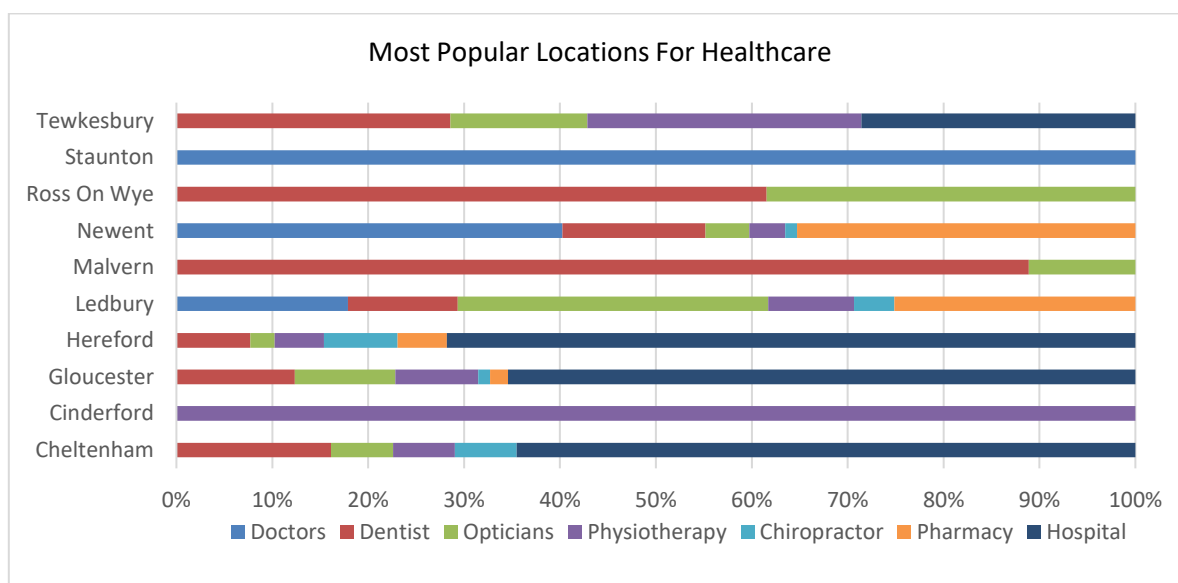
Healthcare Services

There is no doctors’ practice, optician, dentist or pharmacy in Dymock. This needs careful consideration should a large new housing development be placed in or near to Dymock.

The main hospital is at Gloucester for both Accident and Emergency and in/outpatient appointments. There is no direct bus route to Gloucester, and also no Taxi service from Dymock. This makes it difficult for residents to attend hospital unless they have their own transport or can rely on friends or family.

There is a doctors’ practice at both Newent and Ledbury. Due to some recent housing developments both surgeries are now at capacity. The bus service does cover both towns, however, due to the limited timetable, it is difficult to book an appointment that corresponds with the bus timetable. Therefore, residents usually drive or are taken by friends or family.

Dentists can be found in both Ledbury and Newent, although it is difficult to find a dentist that is taking on new patients. Respondents to the Community Survey travel as far as Tewkesbury, Malvern, Hereford, Gloucester and Cheltenham In order to attend a dentist, all of which are only accessible by car due to lack of public transport. It may be possible to align a dentist appointment in Ross On Wye with the 232 bus which only runs every 2 hours.



	Doctors	Dentist	Opticians	Physiotherapy	Chiropractor	Pharmacy	Hospital
Bosbury				1			
Bromsgrove		1					
Bromyard		1					
Chalfont		1					
Cheltenham		5	2	2	2		20
Cinderford			1	3			1
Eastnor				1			
Gloucester	1	20	17	14	2	3	106
Hereford		3	1	2	3	2	28
Home visit				2	2		

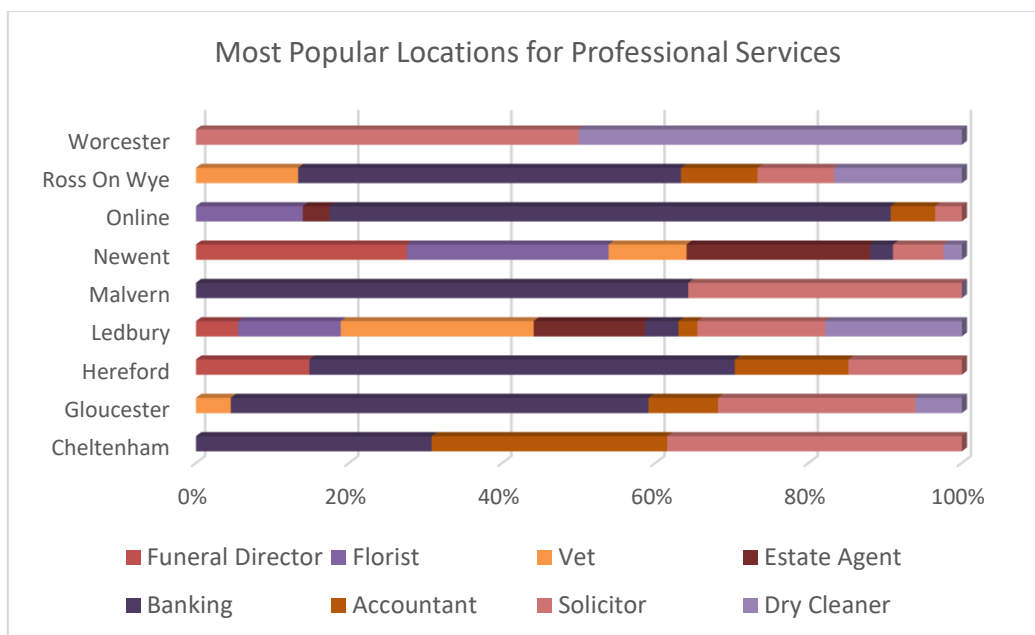
Ledbury	64	41	116	32	15	90	
Lydney				1			
Malvern		16	2			1	1
Mitcheldean				1			
Monmouth			1		1		
Much Marcle				8			
Newbury			1				
Newent	97	36	11	9	3	85	
Online						3	
Pershore		1	1	1			
Quedgeley		1					
Ross On Wye		8	5	1			
Staunton	2					1	
Symonds Yat		2					
Tewkesbury		4	2	4			4
Upleadon				1			
Upton on Severn		3					
Westbury on Severn		3					
Whitchurch		1					
Worcester							1

Professional Services

A range of locations are used to access professional services which are probably dependent on ease of access, with those living in the north of the Neighbourhood Area preferring locations that can be accessed via M50.

Due to the closure of some local bank branches, many residents are moving towards online banking. If attendance at a physical branch is required, travel to Gloucester, Hereford, Ross On Wye or Ledbury is required. As more branches close down, and online banking becomes a necessity, this will be difficult for residents without the installation of fibre based broadband.

Ledbury or Newent offer the majority of other professional services required by Dymock residents.



	Funeral Director	Florist	Vet	Estate Agent	Banking	Accountant	Solicitor	Dry Cleaner
Birdwood	1							
Birmingham						1		
Bristol							1	
Bromyard			1					
Cheltenham	1				4	4	5	
Chichester						1		
Churcham	1							
Cinderford			1					
Evesham			1				1	
Gloucester	2	2	3		36	6	17	4
Hereford	4	1		1	15	4	4	
Highnam						1		
Jersey							1	
Ledbury	20	49	92	53	16	9	61	65
Leddington						3		
Maisemore			1					
Malvern	2		2		9	1	5	1
Marlborough							1	
Midhurst						1		
Mitcheldean			1			1		
Much Marcle						1		
Newent	46	44	17	40	5	2	11	4
Online		12		3	63	5	3	
Oxford							1	
Parkway		1						
Pershore							1	
Reading						1		
Ross On Wye		2	4	1	15	3	3	5
Solihull							1	
Swindon						1		
Stonehouse							1	
Tewkesbury	1		1			1	1	

Upton on Severn			1					
Wadebridge							1	
Whitney							1	
Worcester					1	1	4	

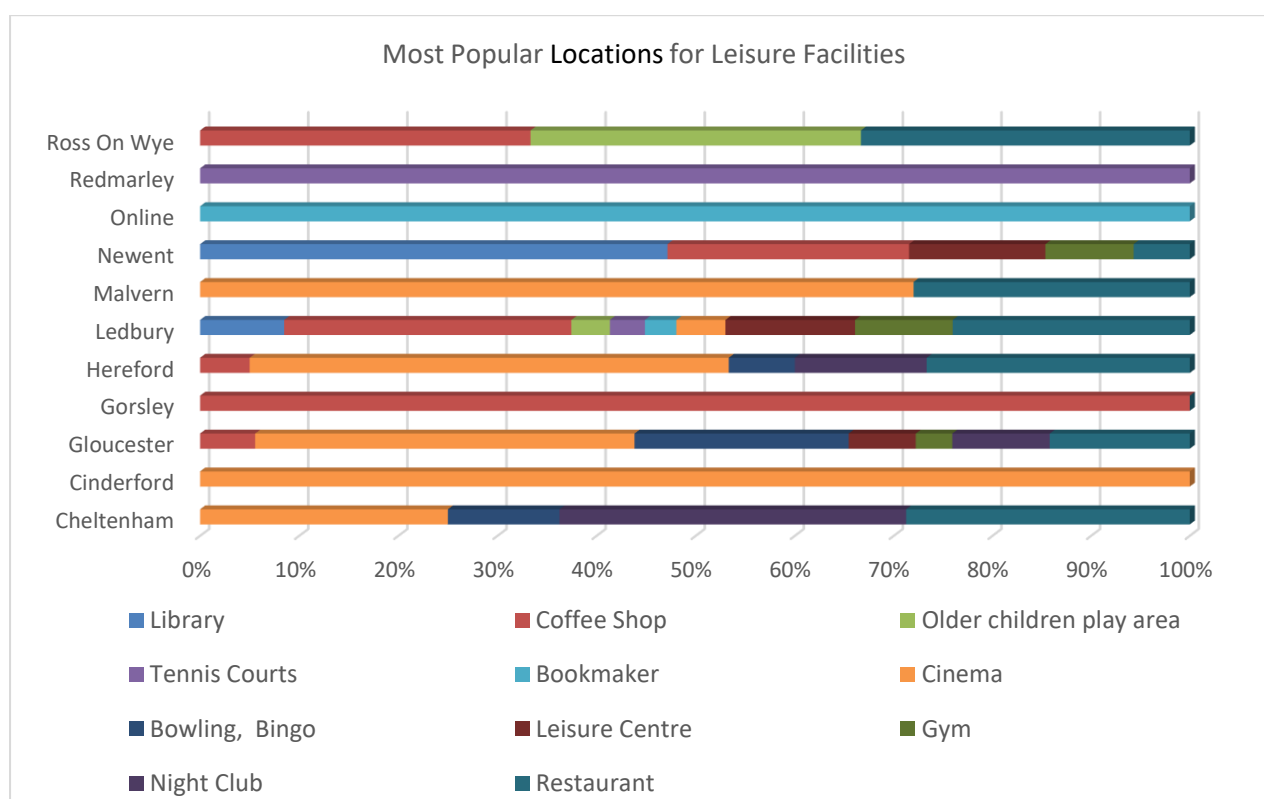
Leisure Services

Ledbury and Newent between them provide most of the leisure services including a library, numerous coffee shops, a cinema, gym and leisure centre. Cheltenham, Gloucester, Hereford and Malvern are also popular locations for the cinema as these towns have some of the big cinema chains.

Ledbury has a play area for older children which means that the parents have to drive there. Having an improved play area within Dymock is one of the requested new facilities for the Neighbourhood Area.

Respondents enjoy indoor bowls, golf, theatre, 10 pin bowling and bingo and mainly travel to Gloucester to play these.

There are many local restaurants in Ledbury, however, respondents also visit Gloucester Quays and The Brewery Quarter in Cheltenham where a variety of restaurants can be found.



	Library	Coffee Shop	Older children play area	Tennis Courts	Bookmaker	Cinema	Bowling, Bingo	Leisure Centre
Abergavenny		1						
Bosbury				1				
Bromsberrow Heath		1						
Cardiff						1		
Crickhowel		1						
Cheltenham		3			1	20	9	
Churchdown			1					
Cinderford	1					4		
Fownhope								3
Gloucester		9	1		1	62	35	11
Gorsley		4	1					
Hereford		3	1			29	4	1
Huntley		1						
Ledbury	24	82	11	10	9	14	2	37
Leominster							1	
Madley							1	
Malvern	1	3	2			18	1	3
Monmouth	1					1		
Newent	58	30	2	3				17
Online	3				8			
Redmarley				4				
Ross On Wye	1	5	5	1			1	2
Tewkesbury						1	1	
Wales		1						
Worcester		2				2	2	

Shopping

Respondents use the local shop in Dymock and in Bromsberrow Heath for basic items. The main food shopping is bought at the supermarkets in Newent, Ross On Wye, Malvern and Ledbury. Preferred clothes and shoe shopping locations are Worcester, Malvern, Hereford, Cheltenham and Bristol.

Online shopping is used extensively, adding to the traffic in the Neighbourhood Area. The Parish Council has agreed to a Community Action as part of this NDP to investigate the use of delivery lockers, such as Amazon or InPost, to help reduce the traffic.

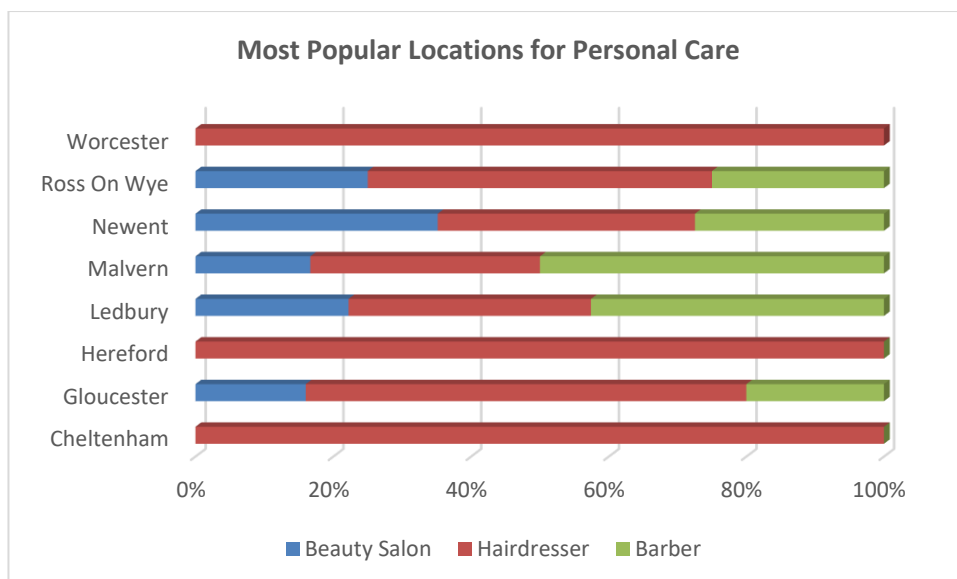
Newent and Ross On Wye are favoured locations for fast food. Respondents identified the need for fast food vans in the Neighbourhood Area, very similar to many other villages where vans visit every fortnight.



	Food	Clothes, Shoes	White Goods	Pets	DIY	Fast Food
Birmingham		1				
Bristol		4				
Bromyard						1
Cardiff		1				
Cheltenham	6	51	11	2	2	
Cinderford	1					
Cirencester				1		
Gloucester	30	53	40	16	43	16
Hereford	6	35	6	1	10	2
Ledbury	156	32	24	58	110	48
Malvern	14	18	2	2	3	3
Mitcheldean					1	
Monmouth		1				
Newent	30	8	1	2	18	39
Online	22	61	76	30	23	
Ross On Wye	10	8	1	7	5	7
Stroud	1					
Tewkesbury	1	1				
Worcester		2	2			

Personal Care

Ledbury and Newent offer all of the personal care services, although some respondents prefer to visit other locations.



	Beauty Salon	Hairdresser	Barber
Bosbury			1
Bromyard	1		
Cheltenham		5	1
Gloucester	4	16	5
Hereford	1	5	1
Inkberrow		1	
Ledbury	24	38	46
Malvern	1	2	3
Newent	32	34	25
Ross On Wye	2	4	2
Telford		1	
Tewkesbury		1	1
Upton on Severn		1	
Worcester		2	

Q16. What new facilities would you like to see in Dymock parish?

Most residents would like to see the village shop open for longer, 7 days a week and with a wider range of stock, including more fresh items. Another car park in the village has also been raised. A coffee shop would also be welcomed – maybe an opportunity for a farm diversification with a farm shop supplying fresh meats, fruits and vegetables, some small retail units and a coffee shop. Sports facilities also factor highly.

Facility	Number of requests
Shop open 7 x days, long hours	47
Car Park - centre Dymock	24
Coffee Shop/Café	17
Post Office (permanent or 5 days a week)	14
Improved bus services	13
Tennis Courts	13

Dymock Neighbourhood Development Plan – Regulation 15 Version

Sports Facilities	11
Football Pitch	9
Recycling Centre	8
Facilities for teenagers	8
Supermarket (Sainsburys, Aldi, Lidl)	7
New Village Hall/Community Centre	7
Doctor/Community Nurse weekly surgery	7
Takeaway - visiting vans (kebab, Greek, burger, fish and chips, pizza)	7
Play Area for older children	6
New Pub / More welcoming staff at The Beauchamp Arms	6
Improved play area	5
Farm Shop	5
More shops (B&Q)	4
Bakery	3
Gym	2
Library/Book exchange	2
Additional pathways & cycle trails	2
Youth Club	2
Snooker & Pool Tables	2
Bistro	1
Netball Court	1
Garden Centre	1
Dog Walking Field	1
Petrol Station	1
Open Air Cinema	1
Wild Swimming	1
Weekly farmers market	1
Brothel	1
Health Care Centre	1
Yoga classes	1
Table Tennis	1
Badminton Court	1
Squash Court	1
Basket Ball	1
ATM	1
Fitness Classes	1
Weekly bank	1
Pharmacy	1
Working Mens Club	1
Allotments	1
Hobby classes	1
Skate Park	1
Riding School	1

Appendix G – Landscape Character

The Forest of Dean Landscape Character Assessment describes landscape types in the Neighbourhood Area. The Neighbourhood Area is in Landscape Character Type 6c Unwooded Vale Leadon Vale

The Leadon Vale, despite being underlain by Silurian siltstone and mudstones, retains many of the characteristics of the Triassic vale to the south and represents the southern extent of a fertile, rolling agricultural landscape which stretches far into Herefordshire to the north and west. The eastern boundary of the landscape is strongly defined by the Malvern Hills. These dark wooded hills form an impressive backdrop to the vale landscape and provide a useful point of orientation.

The landscape is typically rural, harmonious and attractive and dominated by a diverse mix of pastures, orchards and arable fields. As is typical of the Unwooded Vale landscape type, neat hedgerows divide the landscape into a patchwork of productive arable and pasture fields. The landscape is particularly colourful; rich red soils exposed in ploughed fields contrasting sharply with the greens of pastures and the many small deciduous copses and shelterbelts.

The vale is drained by the River Leadon which runs through the centre of the landscape towards the Severn. Numerous tributaries, each separated from the other by low hills of Silurian sandstone and limestone, are lined by alders and willow and bordered by wet 102 meadows and rougher pasture. Historically these areas have been unsettled, with communication routes, farms and hamlets, tending to be located on the low hills that form watersheds between the Leadon's tributaries. The wet meadows were however recognised as an important part of the agricultural landscape. At Kempley for example, remnants of water meadows survive as earthworks beneath the present pasture.

Many of the present farms are closely associated with remnants of Medieval moated farmsteads, again illustrating a continuity of rural settlement in the vale. In many cases, the remains of these Medieval farmsteads are not visible, either as a result of intervening vegetation or due to the earthworks having been eroded, in-filled, or flattened.

The main road in the area is the B4215. This runs along the course of the Roman road which linked Gloucester to the fort at Stretton Grandison. The route passes through Dymock. This settlement has its origins in the Roman period but is perhaps most well-known for its attractive half-timbered and brick buildings, church and associations with the Dymock Poets. Indeed much of the character area is criss-crossed with footpaths which are specifically designed to bring visitors into contact with the landscapes that inspired the likes of Rupert Brook and Robert Frost.

As is typical, the settlement pattern is generally in the form of dispersed farmsteads. Many retain the distinctive orchards and timber clad or half-timbered barns and that were once more widespread. Churches again have visual prominence in an otherwise flat rural landscape.

As well as County level studies, Natural England produces National Character Areas (NCA for England. Dymock parish falls within NCA 104 South Herefordshire and Over Severn. This features a picturesque, rural, well-wooded landscape with substantial areas of ancient semi-natural woodland, parkland and traditional orchards and a network of ancient hedgerows with hedgerow trees. Remnants of common land and neutral and calcareous grassland form a highly fragmented semi-natural grassland resource. Land use is mainly a mix of livestock and arable farming.

Key characteristics are

- An undulating landscape with some prominent rounded Old Red Sandstone hills in the west, lower rolling ground, ridges and valleys, meandering, often deeply incised rivers with narrow flood plains, and Silurian limestone ridges and clay vales of the Woolhope Dome and Silurian sandstone of May Hill in the east.
- Well-wooded character created by larger woodlands confined to the steeper slopes adjacent to the flood plain and to hillsides. Smaller tree clumps often found in groups around hill tops, farmsteads, hamlets and prominent buildings including small areas of ornamental parkland-style planting and scattered parklands.
- Numerous mature and over-mature trees along hedgerows and watercourses including ash, oak, alder and some pollarded willows.
- Traditional historic cider apple orchards and commercial bush orchards on steeper valley slopes and around farmsteads, hamlets and country houses throughout the area, contributing to the woodland character.
- Substantial country houses set within historic landscaped parklands.
- Varied field pattern bounded by hedgerows, ranging from sparse and low 19th century to dense and species-rich hedgerows dating from the medieval period.
- Large-to-medium-sized fields dominate the intensive arable farming on the fertile soils of the lower undulating ground and river valleys.
- Small-to-medium-sized pastures typify livestock farming on the higher ground with steeper slopes.
- Dispersed settlement pattern throughout the area with scattered farmsteads, small hamlets, numerous isolated churches and manor houses linked by narrow winding roads.
- Key transport routes run north–south and east–west linking larger settlements (Newent, Woolhope and Dymock) with the principal town Ross-on-Wye and Monmouth, Gloucester and Hereford in neighbouring NCAs.
- Remnant commons and patches of unimproved grassland typically found on hilltops and inaccessible steeper valley slopes.
- Historic wild daffodil fields of Over Severn and the Wye Valley have inspired poets and stimulated tourism.
- Traditional building materials in the west are predominantly red sandstone; however, to the east of the River Wye they include brick, ‘black and white’ timber-framed and grey Silurian limestone, render and whitewash.
- Hill-top iron-age forts, motte-and-bailey castles and moated sites are found scattered throughout the area

The NCA include 'Statements of Environmental Opportunity' (SEO and three of these have relevance to the neighbourhood area:

SEO 1: Protect and manage the woodland, parkland, traditional orchards and hedgerows with hedgerow trees that contribute to the well-wooded feel of the landscape, securing the new generation of replacement trees. Expand and restore the currently much-fragmented semi-natural habitats across the NCA to enhance the ability of species to move across the landscape, enabling some resilience to climate change, and benefiting soil quality and water quality and reducing soil erosion.

SEO 2: Sustainably manage the productive agricultural landscape, enhancing food provision and increasing permeability to the movement of species. Manage in such a way as to preserve and enhance soil condition and water quality and reduce soil erosion.

SEO 3: Maintain and enhance the many historic features and characteristic settlement pattern of rural hamlets, isolated farmsteads and small villages and towns using local materials. Preserve the tranquil rural character of the area, protecting and promoting the biodiversity, geodiversity, access, recreation and heritage of the area.

Appendix H – Important Local Views

Safeguarding views over and from the village was a priority in response to the community survey. Further consultation has identified the following local views as meriting identification and protection.



View 1 – Normansland Road towards Dymock with the Malvern Hills in the distance.



View 2 - View from the churchyard at St. Mary's Church, Dymock.



View 3 - Looking towards Ledbury from the Much Marcle road. Fields full of rapeseed provide a lovely contrast with the green hills in the distance.



View 4 – Taken between Little Lynch Farm and The Lynch looking south towards May Hill.



View 5 – From Ryton Road looking east towards the M50. View over open countryside showing the contrast between the bright acid yellow of the rapeseed, the red soil and the distant hills.



View 6 - Looking up the lane between Ketford Farm and The Gorse. Often referred to as the Poets' Landscape near to Ryton Coppice and mentioned in the poem by Lascelles Abercrombie; Ryton Firs '.... All the meadowland daffodils seem running in golden tides to Ryton Firs...'



View 7 - Looking west from Ketford Road towards the M50 showing the gentle hills of the Leadon Vale.



View 8 – South view of Dymock from The Lynch.



View 9 – From bridge over looking River Leadon at Ketford looking towards Mill House. Downstream from the Gallows where Lascelles Abercrombie lived – the Poets’ Landscape.



View 10 – From Horsecroft Lane looking southwest towards Ryton and the distant views of the Neighbourhood Area beyond.



View 11 – Taken from Welsh House Lane which is about a mile out of the village on the Newent side. The view is looking North East towards the Malvern Hills.



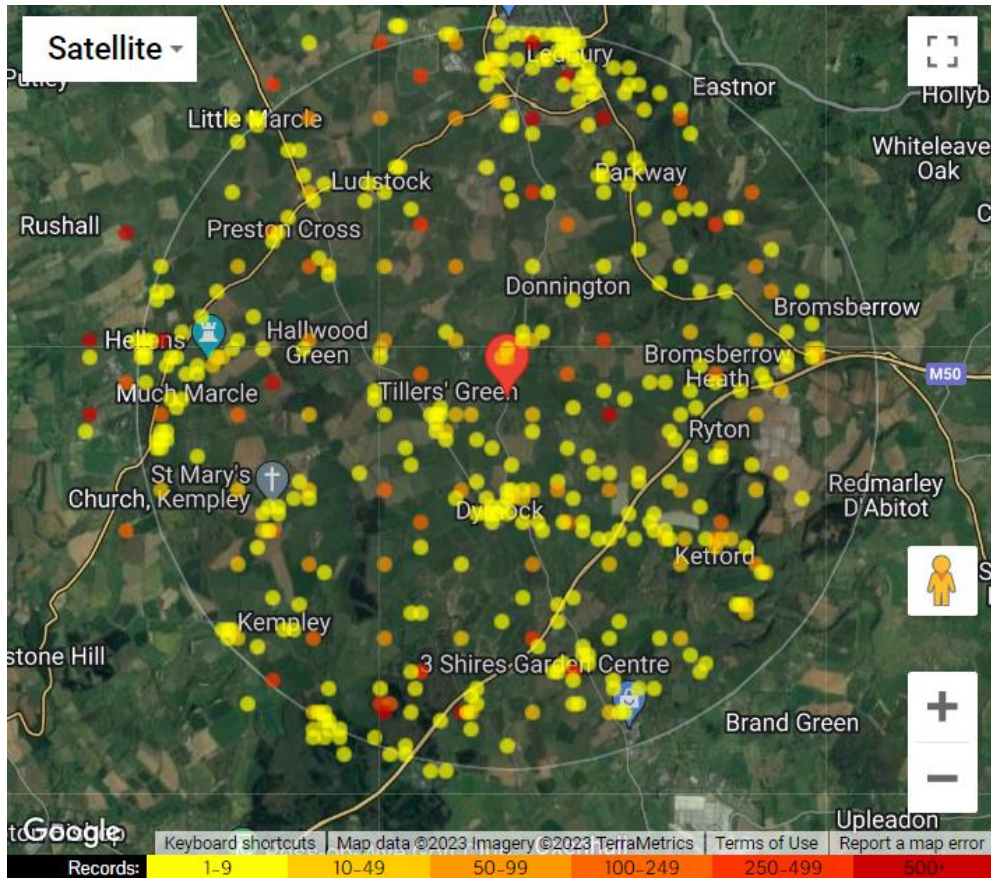
View 12 – View from the old railway bridge near Greenway looking north along the line of the old railway towards Wellington Heath. Old railway tracks are visible in the field, with the Malvern Hills behind.



View 13 : Looking east from Ryton Road (what3words Dragging internal wired). Lovely contrast between the red soil, yellow rapeseed and the green trees.

Appendix I – Wildlife Species recorded in Dymock

There is a wide range of wildlife within the Neighbourhood Area, especially in the more rural areas. This Appendix contains details of the species reported since 2011 and within 5km of the pinpoint (source NBN Atlas)



Area of wildlife species survey (NBN Atlas)

Birds

According to the RSPB, the top UK birds in abundance include the Wren, Robin, House Sparrow, Woodpigeon, Blackbird, Chaffinch, Blue Tit and the Dunnock.

Common Name	Number of reported sightings in the Neighbourhood Area
Wren	687
Robin	977
House Sparrow	691
Woodpigeon	836
Blackbird	1081
Chaffinch	608
Blue Tit	1017
Dunnock	846

Reported sightings of common birds within Dymock

Within Dymock there is a priority area for Countryside Stewardship measures addressing Lapwing and Willow Tit habitat issues.

Other birds that have their habitat within Dymock have shown a marked decline over the last 10 years. These are the Lesser Redpoll, Common Cuckoo, Lesser Spotted Woodpecker, Yellowhammer, Spotted Flycatcher and Wood Warbler.

The NBN Atlas has recorded the following sightings within Dymock parish.

Species Name	Common Name	Number of Reported Sightings over the last 10 years
Tyto Alba	Barn Owl	24
Turdus merula	Blackbird	1081
Sylvia atricapilla	Blackcap	462
Chroicocephalus ridibundus	Black-headed Gull	77
Fringilla montifringilla	Brambling	24
Pyrrhula pyrrhula	Bullfinch	193
Cyanistes caeruleus	Blue Tit	1017
Periparus ater	Coal Tit	393
Corvus corone	Carrion Crow	644
Fringilla coelebs	Chaffinch	608
Phylloscopus collybita	Chiffchaff	283
Branta canadensis	Canada Goose	43
Streptopelia decaocto	Collared Dove	375
Numenius arquata	Curlew	9
Fulica atra	Coot	14
Cuculus canorus	Cuckoo	41
Prunella modularis	Dunnock	846
Turdus pilaris	Fieldfare	185
Mareca strepera	Gladwall	9
Sylvia borin	Garden Warbler	28
Regulus regulus	Goldcrest	117
Dendrocopos major	Great Spotted Woodpecker	248
Parus major	Great Tit	829
Ardea cinera	Grey Heron	76
Carduelis carduelis	Goldfinch	754
Picus viridis	Green Woodpecker	98
Chloris chloris	Greenfinch	614
Motacilla cinerea	Grey Wagtail	29
Larus argentatus	Herring Gull	11
Delichon urbicum	House Martin	130
Passer domesticus	House Sparrow	691
Coloeus monedula	Jackdaw	612
Garrulus glandarius	Jay	86
Falco tinninulus	Kestrel	116

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<i>Alcedo atthis</i>	Kingfisher	13
<i>Vanellus vanellus</i>	Lapwing	15
<i>Larus fuscus</i>	Lesser Black-backed Gull	115
<i>Acanthis cabaret</i>	Lesser Redpoll	63
<i>Curruca curruca</i>	Lesser Whitethroat	30
<i>Linaria cannabina</i>	Linnet	43
<i>Athene noctua</i>	Little Owl	21
<i>Aegithalos caudatus</i>	Long tailed Tit	482
<i>Pica pica</i>	Magpie	622
<i>Anas platyrhynchos</i>	Mallard	140
<i>Aix galericulata</i>	Mandarin Duck	17
<i>Poecile palustris</i>	Marsh Tit	24
<i>Anthus pratensis</i>	Meadow Pipit	19
<i>Turdus viscivorus</i>	Mistle Thrush	120
<i>Gallinula chloropus</i>	Moorhen	99
<i>Cygnus olor</i>	Mute Swan	9
<i>Sitta europaea</i>	Nuthatch	74
<i>Phasianus colchicus</i>	Pheasant	172
<i>Motacilla alba</i>	Pied Wagtail	192
<i>Alectoris rufa</i>	Red-legged Partridge	21
<i>Corvus corax</i>	Raven	185
<i>Turdus iliacus</i>	Redwing	176
<i>Emberiza schoeniclus</i>	Reed Bunting	77
<i>Acrocephalus scirpaceus</i>	Reed Warbler	156
<i>Erithacus rubecula</i>	Robin	977
<i>Columba livia</i>	Rock Dove	9
<i>Corvus frugilegus</i>	Rook	124
<i>Acrocephalus schoenobaenus</i>	Sedge Warbler	57
<i>Spinus spinus</i>	Siskin	269
<i>Alauda arvensis</i>	Skylark	68
<i>Turdus philomelos</i>	Song Thrush	355
<i>Muscicapa striata</i>	Spotted Flycatcher	52
<i>Sturnus vulgaris</i>	Starling	500
<i>Columba oenas</i>	Stock Dove	101
<i>Hirundo rustica</i>	Swallow	153
<i>Apus apus</i>	Swift	146
<i>Strix aluco</i>	Tawny Owl	101
<i>Certhia familiaris</i>	Treecreeper	92
<i>Aythya fuligula</i>	Tufted Duck	10
<i>Curruca communis</i>	Whitethroat	62
<i>Phylloscopus trochilus</i>	Willow Warbler	92
<i>Columba palumbus</i>	Woodpigeon	836
<i>Troglodytes troglodytes</i>	Wren	687
<i>Emberiza citrinella</i>	Yellowhammer	45

Bird sightings recorded within the Neighbourhood Area over the last 10 years (source NBN Atlas)

Mammals

In Great Britain there are estimated to be approximately 50,400 Lesser Horseshoe bats and approximately 12,900 Greater Horseshoe bats. The Forest of Dean support 6% of both populations.

Horseshoe bats thrive in this area because it contains a network of caves, disused mines, tunnels and old buildings that provide substantial roosting opportunities. These roosts are set in a landscape that is predominantly rural and wooded, providing high quality and well-connected foraging habitat.

There are several bat sites within Dymock and a recent survey indicates that the Lesser Horseshoe and Long eared bat all have their roosts and feed in the area.

Species Name	Common Name	Number of Reported Sightings over least 10 years
<i>Lepus europaeus</i>	Brown Hare	5
<i>Plecotus auritus</i>	Brown Long-eared Bat	1
<i>Rattus norvegicus</i>	Brown Rat	23
<i>Muntiacus reevesi</i>	Chinese Muntjac	2
<i>Myotis daubentonii</i>	Daubenton's Bat	8
<i>Lutra lutra</i>	Eurasian Otter	7
<i>Sciurus carolinensis</i>	Eastern Grey Squirrel	44
<i>Meles meles</i>	Eurasian Badger	7
<i>Talpa europaea</i>	European Mole	18
<i>Oryctolagus cuniculus</i> :	European Rabbit	19
<i>Dama dama</i>	Fallow Deer	2
<i>Muscardinus avellanarius</i>	Hazel Dormouse	8
<i>Rhinolophus hipposideros</i>	Lesser Horseshoe Bat	32
<i>Mustela putorius</i>	Polecat	5
<i>Vulpes vulpes</i>	Red Fox	11
<i>Capreolus capreolus</i>	Roe Deer	3
<i>Mustela nivalis</i>	Weasel	2
<i>Erinaceus europaeus</i>	West European Hedgehog	64
<i>Apodemus sylvaticus</i>	Wood Mouse	14

Mammal sightings recorded within Dymock over the last 10 years (source NBN Atlas)

Amphibians

Species Name	Common Name	Number of Reported Sightings over least 10 years
<i>Rana temporaria</i>	Common Frog	21
<i>Bufo bufo</i>	Common Toad	16
<i>Triturus cristatus</i>	Great Crested Newt	16
<i>Lissotriton vulgaris</i>	Smooth Newt	13

Amphibian sightings recorded within Dymock over the last 10 years (source NBN Atlas)

Insects

Species Name	Common Name	Number of Reported Sightings over least 10 years
<i>Tytthaspis sedecimpunctata</i>	16-spot Ladybird	2

<i>Subcoccinella vigintiquattuorpunctata</i>	24-spot Ladybird	3
<i>Coccinella septempunctata</i>	7-spot Ladybird	2
<i>Coenagrion puella</i>	Azure Damselfly	2
<i>Calopteryx virgo</i>	Beautiful Demoiselle	6
<i>Orthetrum cancellatum</i>	Black-tailed Skimmer	3
<i>Gonepteryx rhamni</i>	Brimstone	27
<i>Libellula depressa</i>	Broad-bodied Chaser	3
<i>Polygona c-album</i>	Comma	16
<i>Enallagma cyathigerum</i>	Common Blue Damselfly	4
<i>Sympetrum striolatum</i>	Common Darter	2
<i>Philaenus spumarius</i>	Cuckoo-Spit Insect	6
<i>Coreus marginatus</i>	Dock Bug	3
<i>Anax imperator</i>	Emperor Dragonfly	5
<i>Pyronia tithonus</i>	Gatekeeper	6
<i>Lampyris noctiluca</i>	Glow-worm	3
<i>Palomena prasina</i>	Green Shieldbug	3
<i>Pieris napi</i>	Green-veined White	4
<i>Harmonia axyridis</i>	Harlequin Ladybird	4
<i>Celastrina argiolus</i>	Holly Blue	23
<i>Vespa crabro</i>	Hornet	19
<i>Macroglossum stellatarum</i>	Humming-bird Hawk-moth	2
<i>Pyrrhosoma nymphula</i>	Large Red Damselfly	2
<i>Pieris brassicae</i>	Large White	66
<i>Maniola jurtina</i>	Meadow Brown	12
<i>Aeshna mixta</i>	Migrant Hawker	2
<i>Anthocharis cardamines</i>	Orange-tip	17
<i>Vanessa cardui</i>	Painted Lady	6
<i>Aglais io</i>	Peacock	23
<i>Vanessa atalanta</i>	Red Admiral	23
<i>Aphantopus hyperantus</i>	Ringlet	2
<i>Aglais urticae</i>	Small Tortoiseshell	24
<i>Pieris rapae</i>	Small White	38
<i>Aeshna cyanea</i>	Southern Hawker	11
<i>Pararge aegeria</i>	Speckled Wood	4
<i>Lucanus cervus</i>	Stag Beetle	12
<i>Bombus hypnorum</i>	Tree Bumblebee	2

Insect sightings recorded within Dymock over the last 10 years (source NBN Atlas)

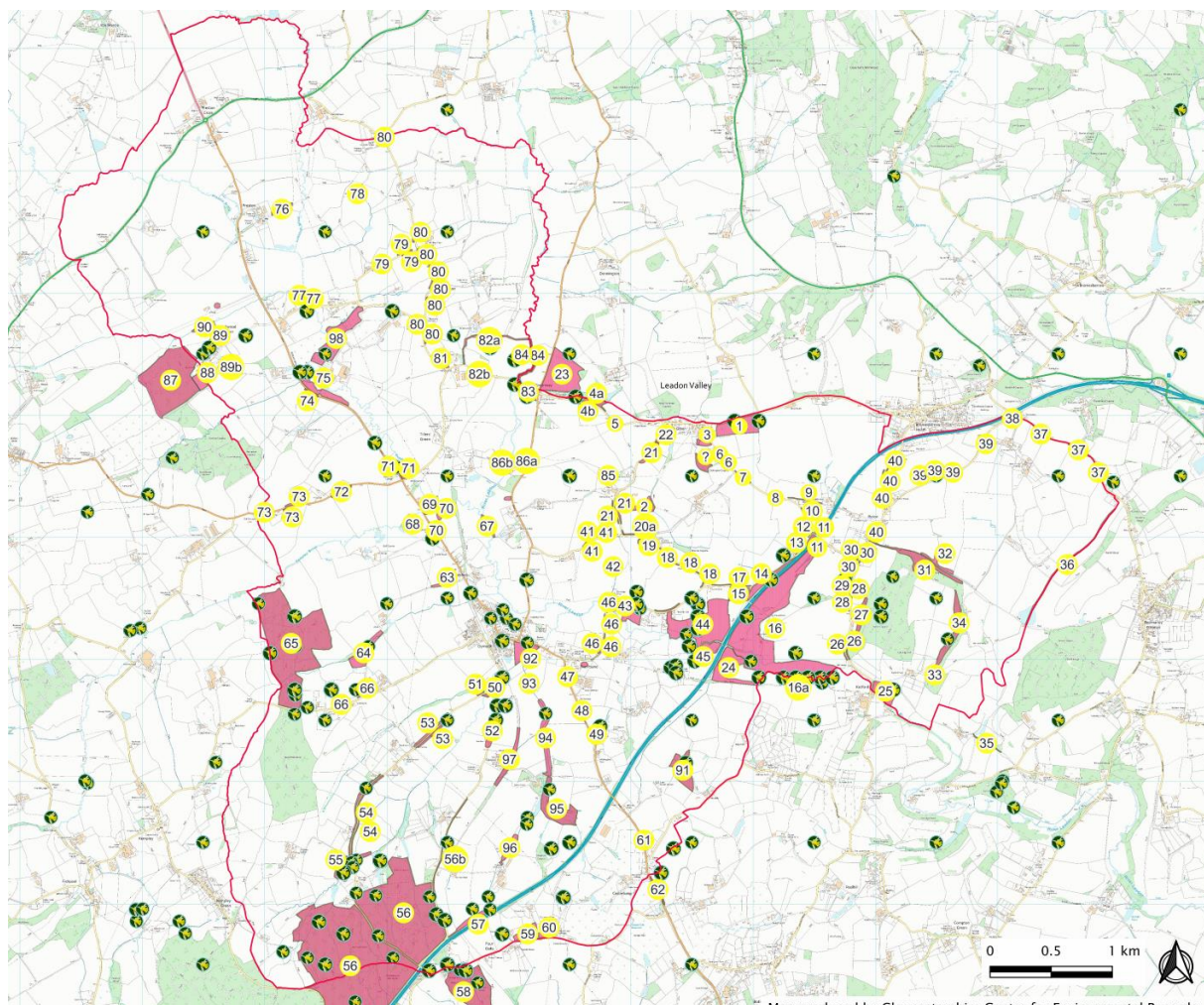
Reptiles

Species Name	Common Name	Number of Reported Sightings over least 10 years
<i>Anguis fragilis</i>	Slow worm	9
<i>Natrix Helvetica</i>	Grass snake	12
<i>Vipera berus</i>	Adder	3

Reptile sightings recorded within Dymock over the last 10 years (source NBN Atlas)

Appendix J - Daffodil Meadows

The following areas have extensive or scattered patches of Wild Daffodil. These are numbered and highlighted on the map below which was produced by Gloucestershire Centre for Environmental Records, and additional information provided by members of the NDP Steering Committee.



Map Label	Location	Notes	Status	GWT Site Code	Grid Reference	area in ha
1	Whites Farm Meadow, Broom's Green	Extensive wild daffodils in orchard at junction to Broom's Green, Donnington, Bromsberrow Heath	LWS	SO73/017	SO718329	4.2
2	Woodland and vineyard at Quintains, Ockington	Extensive wild daffodils in garden near house, alongside vineyard and hedges and into small woodland			SO711322	1.11
3	Hunts Court, Broom's Green	Orchard along Sandy Lane - wild daffodils			SO715327	0.54

4a	Donnington Hall Coppice	Daffodils in wood followed by bluebells and wild anemones			SO706331	1.08
4b	Field opposite Donnington Hall Coppice and layby	Wild daffodils follow a line of trees on side of field. They were spreading into field until ploughed up in 2018.			SO705330	0.02
5	Verge opposite layby west of Broom's Green	Wide verge with wild daffodils - often gets churned up by road works and tractors. Ladies smock also present.			SO708329	0.03
6	Sandy Lane, southeast of Broom's Green	Wild daffodils along the verges of this lane. In clumps and small patches, Snowdrops in January 2021			SO717326	0.11
7	Sandy Lane, southeast of Broom's Green	Clumps of wild daffodils in narrow verges			SO719324	0.11
8	Sandy Lane, west of M50	Clumps of wild daffodils in narrow verges			SO721323	0.04
9	Track behind Moors Cottage to The Quabbs, west of A50	Wild daffodils run the length of the trackway			SO724323	0.16
10	Sandy Lane west of M50, opposite Moors Cottage	Clumps of wild daffodils and snowdrops in high verge			SO724321	0.06
11	Small copse by M50 at end of lane from Quabbs Cottage	Wild daffodils in small, wooded area between road and M50			SO725320	0.31
12	Verge on lane adjacent to M50	Wild daffodils on small verge opposite M50, in large clump			SO724320	0.02
13	Verge alongside lane north of Field Cottage	Wild daffodils on wide raised verge – extensive. On side of road alongside M50			SO723318	0.04

14	Verge next to track to Callow Farm, west of M50	Big clumps in narrow verge and in hedgerow and runs into field alongside M50. Part of Callow Farm Daffodil Meadows LWS			SO720316	1.49
15	Orchard at The Callow	Wild daffodils in orchard north of Callow Farm			SO718315	1.74
16	Callow Farm Daffodil Meadows, east of M50	Very large area of wild daffodils in long field/meadow /orchards and a conservation area. Runs up to Ketford bank	LWS		SO721312	29.77
16a	Ketford Daffodil Banks	On steep banks south of Callow Farm. Also designated as Callow Farm LWS, south of the River Leadon mill drain	GWT reserve LWS		SO722308	0.75
17	Verge on Dymock to Ryton road northwest of Callow Farm	Clumps of wild daffodils in verge			SO718316	0.17
18	Knight's Green	Wild daffodils in verges on junction, some on both sides of the road and run up to Oysters in scattered clumps			SO712318	0.28
19	Knight's Green moat	Scheduled monument with wild daffodils around edge of old moat			SO710319	0.11
20a	Verge north of Knight's Green	Clumps of wild daffodils in high verges up to junction			SO710320	0.15
20b	Junction between Knight's Green and Ockington Farm	Wild Daffodils in small, wooded area on high bank at junction to Ockington			SO709320	0.04
21	Ockington Lane, south of The Burtons	Clumps of wild daffodils in hedgerows along Ockington lane and spreading into fields			SO708322	1

22	Ockington Lane, orchard west of Hunts Court Farm	Extensive Wild daffodils, Other orchards on this farm also have wild daffodils.			SO712328	1.5
23	Donnington Hall parkland	Large field with extensive area of wild daffodils			SO704333	7.9
24	Ketford Bank (west)	Large area of wild daffodils spreading down to the River Leadon and merging with fields at Callow Farm. Adjacent to GWT reserve at the east end.			SO718309	4.29
25	Fields along the River Leadon to Cut Mill	Fields by bridge with extensive area of wild daffodils and in hedges			SO730307	2.12
26	Ketford verges south of Oakmoor	Wild daffodils along the edges of fields and verges on the Ketford and Ryton road. Narrow and high banks			SO727310	0.27
27	Ryton Coppice border by Oakmoor Nurseries	Wild daffodils and bluebells along the edge of the wood and high bank verges			SO728313	0.94
28	Ketford to Ryton road verges	Wild daffodils in verges in clumps alongside the road			SO727314	0.16
29	The Paddocks, Ryton	Wild daffodils in garden			SO727316	0.1
30	Ryton to Ketford road junction east of motorway bridge	Wild daffodils in high banks on both sides of the junction			SO728318	0.04
31	Everhill Coppice (north border)	Wild daffodils run along the footpath on both sides in the verges and the woods – Everhill Coppice – to the end of the wood			SO733317	3.43
32	Redhill Farm - fields north of Ever Hill Coppice	Daffodils in verges and hedges alongside the asparagus fields and Poets Path II.			SO735318	0.85

33	Wood east of Ketford Farm	Wild daffodils in wood – quite extensive			SO734308	0.59
34	Ever Hill Coppice - The Gorse	Extensive area of wild daffodils, bluebells and wild garlic			SO736312	2.71
35	Footpath from Durbridge Rd to Cutmill	Clumps of daffodils alongside path			SO739303	0.17
36	Footpath opposite Hazeldine Wood down past Redhill Wood to Poets Path II	Clumps of daffodils clinging on to field verges. One large area on bank.			SO745317	1.16
37	Road to Redmarley from Bromsberrow Heath to Pfera Hall	Clumps of wild daffodils in road verges at intervals			SO748325	0.37
38	Junction of road from Ryton, Bromsberrow Heath to Redmarley	Wild daffodils in verge to southeast of M50 - big clump			SO741329	0.05
39	Ryton to Redmarley road verge	Large clumps of Wild daffodils in wide verges			SO733324	0.22
40	Ryton to Bromsberrow Heath road verges	Large clumps of wild daffodils in wide verges			SO730320	0.16
41	Road from The Lynch B4215 junction to Ockington and Knight's Green	Clumps of Wild daffodils in verges			SO706319	0.08
42	The Ash Bed, west of Poets Path II	Large number of daffodils in wood in middle of field			SO708317	0.21
43	Vell Mill GWT reserve	Very extensive area of wild daffodils	GWT Reserve	SO73/011	SO710313	2.07
44	Poets Path 1 and fields along the River Leadon	Several fields of extensive area wild daffodils on both sides of the river behind a small group of houses.	LWS	SO73/004	SO715311	3.97
45	Edges of River Leadon in fields west of M50	Wild daffodils run in smaller clumps as they go along the riverbank toward Ketford Bank			SO716310	1.64

		and The Callow under the motorway bridge				
46	Elmbridge Road	Large clumps of wild daffodils in hedges and some wide verges up to Elmbridge and the junction at The Pound			SO708314	0.37
47	B4215 to Newent road from Dymock, south of The Pound	Narrow strip of daffodils in hedges and verges alongside the road			SO704308	0.04
48	B4215 south of Portwaytop	Large clump of wild daffodils in verge by Portway top			SO706305	0.05
49	Old Shayles Farm by B4215	Large number of daffodils in field bordering B4215			SO707303	0.6
50	Wooded glade near The Paddocks, Dymock	Large area of daffodils			SO698307	0.16
51	Field southwest of The Paddocks, Dymock	Large area of daffodils			SO697307	0.29
52	Road from The Paddocks to Pitt House Farm, south of Dymock	Extensive clumps of daffodils alongside roadside verges. Some wide verges in places			SO698304	1.31
53	Road from Dymock to Normansland	Extensive clumps of daffodils alongside roadside verges.			SO693304	1.25
54	Normansland to Dymock Woods	Wild daffodils in verges and field at New Grange Villa			SO687297	1.97
55	Normansland to Dymock Woods	Wild daffodils in field at New Grange farm			SO686292	1.28
56	Dymock and Oxenhall Woods	Large woodland containing extensive areas of wild daffodils			SO691289	100.72
56b	Dymock to Four Oaks road	Many scattered clumps of Wild Daffodils in verges bordering and north of Daws Coppice			SO694294	0.56

57	M50 at Four Oaks junction	Field with numerous wild daffodils			SO696288	1.13
58	Betty Daw's Wood	Woodland containing large areas of wild daffodils			SO696283	8.92
59	Tawney's Farm, Four Oaks	Wild daffodils in field			SO701287	1.08
60	Moors Farm, Four Oaks	Wild daffodils in fields near Moor Farm and in hedgerows alongside road at Hillend Green	LWS	S072/032	SO702287	3.1
61	B4215 at Castle Tump	On the moat side of the settlement wild daffodils grow along the B4215 in the verges			SO711295	0.14
62	B4215 Castle Tump to Three Choirs Vineyard	Wild daffodils in small clumps alongside the verge			SO712291	0.26
63	field at Shakesfield	Along Daffodil Way footpath from track at Shakesfield			SO694316	0.25
64	Allums Farm	Large clumps of daffodils			SO688310	2.49
65	Allum's Grove	Large clumps of daffodils			SO682311	31.6
66	Kempley to Dymock road at New Rock	Scattered clumps of daffodils in verges opposite New Rock			SO686306	0.15
67	Hill Ash	Field alongside the River Leadon, west of Hill Ash Lodge			SO698320	0.63
68	Old Grange, by B4215	Large clumps of daffodil in field			SO692321	1.32
69	B4215 north of Old Grange Lodge	Large clumps of daffodils next to River Leadon			SO693322	0.14
70	next to B4215 opposite Old Grange Lodge	Large clumps of daffodils			SO694320	0.29
71	B4215 verges at Windcross crossroad	Wild daffodils in small field at junction on road to Tiller's Green and running into verge on main road			SO690325	0.22
72	Much Marcle road B4024	Large group of daffodils in wide verge opposite a group of houses			SO686323	0.3

73	Much Marcle road B4024	Large groups of wild daffodils in scattered groups along the roadside verges			SO680322	0.33
74	B4215 verge opposite Rose Hill	Large groups of wild daffodils in wide verge opposite Rosehill farm			SO683331	0.17
75	Rose Hill orchards	Orchards with large groups of daffodils adjacent to B4215			SO684332	2.97
76	Preston Court	Wild Daffodils behind Preston Church on Poets Path II			SO681346	0.56
77	Road to Leddington from B4215	Wild daffodils in narrow verge on both sides of narrow lane after buildings on left hand side before New House			SO683339	0.26
78	Oldfields House, Leddington	Wild daffodils in garden			SO687348	0.37
79	Sneedfield to Leddington road verges	Several smallish clumps of wild daffodils along roadside verges and extending into hedges			SO689342	0.44
80	Leddington Road verges down to Tilspit End	Large groups of daffodils in verges and hedges			SO693335	0.75
81	Orchard at Greenway House	Wild daffodils in field and orchard at Greenway House as it meets junction to Tiller's Green			SO694334	0.93
82a	Road north of Drew's Farm, part of Poets Path II	Wild daffodils in field by railway bridge and along River Leadon			SO698336	0.82
82b	From Drews Farm and on road part of Poets Path II	Wild daffodils along roadside in big clumps and small wooded area			SO697333	0.12
83	Greenway Cross	Wild daffodils in field edges opposite the Old Nail Shop			SO701331	0.21

84	River Leadon near Greenway Cross	Wild daffodils along the River Leadon in a big group			SO701334	0.68
85	Ockington Farm	Large patch of wild daffodils by wall of garden to Ockington Farm near footpath			SO708325	0.07
86a	B4216 Dymock Road at Farm Mill	Wild daffodils in small wood at entrance to Farm Mill			SO701326	0.06
86b	River Leadon, west of Farm Hill House	Smallish clumps along the river and footpath.			SO699326	0.22
87	Hall Wood	Wild daffodils all through the wood and running along the edge into field verges			SO672332	17.37
88	Field at Hallwood Green	Large areas of wild daffodils in wood and spreading out of wood in places.			SO674332	1.14
89	Field at Hallwood Green	Large areas of Wild daffodils on footpath and behind houses			SO675335	0.7
89b	Hallwood Green	Duplicated no. 89 at Hallwood Green west of Little Netherton			SO677333	0.17
90	Stream at Hallwood Green	Wild daffodils running along stream- large area			SO675337	0.6
91	Woodend Coppice, Little Woodend Farm	Ancient semi-natural woodland. Large areas of wild daffodils	LWS	SO73/007	SO714300	3.31
92	Field next to B4215 in Dymock	Clumps on field and down to river			SO701310	2.11
93	Old Canal south of Dymock	Daffodils run alongside the canal and field			SO701308	0.46
94	Daffodil Way/Old Canal north of Boyce Court	Along canal bank towards Boyce Court			SO703303	2.58
95	Daffodil Way at Boyce Court plantation	Wide areas of daffodils in wood			SO703297	4.36

Dymock Neighbourhood Development Plan – Regulation 15 version

96	Fields north of Timber Hill Farm	Scattered daffodils			SO700294	1.21
97	Disused railway line between Pitt House and Boyce Court	Large clumps of daffodils			SO700301	1.58
98	Fields at Rose Hill	Scattered daffodils			SO685336	6.14
To be added to the map						
	Ockington Coppice				SO715325	0.85
	The Pound				SO706309	0.2
	Field south of Knight's Green				SO710314	0.12
	Dymock to Ryton road verge near M50				SO713314	0.21
	Field north of Hill Ash Farm				SO699323	0.16
	Edge of Ledbury Airfield				SO676338	0.17
	Walnut Tree Farm	Wild daffodils	LWS	SO62/037	SO687792	1.308
	Murrell's Cottage Wood	Wild Daffodils	LWS	SO62/029	SO689293	0.922

Appendix K – Transport

232 - Ledbury Railway Station - Ross-on-Wye Bus Station



232 BUS TIMETABLE

NEW From 2nd July 2023

Monday to Saturday:

LEDBURY - NEWENT - ROSS ON WYE

	Mon - Fri	Mon - Sat	Mon - Fri	Mon - Sat	FRI/SAT ONLY
Ledbury Railway Station	07:30	09:05 11:05 13:05		15:05 15:05 17:15	
Ledbury Market House	07:32	09:10 11:10 13:10		15:10* 15:20 17:20 19:10 21:10	
Deer Park Ledbury	07:35	09:14 11:14 13:14		15:28 15:28 17:24 19:14 21:14	
Much Marcle Walwyn Arms	07:41	09:22 11:22 13:22		15:39 15:39 17:35 19:22 21:22	
Dymock St Mary's Church	07:47	09:30 11:30 13:30		15:47 15:47 17:43 19:30 21:30	
Newent Lake Car park	07:55	*08:08 09:40 11:40 13:40	*14:38	15:55 15:55 17:50 19:40 21:40	
Gorsley Goffs School		*08:15 09:47 11:47 13:47	*14:45	16:02 16:02 17:57 19:47 21:47	
Upton Bishop Cross		*08:20 09:51 11:51 13:51	*14:50	16:06 16:06 18:01 19:51 21:51	
Ross on Wye Cantilupe Rd		*08:40 10:02 12:02 14:02	*15:05	16:17 16:17 18:12 20:01 22:01	

*Stagecoach 32 Service from Newent Library
*Via John Masefield Sch at 15:25 on School days

ROSS ON WYE - NEWENT - LEDBURY

	Mon - Fri	Mon - Sat	Mon - Fri	Mon - Sat	FRI/SAT ONLY
Ross on Wye Cantilupe Rd		*08:43 10:10 12:10 14:10	*15:20	16:20 18:20	20:10 22:10
Upton Bishop Cross		*08:55 10:24 12:24 14:24	*15:40	16:34 18:31	20:21 22:21
Gorsley Goffs School		*09:00 10:28 12:28 14:28	*15:45	16:38 18:35	20:25 22:25
Newent Lake Car park	08:00 *09:10	10:35 12:35 14:35	*16:00	16:45 18:42	20:32 22:32
Dymock St Mary's Church	08:09	10:44 12:44 14:44		16:54 18:50	20:40 22:40
Much Marcle Walwyn Arms	08:17	10:52 12:52 14:52		17:02 18:58	20:48 22:48
Ledbury Railway Station		11:05 13:05 15:05		17:15 19:08	V V
Ledbury Market House	*	11:10 13:10 15:10		17:20 19:10	21:00 23:00
Deer Park Ledbury	08:25	11:14 13:14		17:24	
Ledbury Memorial	08:32				
Ledbury Railway Station	08:35				V - Via Deer Park 57 minutes past the hour

*Stagecoach 32 Service
*Via John Masefield Sch at 8:28 on School days

Sundays and Bank Holidays:

LEDBURY - NEWENT - ROSS ON WYE

	Sundays and bank holidays			
Ledbury Railway Station	08:30	10:30	12:30	16:30
Ledbury Market House	08:35	10:35	12:35	16:35
Deer Park Ledbury	08:38	10:38	12:38	16:38
Westons Cider Car Park	08:46	10:46	12:46	16:46
Much Marcle Walwyn Arms	08:49	10:49	12:49	16:49
Dymock St Mary's Church	08:57	10:57	12:57	16:57
Newent Lake Car park	09:05	11:05	13:05	17:05
Gorsley Goffs School	09:12	11:12	13:12	17:12
Upton Bishop Cross	09:16	11:16	13:16	17:16
Ross on Wye Cantilupe Rd	09:26	11:26	13:26	17:26

ROSS ON WYE - NEWENT - LEDBURY

	Sundays and bank holidays			
Ross on Wye Canitlupe Rd	09:30	11:30	14:30	17:30
Upton Bishop Cross	09:40	11:40	14:40	17:40
Gorsley Goffs School	09:44	11:44	14:44	17:44
Newent Lake Car Park	09:51	11:51	14:51	17:51
Dymock St Mary's Church	09:59	11:59	14:59	17:59
Much Marcle Walwyn Arms	10:07	12:07	15:07	18:07
Westons Cider Car Park	10:10	12:10	15:10	18:10
Deer Park Ledbury	10:18	12:18	15:18	18:18
Ledbury Market House	10:21	12:21	15:21	18:21
Ledbury Railway Station	10:23	12:23	15:23	18:23

Financially supported by communities and councils

Fares:

We aim to keep fares low so that everyone can afford to ride the bus.

£2 - Standard adult singles, to anywhere along the line.

£1 - Short Hops, including Ledbury Station to the town centre.

£1 - Dogs

£6 - Day Rider

£3 - Sunday Day Rider


Concessionary passes accepted.

For more information visit the Daffodil Line website or call DRM Bus on **01885 483219**



www.daffodilline.co.uk

632 - Tiller's Green – Newent – operated by Newent Shuttle



Bus
632

NEW!

From 27 April

Tillers Green, Dymock, Gorsley & Kilcot to Newent

Wednesday & Friday
from 27th April 2022
(No service on Bank Holidays)

Tillers Green Opp Tillers Farm	09.15
Dymock opp the Crypt	09.18
Dymock, St Mary's Church	09.019
Castle Tump by Three Choirs	09.22
Botloe's Green	09.023
Three Ashes Lane	09.25
Newent Opp Kings Arms*	09.27
Gorsley Goffs School*	09.35
Gorsley, nr Sterry's Road	09.38
Kilcot, opp Garage	09.40
Kilcot Inn	09.42
Newent Co-op	09.46
<small>*non-stop Kings Arms to Gorsley Goffs</small>	
Newent Library	12.15
Kilcot, opp Kilcot Inn	12.19
Kilcot Garage	12.21
Gorsley, nr Sterry's Road	12.23
Gorsley Goffs School**	12.26
Newent Opp Kings Arms**	12.34
Newent Opp Three Ashes Lane	12.36
Botloe's Green	12.38
Castle Tump, Opp Three Choirs	12.39
Dymock, Before St Mary's	12.42
Dymock, After The Crypt	12.43
Tillers Green by Tillers Farm	12.46
<small>** non-stop Gorsley Goffs to Kings Arms</small>	

Fares:


Tillers Green Return	£3
Dymock Return	£3
Gorsley Return	£3
Kilcot Return	£2

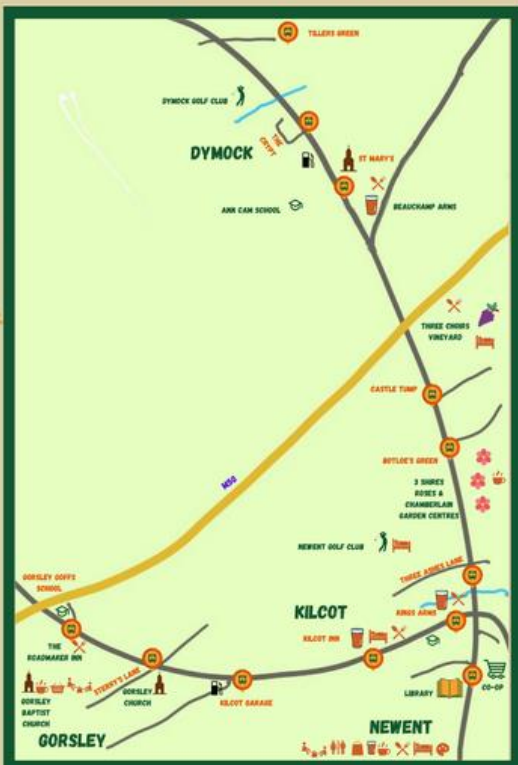
Concessionary bus passes accepted from 9am.

Connects with Stagecoach 32 bus to Gloucester at Newent Co-op.

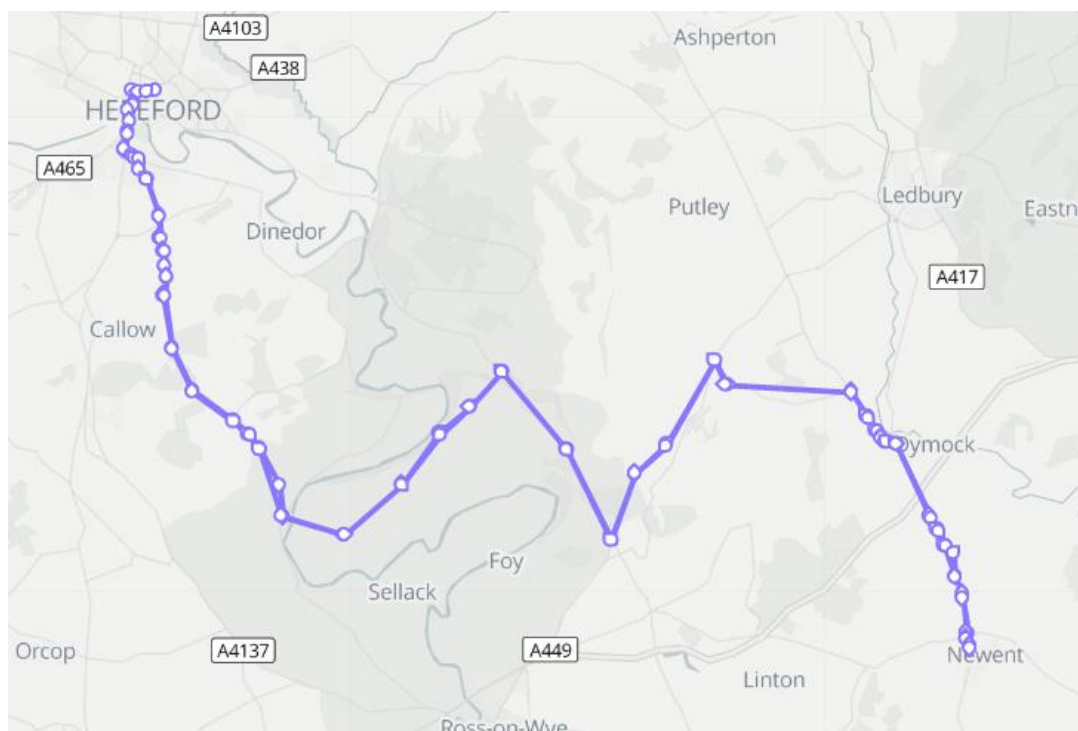
Operated By:
Newent Community Transport

Tel: 01531 821227





456 - Newent – Hereford operated by Nick Maddy coaches



Saturdays

Library - Hereford Country Bus Station

Show all stops

Newent, by The Library	09:20
Newent, opp Lakeside	09:20
Newent, nr Fire Station	09:20
Newent, opp Three Ashes Lane	09:21
Newent, before Coldharbour Lane	09:22
Botloe's Green, before Birches Lane Turn	09:23
Castletump, opp Three Choirs	09:23
Castletump, by Bentleys	09:24
Dymock, opp Cricket Club	09:26
Dymock, before St Mary's Church	09:27
Dymock, before Garage	09:27
Dymock, after The Crypt	09:27
Dymock, nr Shakesfield	09:27
Dymock, opp Windcross Farm	09:28
Much Marcle, opp Glebe Orchard	09:32
Much Marcle, adj Walwyn Arms PH	09:34
Lyne Down, opp Park View	09:37
Yatton, adj Church	09:39
Old Gore Cottage (adj)	09:42
How Caple Crossway (NW-bound)	09:46
Upper Buckenhill, adj Gurney's Oak Brockhampton Turn	09:50
Brockhampton, opp Church	09:53

Hereford Country Bus Station - Library

Show all stops

Hereford Country Bus Station (Stand 10)	13:00
Hereford Maylord Shopping Centre (Stand 3)	13:02
Hereford Broad Street (S-bound)	13:08
Hereford, adj Meadow Close	13:11
Hereford, adj St. Martin's Church	13:12
Putson, opp Tesco Express	13:14
Putson, opp Post Office	13:14
Putson, adj Aconbury Avenue	13:15
Ridge Hill Green Crize (S-bound)	13:17
Ridge Hill Turn (opp)	13:19
Lower Dinedor (S-bound)	13:19
Dinedor, opp Fairbrook House	13:20
Upper Dinedor Turn (adj)	13:20
Dinedor, opp Huntless House	13:21
Aconbury Turn (opp)	13:24
Aconbury Caldicott Pike (SE-bound)	13:27
Little Dewchurch, opp Village Hall	13:31
Little Dewchurch, adj Carey Turn	13:32
Little Dewchurch The Weaven (SE-bound)	13:32
Hoarwithy, adj Altbough Farm	13:34
Hoarwithy, opp Church	13:36
Kinas Caple, opp Villaae Hall	13:41

Appendix L – Business Survey and Results, May 2023

A survey was conducted by Dymock Neighbourhood Development Plan Steering Committee to give businesses a formal opportunity to record the general features of its operation and comment on issues which they would like to see adopted or improved. All results were not disclosed to third parties but were used to create policy within the Parish Council’s Neighbourhood Development Plan.

The survey ran from 25th May until 9th June 2023. The survey was available online via the NDP website www.dymock-ndp.org and in hard copy form from St Mary’s Church, Broom’s Green Memorial Hall, the shop in Dymock village and The Beauchamp Arms.

There are 66 active businesses registered with Companies House with an address within the Neighbourhood Area and there are over 30 more businesses which are not registered. Twenty-seven businesses responded giving an approximate return rate of 28%

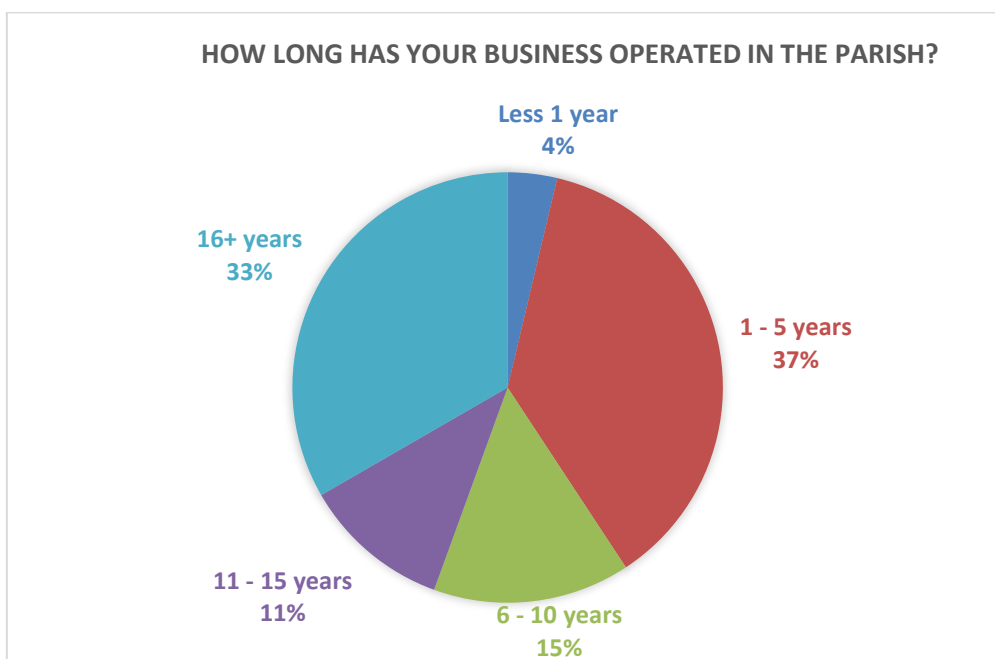
Q1. Business Name

All businesses that responded shall be treated as statutory consultees under the Regulation 14 review of the NDP.

Q2. Business Address

Q3. For how long has your business operated in Dymock

Less than 1 year 1-5 years 6-10 years 11-15 years 16+ years



Q4. Into which category does your business fit?

Category	Number of Respondents	Category	Number of Respondents
Agriculture, Fishing & Forestry	4	Professional /Scientific/Technical	1
Construction	4	Wholesale & Retail	1

Education	3	Restaurant, Café, Pub	1
Health Care	2	Photography	1
Vehicle Maintenance	2	Estate Agent	1
Charity	1	Art & Sculpture	1
Hospitality & Accommodation	1	Agriculture & Construction	1
IT & Software	1	Agriculture & Manufacture	1

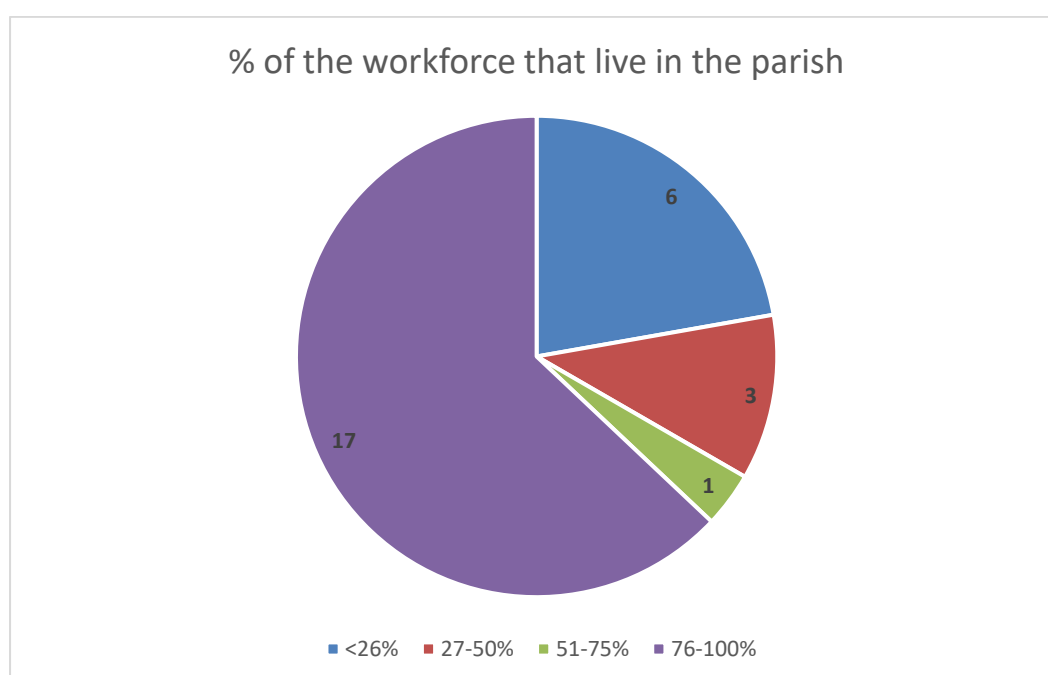
Q5. Where is your business carried out?

Your Home	22
Client Premises	8
Agricultural Premises	5
An office away from home	3
Industrial Premises	2
Nursing, Care Home	1
Retail Premises	1
Pub (Rented)	1
Hotel/Bed & Breakfast	1
School	1

Q6. Please briefly explain the reason that your business is located in Dymock.

Live here and work from home	25
Council owned farm is located here	1
Village owned pub is located here	1

Q7. Approximately what % of your workforce live within the Dymock parish?



Q8. What means of transport is used by your organisation, employees and customers who visit you?

Insufficient data to analyse.

Q9. Do you currently have access to electrical vehicle charging points at your place of work?

Nine businesses have access to electrical vehicle charging points

Q10. Are your current parking/unloading facilities sufficient at your place of work?

Two businesses answered no. One is a retail business and the other is a consultant working from home.

Q11. Is Broadband coverage at your site adequate for your needs?

Yes	9
No	18

Q12. Is Mobile Phone coverage at your site adequate for your needs?

Yes	15
No	12

Q13. If you have answered 'NO' to any of the above FOUR questions please explain briefly below how this impacts upon your organisation.

All business done via phone or email. Not a customer facing business so rely on phone.
Slow internet speeds mean I sometimes have to go away to download large files
Inconsistent Broadband supply means that our office cannot work efficiently and our phone lines are intermittent which makes us look unprofessional
Broadband is poor due to being at the end of the line from Dymock which makes any admin work or watching of films slow due to buffering.
Poor connectivity. We have had to install a system to back up the internet connection
When I am doing my admin work at home, or a video call for a tutoring session, frequently the internet lets me down. Sometimes we have trustee meetings online for my charity, and I miss half of the call. We have to have three different mobile internets and swap from one to the other to make it work.
Our broadband internet is painfully slow. I have now connected by EE to a 4G modem and antenna but this is not good enough for my needs. We need fibre connection, in times to come this will rule out businesses like mine working from home.
There is no fibre broadband in Leddington, and BT copper cables are inadequate. We and most neighbours rely on private service microwave transmission, via relay, to Ledbury.
We have had to instal a 4g satellite to achieve even a slow internet speed. It is still very temperamental and far too slow to effectively run a business. Our mobile phone signal drops in and out.
Makes it difficult contacting people

I need fast upload speeds and the Wi-Fi has never been good enough for this
Customers cannot contact me when I am on the yard and I cannot contact them. Can result in loss of work
No broadband available need fibre
I work with data intensive technologies and gigabit broadband would significantly increase our efficiency. I do not have a landline so poor mobile coverage is an issue when attempting to talk with clients.
Broadband is variable needs improvement. Internet connection is variable and drops out at times, causing frustration and delays

Please consider the next 3 question in relation to how you see your business developing over the next 3 years.

Q14. Are you going to need additional space?

Yes	No	Don't know
2	21	4

Two businesses wish to expand, one is a restaurant/café/pub and the other an agriculture business based out of a farm.

Q15. By what percentage of your current space?

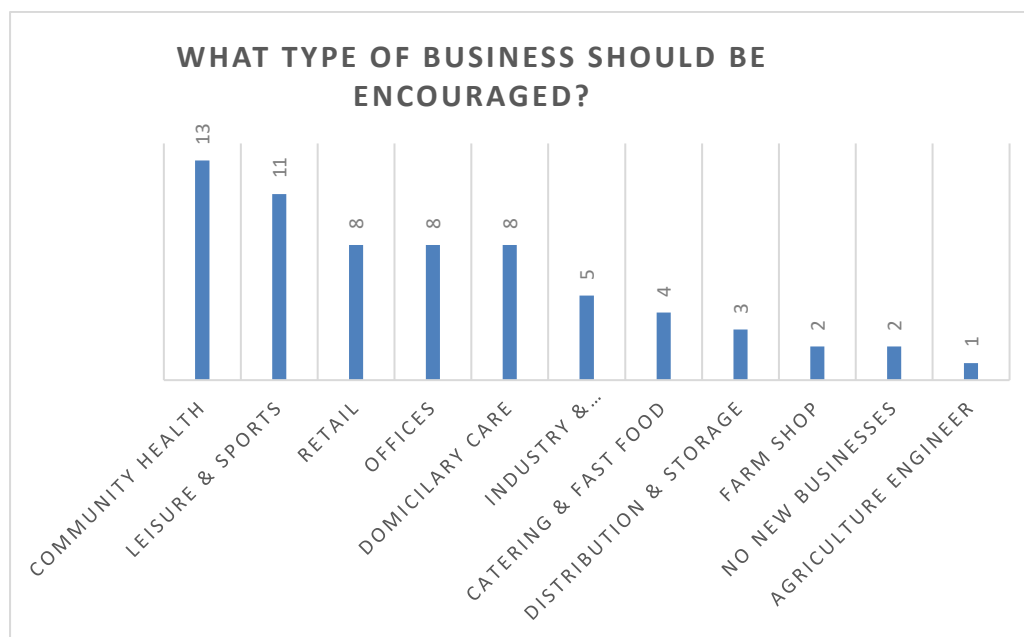
Up to 25% was estimated by two businesses

Between 26-50% was estimated by an agriculture business

Q16 If you have answered 'Yes' or 'Don't know' to Q14 above, what will the additional space be used for?

Retail	2
Storage	2
Parking	1
Land for food production	1

Q17. Which type of new business should be encouraged within Dymock parish?



Q18. Do you anticipate changing the number of your employees in the next 3 years?

No change	17
Increase by 1 – 5 people	3
Unknown	7

Q19. In what ways could Dymock Parish Council assist and support you in your business operation?

Maintaining pressure on Fastershire to include Dymock in their rollout plans was the most requested support.

Faster broadband – maintain pressure on Fastershire to include Dymock in the next phase of rollout
Better mobile phone coverage
Offer rent relief for businesses due to energy crisis and cost of living
Pressure GCC Highways and National Highways to improve road conditions
Promote tourism, especially Daffodil weekends
Provide a car park for tourists, overflow for residents.
Create a Hub on the parish council website where businesses can advertise, tourist accommodation is advertised, information on local heritage, walking routes, local events etc
Provide an attractive community space
Education for walkers on using PRO correctly
Education for residents/tourists on respecting the countryside – it is a working environment for many, not just a playground where gates are left open, crops ruined, litter left for animals to eat, etc
Enforce dog walkers to keep dogs on leads when walking through crops
Acknowledge that farm machinery has to use local lanes to access fields – don't make us feel like a road nuisance

Appendix M – Newspaper Article about the Dymock Poets

Roads taken: the Gloucestershire footpaths that were the making of Robert Frost

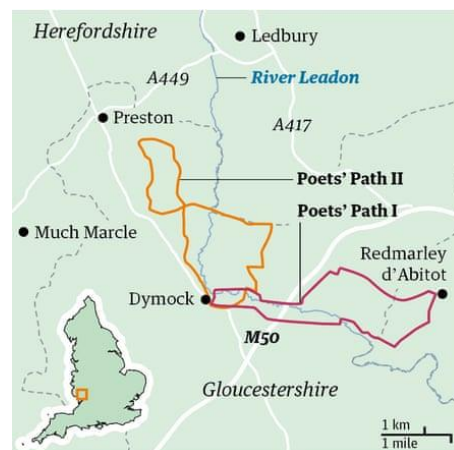
(Liz Boulter, The Guardian, 14 June 2021)

We follow the trails trodden a century ago by a band of revolutionary poets who fell for this corner of England.



📍 Poets' corner ... The Gallows, near Dymock, Gloucestershire, where Robert Frost and family stayed in 1914. Photograph: Liz Boulter/The Guardian

The cows clocked us as we started across a neighbouring field, and by the time we reached the stile a dozen beasts – some with pointy horns! – were jostling for an eyeful, snorting and stamping an occasional hoof. Continuing would have meant shouldering our way through the herd. We plucked up the courage to go on once the cows lost interest, but our townie fright at these gentle, curious creatures might have wrung a smile, even a wry verse or two, from the man whose writing had brought us to this part of north-west Gloucestershire.



Robert Frost is a renowned American poet who won four Pulitzer prizes; what is less known is that he first found fame in Britain, and his poem *The Road Not Taken* was written right here.

Our route led – over more stiles, meadows and streams – to a village that, just before the first world war, gave its name to a revolutionary literary group. The Dymock poets, as they came to be known, rejected Victorian poetry's high-flown moralising to write in simple language about everyday things.

Frost had always yearned to be a poet, and in late 1912 moved to England in an attempt to kickstart a literary career. It worked: two books of verse published in London won great acclaim. He fell in

with writers Lascelles Abercrombie and Wilfrid Gibson, who were living near Dymock, and moved his family into a little black-and-white house a few miles away. Other poets, including Rupert Brooke and Edward Thomas, joined them, and all were enchanted by the area's woods, farms and little valleys.



Robert Frost at about the time he lived in Dymock. Photograph: Everett Collection Historical/Alamy

The idea of “less-travelled” trails has a particular appeal right now – and in late May we met just one dog walker in two days of hiking. Exploring the routes is easy thanks to the Windcross Paths Group, who maintain and signpost routes the poets are known to have walked. They publish guides to two circular routes – Poets’ Paths I and II – each about eight miles, and both now marked on the OS Landranger 149 and 162 maps.

Our holiday let in Broom’s Green, just north of Dymock, made the perfect base for communing with poetic minds. Stables Cottage is part of Horseshoe Inn House, once the village pub, and the story goes that on a ramble nearby, Frost and Thomas fell foul of a gamekeeper who threatened them with his shotgun and dodged in here for a steadying glass of cider. The beam above the bar, complete with hooks for tankards, is still there in the cottage’s sitting room. The rare Old Gloucester cows that graze the field behind the garden belong to next-door neighbour Charles Martell, who uses their milk to make Stinking Bishop, officially Britain’s smelliest cheese.

The leaflets were useful, but we were glad of the OS app, with its arrow showing our exact location. Poets’ Path I is all intimate paths and ancient byways, and takes in the former home of Barbara Davis, who drew the leaflets’ exquisite maps. A hut in the garden is a free resource for walkers, with picnic tables and information. Next door is half-timbered The Gallows, where the Frost family stayed with the Abercrombies in 1914. The bridle path from here was glorious: lined with shoulder-high cow parsley between a steep wooded hillside and a meadow ablaze with buttercups. Further south, bluebells thronged a slope above the winding River Leadon. As the sun came out the land was, in Abercrombie’s words, “one great green gem of light”.



A peaceful footpath near Dymock. Photograph: Susan Heller/Alamy

Path II takes in wide views often dominated by undeniably breast-shaped May Hill, topped by its “nipple” of trees, and several poets’ homes: Little Iddens cottage, which must have been a squeeze for the six-strong Frost family; and Oldfields, where Edward Thomas lived. I stopped here to ask for a drink and the owner filled my bottle with sweet-tasting water from the house’s own well. The Old Nail Shop is a corner cottage that was the setting for Gibson’s poem *The Golden Room*, in which the friends listen to Frost talking in his “slow New England fashion”, his “ripe philosophy” having the “body and tang of good draught cider”.

Frost was amused in later life by the philosophical meanings read into *The Road Not Taken*, which was in fact a dig at his dear but indecisive walking companion Thomas, who would always pine for sights not seen. “No matter which road you take, you’ll always sigh, and wish you’d taken another.”



Poets’ Path II follows the chocolate-coloured River Leadon for a while. Photograph: Liz Boulter

The group’s Dymock idyll was short lived: by 1917, Brooke was buried in “some corner of a foreign field” (in Greece) and Thomas had been killed at the battle of Arras. Frost returned to the US and success but said he “never saw New England as clearly as when I was in Old England”.

Appendix N - Dymock Daffodil Weekend and Spring Fayre 2023

By Phil Wilkinson-Jones, *Ledbury Reporter* 16 March 2023



Daffodils at Kettford Bank

A village near the Herefordshire border is gearing up to celebrate its annual Daffodil Weekend and Spring Fayre.

The traditional event will take place in Dymock on the weekend of March 25 and 26.

There will be trading tables in Dymock Parish Hall from 10am to 5pm on both days, with a variety of goods for sale including home-made cakes, second hand books, jewellery and cards.

Light refreshments will be available including bacon baps, home -made cakes and the popular cream scones (cash only for payment).

Guided walks will take place at 11am and 2.30pm each day to see the wild daffodils. Dogs welcome. Information will also be available if people wish to see them from a vehicle.

For more information call Jenny Thick on 01531 890453 or email jenniferthick@aol.com.

Appendix O - Stinking Bishop: The Cheese Named After A Less-Famous Fruit

By Cassie Womack, 9 April 2023 for www.tastingtable.com

Some cheeses have a smelly reputation — so much so that "stinky cheese" is practically its own classification. When cheese connoisseurs talk about stinky cheeses, they're generally talking about washed-rind cheeses, like Limburger and Camembert.



But even among the stinkiest of cheeses, some stand out. Stinking Bishop is one such cheese, and it even has the credentials to prove it. In 2009, a panel of judges ruled that Stinking Bishop, a washed-rind cheese made by cheesemakers Charles Martell & Son, was the smelliest cheese in England.

While the cheese isn't readily available in supermarkets, Stinking Bishop has caught England's popular imagination. Its pungent reputation earned it a cameo in "Wallace & Gromit: The Curse of the Were-Rabbit," and it's a popular gag gift among actual bishops. Stinking Bishop is more than just a punchline, though. A testament to the strength of traditional British farmhouse culture, the award-winning cheese comes from a long and varied history of British cheesemaking.

Where did Stinking Bishop originate?

While the U.K. is now known for complex, flavourful cheeses, it hasn't always been that way. British cheesemaking thrived throughout the Middle Ages when monks traded recipes with monasteries in France, but World War II devastated the industry. During the war, the government rationed cheeses, limiting the number of varieties that cheesemakers could produce. While these cheeses were healthy — the Ministry of Food held rations to a high nutritional standard — they weren't particularly tasty.

After the war, British cheese was in crisis. From 1939 to 1974, 300 British cheesemakers ceased operation, leaving just 33 farms producing the country's once-famous cheddar. But things were changing. A new generation of cheesemakers began to revive traditional techniques, ushering in an era of British cheesemaking known as "the Great Cheese Renaissance."

In 1972, Charles Martell bought Hunts Court Farm in Gloucestershire, England. He had a mission: to revive a dying breed of cattle, Old Gloucester cows. Shortly after Martell bought his farm, Patrick Rance, a pioneer of British cheesemaking, sent him a blank check to start producing cheese. Martell

didn't know much about cheese, but in 1973, his first cheese was featured on the BBC program "Taste of England."

Inspired by traditional techniques, Martell developed Stinking Bishop in 1994. But it wasn't until 2005 when the cheese was featured in "Wallace and Gromit," that it became a bestseller. Overnight, Martell was swamped with orders. Now, it's one of England's most famous cheeses, found in specialty shops around the country.

How did Stinking Bishop get its name?

While Stinking Bishop's name is apt, it's a bit misleading. The cheese gets its name from the stinking bishop pear, also known as the Moorcroft pear. The small, inedible pears, closely related to wild pears, were domesticated around 1400 in England's Wye Valley. They're used to make perry, a type of alcoholic cider.

Despite their name, the pears themselves don't stink. They're named for Frederick Bishop, a 19th-century farmer and a local legend. Bishop was, purportedly, a drunkard with a nasty temper and questionable hygiene. His foul reputation earned him the nickname "Stinking Bishop," and the moniker stuck — not only to the man but also to the pears he grew. Bishop's temper may have been sour, but Stinking Bishop pears are sweeter than most perry pears — perfect for cider.

Now, the cheesemakers at Charles Martell & Son use perry made from these pears to wash the outside of Stinking Bishop cheese as it ages. The perry is made on the Charles Martell & Son estate using a distillery dating back to 1650, the oldest in the British Isles. It's available for purchase on its own, along with other spirits like brandy and poireau.

How is Stinking Bishop made?

While Stinking Bishop may not have a direct relation to actual bishops, its history is linked to that of the clergy. The history of European cheesemaking has long been associated with medieval monasteries. Monks first invented washed-rind cheeses in the Middle Ages, and Stinking Bishop was originally inspired by cheeses made by the Cistercian monks who once farmed Charles Martell's land.

According to legend, washed-rind cheeses were invented by accident when a monk noticed mould growing on the surface of aging cheese. He wiped away the mould and attempted to sanitize the cheese with a combination of alcohol, but no luck — the mould grew back. Frustrated, the monk tried to sanitize the cheese again and again. But instead of the mild, brie-like cheese he'd been attempting to make, he ended up with foul-smelling — but surprisingly delectable — orange rounds.

Stinking Bishop is made in much the same way. While Charles Martell & Son keep aspects of the process hush-hush, they have divulged some of their secrets. The first step of the process fermenting pasteurized milk from local Gloucester cows with vegetable rennet until it forms curds. The curds are then packed into beech wood moulds. After one day, when it's firm enough to hold its shape but soft enough to absorb the flavours of the perry, the cheese is bathed in perry. From there, the cheese is aged for two to three weeks before being sold to customers.

What does Stinking Bishop taste like?

Covering the 2009 event where it was honoured, The Independent reported that the panel of judges who originally crowned Stinking Bishop the smelliest cheese in England likened it to "a rugby club changing room." Words like "putrid," "sweat," and "dirty socks" are often used to describe the stink. Notice a sweaty theme? There's a reason. Washed-rind cheeses like Stinking Bishop get their smell from *Brevibacterium linens*, the same bacteria found in sweat.

But you shouldn't judge a book by its cover — or a block of cheese by its smell. Despite the fact that Charles Martell told NPR that "90 percent of people will think it's disgusting," Stinking Bishop has its share of fans. The cheese may be best known for its famous funk, but those who dare taste it rave about the flavour. Even pro-cheese critics agree: Stinking Bishop has won international cheese awards.

Often described as surprisingly mild, the creamy cheese has a nutty and slightly sweet taste. It spreads easily on bread, or you can serve it with pears to complement the taste of the perry cider. Charles Martell & Son suggest serving it on a cheeseboard with fellow cheese Stilton. Naturally, it's up to you to decide if you have the courage to serve it to party guests.

Other cheeses made here are May Hill Green, Double Berkeley, Hereford Hop, Single Gloucester, Double Gloucester and Slack-ma-Girdle which gets its name from a variety of apple grown locally. The cheese was developed in 2016 in response to demand for a non-smelly variety.



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