

Planning

Alvington Parish

Appendix 12

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Since 2013 there have been a number of planning applications for the construction of dwellings in Alvington Parish - see list below. These have resulted in a farmhouse conversion into 3 semi-detached dwellings, 5 barn conversions and 5 new dwellings on brownfield land all in one location. There are also 4 new social homes.

Planning Applications.

2014/15 P0643/12/FUL Clanna Road, Replacement Dwelling - under construction but not complete.

2014/15 P1777/12/FUL Land at Garlands Road – Two Rivers – 4 new social homes.

Duncastle Farm/Court

10 new units in total plus farm house conversion. The applications were made for one, two, and three plots. Eight plots were granted permission by the Forest of Dean Planning. The application for plots 9 and 10 was refused. An appeal was successful with permission being granted 10th February 2015. The farmhouse (3 semi-detached) are rented properties. Plots one to ten all sold.

Plot 1	8 th February 2016	
Plot 2	6 th March 2015	Ex Dairy
Plot 3	6 th March 2015	Ex Milking Parlor
Plot 4	14 th April 2014	Ex Milking Parlor and Cattle
Plot 5	12 th Feb 2015	Ex Old Stable
Plot 6	19 th May 2015	Ex Storage Barn
Plot 7	29 th April 2016	
Plot 8	9 th December 2014	
Plot 9	26 th May 2016	
Plot 10	26 th February 2016	

Land off Clanna Road

The first application P1757/14/OUT was dated 5th February 2015 for 43 residential properties. This was refused by Forest of Dean Council's Planning Committee on 14th April 2015. There were 15 councillors present all voted against the application. The second application P1494/15/OUT was on 29th January 2016 for 11 dwellings. The Forest of Dean Council's Planning Committee 8th March 2016 refused the application and 13 councillors present voted, 12 against and 1 vote in favour. There were 49 letters of objection sent to the council. This resulted in an appeal to the Bristol Planning Inspectorate 21st July 2016. The appeal was successful on 17th November 2016 with a schedule of 22 conditions.

While the appeal was being considered by the Planning Inspectorate, the Forest of Dean Council proposed an allocation in the Site Allocations Plan for 14 homes on the site. Although this should not have influenced the decision, the general opinion is that this was the reason permission was granted. A petition was sent to Forward Planning during consultation stating that the allocation for 14 houses, now reduced to 11 was not wanted and against more allocations. A petition total of 246 signatures were obtained. This demonstrates how strongly the village residents are against large building applications

Land adjacent to “The Knapp”, Knapp Lane.

1. P1543/13/OUT Planning application 13th November 2013 one bungalow, refused.
2. P1543/13/OUT revised plan 4th April 2014 Granted 28th February 2015 with 10 conditions.
3. P1300/15/FUL 29th September 2015 for Two Dormer Bungalows, refused 23rd December 2015.
Appeal dismissed 1st June 2016.
4. P0242/16/FUL 11th March 2016 Revised Scheme for two Dormer Bungalows, refused.
After appeal, dismissed 1st June 2016.
5. P0242/16/FUL 7th July 2016 Revised Scheme for two Dormer Bungalows, refused.
5th August 2016.
Appeal dismissed 27th January 2017.
6. P1761/16/APP. 17th January 2017 for one dwelling.
7. P1761/16/APP revised plan 21st March 2017 for one dwelling.
This revised plan was requested by the planning officer.
As of 22nd November 2017 no decision made.
8. P1761/16/APP Approval of reserved matters for outline planning permission.
24th November 2017 approval of one single story bungalow.

Throughout these planning applications session from P1300/15/FUL 29th September 2015 to P1761.16/APP 21st March 2017 there have been strong objections from villagers and the Parish Council. The developer responsible for the continual applications is the same as for Duncastle Court.

The plot of land adjacent to the Knapp has the potential of up to 6 properties with more land available for a total of 10 or 12 properties. Therefore it is obvious no one wants another mini estate.

New Applications.

P0087/17/FUL one Dwelling “**Ordnance Cottage**”, Main Road, Granted Permission.

Walnut Tree Cottage

Land adjoining “**Walnut Tree Cottage**”, Main Road, Alvington, Lydney, Glos

1. 18th April 2001
DF 10687/C P468/01 Erection of a garden /workshop/stable building.
2. P1937/05/OUT Outline application for the erection of 2 detached cottage style dwellings. Application refused.
3. P1765/16/LO1 Application under section 191 to establish the use of a building as a residential unit is lawful.
14th July 2017
Certificate of Lawfulness of Existing Use or Development Issued.
4. 2nd January 2018
P0002/18/OUT Outline application for the erection of a replacement dwelling.
5. 3rd January 2018

P0004/18/FUL Demolition of existing dwelling in a conservation area

1.1 Although there has not been large scale development, until Duncastle Court, the parish has seen steady growth over the years. Draft Register of Electors – 2000 records 400 electors and 206 properties the latest record for 2018 is 512 electors and 295 properties as quoted by electoral Department December 2017. Over the last thirty years there have been many barn conversions.

- Three (3) at Court Lane.
- Three (3) at Church Lane.
- Two (2) at Clanna Lane.

New Applications for Barn Conversions.

P1241/17/FUL Conversion for one 2-bedroom dwelling Orchard Barn, Swan Hill.

P1645/17/FUL Barn conversions for one residential and one business. Pipers Meadow, Barnage. Barn conversions are generally supported by the National Planning Policy Framework (NPPF).

Attachments:

1. Letter from Forest of Dean – Housing Commitments. 16th May 2017 – 3 pages.
2. Strategic Housing Officer Letter to Tony POPE. 20th November 2015 – 3 pages.
3. Appeal Decision Land off Clanna Lane – 12 pages.
4. Petition Letter to FDDC
5. NDP 1st Consultation Event Summary – 2 pages.
6. Permission for P1543/13/OUT DF11305 – 6 pages
7. Appeal Decision APP/P1615/W/16/3144171– 3 pages.
Land adjoining The Knapp 1st June 2016.
8. Appeal Decision APP/P1615/W/16/3160189 – 4 pages
Land adjoining The Knapp 27th January 2017.
9. Alvington Character Appraisal - August 2018 (Rev 9.2) – 30 pages.
10. Draft register of Electors – 2000 Front Page – 1 page.
11. Planning Aid - The Local Plan process, and how to get involved – 2 pages
12. Land off Clanna Road - Parish Council response – 1 page



Forest of Dean
— DISTRICT COUNCIL —

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Mrs Eagles
Bwau Maen
Knapp Lane
Alvington
Lydney
Gloucestershire
GL15 6BJ

Contact: **Mrs J Lodge**
Direct Line: **015949 812335**
Direct Fax:
Email: jackie.lodge@fdean.gov.uk
Our Ref:
Your Ref:
Date: **16 May 2017**

Dear Mrs Eagles,

Housing Commitments : Alvington Parish.

Following your conversation with my colleague please find attached information regarding the housing commitments within Alvington Parish between 2014 and 2017

Yours sincerely,

J Lodge
Planning Officer
Local Plan Team



Alvington Parish : Housing Information

List of Outstanding Planning Consent in The Parish of Alvington 31/03/2017							
Planning Ref	Parish	Site Name	Current Total Capacity	Not Started	Under Construction	Completed During Year	Total Completed
P0611/13/FUL	ALVINGTON	Duncastle Farm	3	0	1	2	2
P1543/13/OUT	ALVINGTON	The Knapp (Garden)	1	1	0	0	0
P0817/14/FUL	ALVINGTON	Land adj Duncastle Farm	2	1	0	1	1
P1494/15/OUT	ALVINGTON	Land off Clanna Road	11	0	0	0	0

Housing Activity within Alvington Defined Settlement Boundary by year				
YEAR (31 March – 1 April)	Address of completions	Completed	Not Started	Under construction
2015/16	P0611/13/FUL Duncastle Farm x2 P0817/14/FUL Adj Duncastle Farm x1	3	2	1
2014/15	P0061/13/FUL Barns at Duncastle Farm x1 P1777/12/FUL Land at Garlands Road x4 DF7326 Duncastle Farm x2	7	6	0
2013/14		1	6	6

Housing Activity within Alvington Parish and outside Defined Settlement Boundary by year				
Year	Address of completions	Completed	Not Started	Under Construction
2015/16		0	0	0
2014/15	P0643/12/FUL Clanna Road Replacement Dwelling	1	0	0
2013/14		0	1	0

FOREST OF DEAN DISTRICT COUNCIL

MEMORANDUM

From: Keith Chaplin

To: Tony Pope

Your Reference: Land Off, Clanna Road, Alvington P1494/15/OUT

Date: 20 November 2015

Re: Land Off, Clanna Road, Alvington

Dear Tony

I have received notification of the application for the proposed development erection of 11 dwellings at Land Off, Clanna Road, Alvington.

The notification identifies that the proposed site is located outside the settlement boundary and as such in accordance with the Core Strategy Policy CSP.5 - Housing; the site should be treated as an exception site.

Core Strategy Policy CSP.5- Housing and its supporting text identifies that exception sites are sites solely comprising of affordable housing located usually within or adjoining the settlement boundary. National Planning Policy Framework identifies that consideration can be given to allowing some market housing which facilitates the provision of significant additional affordable housing to meet local needs. With the intended development proposing to develop 11 residential units and aiming to provide 60% market housing and 40% affordable housing then Strategic Housing considers that the proposed scheme does not accord fully with Core Strategy Policy CSP.5 and the ethos of the National Planning Policy Framework in relation to exception sites.

Core Strategy Policy CSP.5 further identifies that "exceptions sites", must be justified by an identifiable local need. This should usually relate to needs identified within the settlement concerned, or within the same Parish. Strategic Housing notes that no parish needs survey have been undertaken, and as such no local housing need has been established.

If however, the application is considered by development control as a market housing development then Strategic Housing notes that Core Strategy Policy CSP.5-Housing requires that a 40% affordable housing contribution on a nil grant basis will be sought on all housing sites in villages which are greater than 5 units or larger than 0.16 ha. Core Strategy Policy CSP.5 further identifies that the

affordable housing provision would be sought on the following tenure basis. That 70% of the affordable housing should be provided as rented accommodation and the remaining 30% should be provided as shared ownership. Strategic Housing acknowledges that the applicant intends to provide on a nil grant basis 3*2 bed house as affordable rented properties, and 1*2 bed house as a shared ownership property which equates to a 40% affordable housing,.

In relation to the proposed affordable housing provision, then strategic housing would seek the following range of property types to best address housing need

40% Affordable Housing Provision			
Property Type	Min m2	number of Social Rented units	Number of Shared Ownership units
1 bed flat	47	2	
2 bed house	77	1	1
		3	1

Strategic Housing would seek that the 1 bed flats are provided in a house type arrangement with each flat having its own individual access.

In assessing planning applications the council needs to be satisfied that any suggested development can deliver the s106 contributions (including affordable housing) proposed by the planning application. Following the introduction of the Growth and Infrastructure Act 2013, strategic housing is mindful of a recent planning application which has sought to vary the level affordable housing within twelve months of securing planning permission using this legislation, due to the scheme not being viable. As such it is suggested that the council in assessing applications in the round, may wish to consider assessing whether the suggested development is capable of providing the s106 contributions proposed by the applicant and still remain economically viable.

To enable the council to fully assess the application it would be helpful if the applicant submits viability information which demonstrates that the proposed development is capable of providing the S106 obligations that application intends to provide and still remain economically viable.

Strategic Housing therefore considers that as the proposed application is situated outside of the settlement boundary, and does not propose 100% affordable

housing in accordance with Core Strategy Policy CSP.5, nor has an identifiable local need which has been identified via a local housing needs survey been produced to accompany the application; then strategic housing objects to the application.

However if the application is considered as a market site then a 40% affordable housing provision as sought above, will have significant benefit towards meeting affordable housing need in the Forest of Dean. However given the uncertainty in regards to the proposed property types which do not accord with the above affordable housing (see above table) sought, which best addresses housing need; as well as the lack of a S106 agreement to secure the affordable housing, then strategic housing objects to the application.

Yours sincerely
Keith Chaplin

Appeal Decision

Site visit made on 27 September 2016

by Jacqueline Wilkinson Reg. Architect IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 November 2016

Appeal Ref: APP/P1615/W/16/3153161

Land off Clanna Road, Alvington GL15 6BD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr H Bendall against the decision of Forest of Dean District Council.
 - The application Ref P1494/15/OUT, dated 7 October 2015, was refused by notice dated 9 March 2016.
 - The development proposed is 11 dwellings with a new access created onto Clanna Road.
-

Decision

1. The appeal is allowed and planning permission is granted for 11 dwellings with a new access created onto Clanna Road at Land off Clanna Road, Alvington GL15 6BD in accordance with the terms of the application, Ref P1494/15/OUT, dated 7 October 2015, subject to the conditions set out in the attached schedule.

Procedural matters

2. The application was in outline and approval for access, layout and scale is sought at this stage. Appearance and landscaping are to be reserved matters. Whilst plan J44-SK01 "Indicative concept street scene" was listed on the Council's decision notice, as appearance is a reserved matter I have taken this plan to be indicative only of one possible design approach and have assessed the appeal on that basis.

Main Issues

3. The main issues are: (i) the effect on the character and appearance of the area, (ii) whether identified local surface water flooding issues would be able to be resolved without causing flooding elsewhere, (iii) whether the effect on local infrastructure would be adequately mitigated, (iv) the effect on heritage assets and archaeological remains and (v) having regard to housing supply in the district, whether any adverse effects of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework (the Framework) taken as a whole.
-

Reasons

Policy framework

4. The Council does not dispute that at present it cannot demonstrate a 5 year supply of housing land and I note that this has been the finding of a number of relatively recent appeal decisions referred to by the appellant. Paragraph 49 of the Framework states that where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up-to-date.
5. The development plan is the Adopted Core Strategy 2012 (Core Strategy). Policy CSP.1 *Design and environmental protection* accords with the similar environmental aims set out in the National Planning Policy Framework (the Framework). However, the effect of policy CSP4 *Development at settlements* is to restrict the location of housing, so is out of date for the purposes of assessing this appeal. Policy CSP.5 *Housing* (which sets out a strategy for the distribution of housing) and policy CSP.16 *Settlement policies* both have the effect of restricting housing development in certain locations, so are also out of date for the purpose of this appeal.
6. The Council's Allocations Plan was submitted for examination in August 2015 and the Inspector issued interim findings in a letter dated 24 June 2016. In response to these findings the Council has recalculated its housing requirement and concluded that revisions to the Main Modifications, including proposals for additional allocated sites, are necessary in order to identify more sites for housing development.
7. These revised Main Modifications have now been approved for public consultation, subject to the Inspector's agreement. Whilst due to its advanced stage, the Allocations Plan is a material consideration, the outcome is still uncertain as the results of the public consultation will not be known for some time. However, I note the Inspector's comments with regard to the validity of the overall settlement strategy in the Core Strategy as not being inconsistent with the Framework paragraph 55. I also note that in order to achieve the revised housing requirement the appeal site has now been included as a suggested allocated site, but I have given little weight to this proposed modification as it has not been the subject of public consultation.
8. Policy AP.1 *Sustainable development* requires that the primary consideration is whether or not the proposed development is sustainable and it sets out aspects of sustainability. This an overarching policy which reflects the principles set out in the Framework. Policies AP.4 and AP.5 are proposed to be modified into one new policy AP.4 *Design of development*, which seeks high quality design. This reflects the similar requirement set out in Section 7 *Requiring good design* of the Framework. Both these policies therefore can attract full weight at this point in time.

Character and appearance

9. Clanna Road or Clanna Lane, as it is also known locally, is on the north-west rural edge of Alvington. The development of the village has up until the 20th century been focussed on the main A48 route, with a distinctly separate cluster of historic buildings around the church, which is set well to the east away from

the A48. However, significant pre-and post-war development has reached out into the rural area on the south-west side of the village, to the south of Clanna Road.

10. Clanna Road itself retains a rural character, with an open aspect to the north and hills beyond over the appeal site. To the east of the appeal site there are the remnants of former farm buildings and cottages mixed with modern infill housing and towards the west there are pre-war Council houses fronted by wide verges with mature trees. The appeal site is an arable field with a mixed deciduous hedge hard on the edge of the road, which is a notable landscape feature. A modern detached house, set well back, and a small cottage set at right angles to the road define the edge of the village to the east of the appeal site, whilst there is a former farm complex (Nuppend House) and The Meadows to the west. These two properties are informally set at an angle and do not read as part of the village. A short distance beyond the appeal site, the road narrows and is enclosed by tall natural hedges and trees and takes on the distinct character of a narrow rural lane.
11. The wider setting to the village is within a landscape character type identified in the *Forest of Dean Landscape Character Assessment 2002* as wooded scarp and lower scarp. The attractive views to the wooded hills to north over the appeal site and open farmland are typical of this area. The appellant has submitted a *Landscape and Visual Appraisal* (October 2015) which sets out key viewpoints, which I saw at the site visit, along with other views.
12. Whilst the proposed development would have an impact on the open character of Clanna Road, I am satisfied that when viewed from the wider area, the proposed dwellings would be reasonably well subsumed within the profile of the village. Although there would be a loss of open farmland, I conclude that there would be no significant impact on the wider landscape character of the area or the setting of the village when seen from its hinterland.
13. The proposal includes the rebuilding and extension of a section of low stone rubble wall but the loss of the hedgerow and the loss of the views out towards open farmland from Clanna Road would adversely affect the pleasant rural character of Clanna Road itself and this part of the village. The proposed development would therefore be contrary to the aims of Core Strategy Policy CSP 1, which in part aims to maintain the local distinctiveness of areas.

Local flooding

14. Local concerns have been expressed about flooding and a report¹ commissioned by the Gloucestershire County Council (the Lead Local Flooding Authority) acknowledges that there is a serious flooding problem in Clanna Road due to surface water run-off. The report outlines the source of the run-off through two catchment areas, one of which is partly within the appeal site and adjacent land higher up in the appellant's ownership. The recommendations were broadly that the run-off should be dealt with by controlling the field run-off at source.
15. The appellant has demonstrated that a scheme of surface water control over land in his control can be achieved and the County Council, although it initially objected, has now indicated that it supports the proposed surface water drainage scheme. I am satisfied that this matter can be covered a planning

¹ The Amey Report February 2016

condition. The requirements of Core Strategy policy CSP.1 in that respect would be satisfied. However, it should be noted that although this will reduce the intensity of the local flooding, it will not completely resolve local flooding caused by surface water run-off outside the land owned by the appellant.

Local infrastructure

16. A revised Unilateral Undertaking dated 6 September 2016 has been submitted by the appellant. This undertakes to make contributions towards affordable housing, primary and adult education and recreational open space. An undertaking not to occupy or permit to occupy the approved dwellings until an approved flood mitigation strategy is implemented is also included.
17. Contributions towards affordable housing are required in order to support a mixed and balanced community as required by the Council's Affordable Housing Supplementary Planning Guidance. These contributions are necessary, directly related to the development, fairly and reasonably related in scale and kind to the development. They satisfy the tests set out in the Framework and the Community Infrastructure Levy (CIL) Regulations 2010.
18. Whilst the submitted Unilateral Undertaking includes contributions towards education infrastructure, the Council has not stated that these are necessary in order to make the development acceptable. I cannot therefore conclude that the contributions are necessary and the tests set out in the Framework and the CIL Regulations would not be satisfied. I have not therefore taken these contributions into account.
19. Having seen the local recreation ground, I conclude that contributions sought by the Parish Council for improvements to the facilities here are necessary in order to make the development acceptable. The submitted Unilateral Undertaking includes a contribution of £32,571 towards youth and adult recreational provision, as required by the Council's Play Area Supplementary Planning Guidance 2000. The Parish Council has three infrastructure projects as well as the aspiration to build a new pavilion. I am satisfied that the contribution would not fall foul of the requirement, under the CIL Regulations Regulation 123, to have no more than 5 or more contributions from obligations funding a project. I am also satisfied that this contribution would be necessary to make development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development. It would therefore satisfy the tests of paragraph 204 of the Framework and Regulation 122 of the CIL Regulations.

Heritage assets

20. The Alvington Conservation Area is focussed on the A48, where historically development grew up along the roadside to service travellers and on the earlier cluster around the church, which is well to east of the A48. Views of the appeal site from the nearby A48 and the main part of the conservation area would be limited, as the proposed dwellings would be set back from the road in a courtyard setting, with a landscaped frontage. The Grade 2 listed Globe public house faces the main road at an imposing angle and this setting would be preserved.
21. The Alvington Character Appraisal (2007) identifies the extensive views over the appeal site as "creating a pleasant aspect". The setting of the parts of the conservation area adjacent to the site would be changed, but this would not in

my assessment amount to an unacceptable change to the character and appearance of the conservation area given the mixed character of the buildings closest to the site and which are peripheral to the main core of the designated conservation area.

22. I therefore conclude that the character and appearance of the conservation area would be preserved, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the Framework.
23. The appellant's archaeological assessment identified that the site may contain evidence of post medieval iron working and the County Council's archaeological advisor recommends that a programme of archaeological work is carried out. This can be required by a standard form of planning condition.

Sustainability in terms of access to services

24. Alvington is designated as a service village, where limited growth is acceptable, on the basis of the limited services in the village. There are some facilities but the A48 is a recognised barrier which, due to speeding and the amount of traffic, separates the residents living on the west side of the A48 from the church and the playing fields and southbound bus towards Chepstow and equally it separates those on the east side from the two pubs in the village, the garage shop and the north bound bus to Lydney and beyond.
25. Typically for a rural area, bus services are limited and reduced on weekends. Cycling or walking to the primary school in the next village to the south, although just feasible in terms of distance, would be risky with small children and unpleasant due to the narrowness of the footpath and the need to cross this busy road twice. That said, overall the village including the appeal site can be described as being in a moderately sustainable location, with good services available in the next towns to the north and south.

Other matters

26. The Parish Council and local people are concerned about the impact on the capacity of Clanna Road which, they point out, is used as a shortcut route. However, the Highway Authority, using accepted methodology for calculating the number of trips generated by the dwellings, has not raised concerns and states that there would not be a significant impact either on the road or the junction with the A48. I saw that the road narrows to effectively a single track, but the driver actions required to pull over etc. to allow safe passing would, although an inconvenience, not amount to a threat to safety and they are typical of many rural lanes and roads. The junction with the A48 has good visibility in both directions. I therefore conclude that the proposal would not lead to an adverse impact on the safety of highway users, including pedestrians.
27. There would be a loss of good agricultural land, but this was not given as reason for refusal by the Council. The Framework does not require me to give weight to the retention of agricultural land and in any event, the loss in this case would be small in terms of the wider rural area.

Planning balance

28. I have concluded that the setting of the conservation area and the nearby listed public house would be preserved and that a planning condition would

ensure that the recording and treatment of any archaeological assets would be covered by an approved programme of work.

29. I have concluded that there would be no significant harm to the wider landscape character of the area or the setting of the village when seen from the rural hinterland but I have found that there would be material harm to the pleasant open rural character of Clanna Road in the vicinity of the appeal site. In this respect the proposal would fail the requirements of policy CSP1. However, the appeal site is located adjacent to an area of 20th century village expansion, suburban in character and I have found that the core of the village would not lose its distinctive open rural character.
30. The harmful impact on the character and appearance of the area would therefore be localised to this part of the village and at the reserved matters stage, the Council would be able mitigate this harm to a degree by requiring the part relocation of the hedge or a suitable replacement native hedge along the frontage, located so that it would not conflict with the required visibility lines and by requiring high quality building design and landscaping. The new landscaping and ecological measures would be subject to an approved management plan, so that they would be retained in the longer term.
31. I have concluded that in terms of access to services and the availability of local services, the appeal site would be moderately sustainable.
32. As I have explained above in setting out the policy framework for this appeal, given the lack of an identified five-year supply of deliverable housing land, the relevant Core Strategy policies are out of date. That said, I still give some weight to the sustainability of the overall strategy for development, as recognised by the Allocations Plan Inspector. This strategy acknowledges that whilst some villages will not be fully sustainable in terms of access to transport modes, employment, and other daily essential services, they could still sustain a modest amount of new dwellings.
33. I note local concerns that this proposal would be a disproportionate increase in population for this smaller service settlement, especially when taken with other new dwellings recently built within the settlement boundary at Duncastle Farm. However, I have no evidence before me that the proposed 11 dwellings, 4 of which would be affordable rented dwellings, would have an unacceptable impact on this local community or its existing services. On the contrary, the occupants of the new dwellings would be likely to support the two pubs and the garage shop and other community activities and the contributions towards improving the recreation grounds and the creation of a new crossing over the A48, although necessary to make the development acceptable, would also benefit existing residents. I therefore conclude that the proposed development would not be at odds with the overall strategy for sustainable housing development in the district.
34. The revised surface water drainage scheme would alleviate the flooding problems caused by run off from the appeal site. However, I do not give this weight as a public benefit as the appellant would have to deal with run-off in any event in order to build the houses.
35. The provision of open market housing and the social rented affordable housing would be a benefit to the wider area and the district as a whole, as it would contribute to the reduction of the overall shortage of housing.

36. I have had regard to other appeal decisions² put before me by the Council. As I have outlined above I accept that the lack of a five year supply of housing does not mean a blanket approval for development in locations where it would not have been approved, or that the policies in the Core Strategy attract no weight at all. However, the requirements of the Framework are an important material consideration.

Conclusions

37. I have concluded that the harm caused by the proposed development would be localised to a part of the village where modern development has already taken place and which is outside the historic heart of the village. The adverse visual impact of the scheme could be mitigated in part by high quality design and careful attention to landscaping and boundary treatments, both of which the Council would be fully justified in requiring under the terms of policy CSP.1 and the emerging policy AP.4.

38. I therefore conclude that the adverse impacts of the proposed development would not significantly or demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

39. For the reasons given above I conclude that the appeal should be allowed.

Conditions

40. I have assessed the conditions proposed by both the Council and the appellant against the tests set out in paragraph 206 of the Framework and the guidance set out in the Planning Practice Guidance.

41. The Council has suggested a one year time limit for the submission of the reserved matters in order to ensure the expeditious delivery of the housing benefits. I consider that two, as suggested by the appellant, would be reasonable given the need to resolve the full details of the surface water drainage and the pedestrian crossing.

42. I have attached the standard condition that requires the development to comply with the submitted plans. This is in order to provide certainty.

43. I have attached a condition (5) requiring the details submitted under condition 1 to include site sections and street scenes. This is because the site is sloping and the Council needs to be satisfied that the changes in levels are satisfactorily taken into account in the appearance of the development. I have additionally required that the reserved landscape submission includes a local play space and crucially its access (by whom, when and how) and maintenance. Whilst landscaping is a reserved matter, this element of the landscaping is strategically essential to provide adequate play space for the future occupiers of the dwellings. I have also specified that notwithstanding the plans which show a timber fence along the road frontage, full details of a replacement hedgerow be submitted, including provision for its maintenance and retention over the long term. This is in order to mitigate the harm to local character which I have identified above due to the loss of the existing hedgerow. This is all the more critical to be resolved at an early stage as the

² APP/P1615/W/15/3136129 (Huntley), APP/U1105/A/13/2191905, 2197001, 2197002, 2200204 (Feniton, Devon), APP/P3420/A/14/2219380, 2219712, (Keele), APP/P1615/W/15/3009016 (Coleford), APP/P1615/W/15/3005903 (Tutshill), APP/U1105/A/13/2191905.

- plot curtilages to the side gardens of units 1 and 10/11 may have to be reviewed in order to reconcile the stone walls and hedgerow with the necessary visibility splays. Careful thought also needs to be given as to how the privacy of these rear gardens would be protected whilst allowing for a hedge to grow.
44. It is not necessary to impose conditions relating to the provision and management of landscaping, apart from the hedgerow as I have explained above, including the ecological management plan, at this stage as suggested by both parties, as these conditions can be attached at the reserved matters stage.
 45. In order to ensure that foul and surface water drainage is satisfactory, I have attached conditions requiring full details of these before any work commences. Given the identified surface water flooding problems on this site, I have required that the approved drainage schemes are carried out in full before the first occupation of the dwellings and maintained as such thereafter.
 46. In the interests of clarity and good design I have combined a number of the suggested conditions relating to the design of the streetscape (both for those areas to be adopted and those to be retained privately). I have required the street design scheme to be provided before any dwellings are occupied. This is because the scheme is small and is unlikely to be phased.
 47. As the dwellings would have no garages, in the interests of sustainability and the reduction of carbon emissions, I have imposed a condition requiring secure cycle storage, and for it to be retained as such thereafter.
 48. As a pedestrian crossing over the A48 is essential in order to deliver the sustainability of the proposed dwellings and safer access to the recreational facilities, I have required that full details of the crossing are submitted before development commences and that no dwelling is occupied until it is provided.
 49. I have imposed a construction method statement in order to protect the safety of road users and the amenity of adjacent occupiers, and a waste minimisation strategy in order to reduce waste and CO2 emissions both at the construction stage and in the longer term.
 50. Given the archaeological potential of the site, I have required a written scheme of archaeological investigation to be approved before works commence and that the development is carried out in accordance with the approved scheme. This is so the Council can be satisfied as to the effects of the scheme on archaeological heritage assets which may be discovered, their recording and publishing.
 51. I have shortened the Council's suggested condition 23 (land contamination) and required that an assessment and remedial strategy is submitted and that the development is carried out in accordance with that strategy. The Council can specify the full details required separately.
 52. After further correspondence with the Council, I have not applied the Council's suggested condition 7 which specifies visibility splays as these appear to differ to those shown on the approved plans and may conflict with the objective of retaining the existing stone walls. The Council has not suggested that the access details as shown on the submitted plans are unacceptable on highway safety grounds. However, I note that the Highway Authority require certain visibility clearances. Given the proximity of the site to the junction with the

A48, where all vehicles are likely to come to a stop, I consider that speeds will be low in the proximity of the appeal site, so that flexibility in applying the required splays and clearances may be justifiable, supported by further evidence if necessary as to the speeds reached in this stretch of road. I have therefore adopted the appellant's suggested approach and included the details of the visibility splays, which should include the vertical clear visibility, in condition 8. In addition, in the interests of highway safety, I have specified that visibility splays are to be provided in accordance with the approved street design scheme before any dwelling is occupied and that they are maintained as such thereafter.

53. I have not applied the Council's suggested condition 17 (building heights) as these are already specified on the submitted documents. Suggested condition 9 (services underground) is not necessary given such details are to be approved under the street design scheme. Suggested condition 22 (refuse bins) is not necessary as this would be covered under the waste management scheme.

Jacqueline Wilkinson

INSPECTOR

Schedule of Conditions

- 1) Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 2 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Topographical survey, J44 01 (location plan), J44 11(F) (site layout and access plan), J44 Sk01-A (indicative concept street scene), 01-21293 rev01 (access arrangements), 02 - 21293 rev 01(refuse vehicle swept path) and house details schedule ref J44.
- 5) The details to be submitted under Condition (1) shall include street scenes, existing site levels and sections and proposed site and slab levels and sections through the site at a scale of not less than 1:500. The landscaping details shall include provision for an equipped local play area of an area not less than 100 square metres and a scheme for access to it and the management and maintenance of it. Notwithstanding the approved plans, the landscaping details shall include provision for a hedge along the street frontage (to include a hedge on the street side of the rear gardens of units 1 and 10/11, taking into account the requirement to maintain visibility splays as approved under condition 8) and full details of all plot and open space boundary treatments, retained walls and new walls and security fencing/gates.
- 6) No development shall commence until full details of a scheme for the provision of foul water drainage, including a timetable for its implementation, have been submitted to and approved by the local planning authority in writing. The foul water drainage shall be implemented in accordance with the approved details and the approved timetable and shall be retained as such thereafter. Any surface water shall be drained separately from foul water.
- 7) No development shall commence until comprehensive evidence based surface water drainage details, including a SUDS/drainage management plan and timetable for its implementation, have been submitted and approved by the local planning authority. These details should fully incorporate the principles of biodiversity enhancement, sustainable drainage and improvement in water quality, along with an assessment of the hydrological influences of the detailed drainage plan, including allowances for climate change. The scheme shall be implemented in accordance with the approved details and in accordance with the approved timetable and shall be subsequently managed and maintained thereafter in accordance with the approved management plan.

- 8) No development shall commence until full details of a street design scheme, to include carriageways, footways, visibility splays, vehicle parking areas and manoeuvring areas have been submitted to and approved in writing by the local planning authority. The details shall also include provision for the vehicles of disabled drivers, electric vehicle charging points for each dwelling where practical or available on a communal basis, external lighting, fire hydrants, pedestrian paths, specifications for the surface materials and a scheme for maintenance and management. The development shall be carried in accordance with the approved details and retained as such thereafter.
- 9) No development shall commence until full details of secure cycle storage for each dwelling hereby approved are submitted to and approved in writing by the local planning authority.
- 10) No development shall commence until details of a pedestrian crossing over the A48 has been submitted to and agreed in writing by the local planning authority.
- 11) No development shall commence until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall:
 - i. Specify the type and number of construction vehicles;
 - ii. Provide for the parking of vehicles of site operatives and visitors;
 - iii. Provide for the loading and unloading of plant and materials;
 - iv. Provide for the storage of plant and materials used in constructing the development;
 - v. Provide for wheel washing facilities;
 - vi. Specify the intended hours of construction operations;
 - vii. Include measures to control the emission of dust and dirt during construction.
- 12) No development shall commence until a waste minimisation statement has been submitted to and approved by the local planning authority in writing. The statement shall include: i) details of the types and volumes of construction waste likely to be generated including measures to re-use and recycle that waste and to minimise the use of raw materials, ii) how construction waste is to be re-used on site (unless it can be demonstrated that this is not the most sustainable option), and proposed measures for the disposal of this waste if it cannot be re-used on site, iv) provision within the residential development for storage receptacles for recycling and waste and the timing for their provision. The development shall be implemented in accordance with the approved statement and the residential recycling/waste storage facilities shall be retained as such thereafter.
- 13) No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority.

- 14) No development shall commence until details of a land contamination assessment and associated remedial strategy, together with a timetable of any remedial works and action to be taken as a result of unexpected contamination, shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details and strategy.
- 15) No dwelling shall be occupied until the street design scheme is provided in full in accordance with the approved details.
- 16) No dwelling shall be occupied until the proposed footway and tactile drop kerb pedestrian crossing shown on drawing 01 21293 01 is constructed in accordance with the approved plans.
- 17) No dwelling shall be occupied until the approved pedestrian crossing over the A48 is provided.
- 18) No dwelling shall be occupied until the approved cycle storage is provided in accordance with the approved details. The cycle storage shall be kept available for the storage of cycles thereafter.
- 19) No dwelling shall be occupied until the equipped local play area is provided in full accordance with the approved details and the scheme of access and management.
- 20) The equipped local play area shall be maintained and managed in accordance with the approved details and the approved access and management scheme and shall thereafter be retained as a local play area only.
- 21) The approved vehicle parking shall be kept permanently available as vehicle parking spaces only and the approved manoeuvring areas as manoeuvring areas only.
- 22) The approved visibility splays shall be maintained in accordance with the details approved under condition 8.

End of schedule

Alpine Lodge
Alvington,
Lydney,
GLOS.
GL15 6BA

12th February 2017.

Forest of Dean District Council.

Planning Department,
High Street.
Coleford,
Glos,
GL16 8HG

For the attention of Nigel GIBBONS and Tony POPE

Subject: DRAFT ALLOCATIONS PLAN ~ Petition (Alvington)

As per recent telephone discussions, we have now obtained over 200 signatures.

Please find attached a petition of some 246 signatures, collected in just a one week period, held across the Alvington Parish regarding the recent decision by the council to add a development in "Clanna Lane", against the wishes of the local community.

The village residents of Alvington are clearly against any further increases, in the size of what is identified as a service village.

Could you please take into consideration the views of the village before making any further similar decisions to the ALLOCATIONS PLAN? The village is surrounded by good quality agriculture land and wish to maintain this and the vista for future generations NOT concrete over.

Both nearby Lydney and the Chepstow are experiencing extensive housing booms where they have services to support an increase in population. So why build in Alvington where very limited services exist.

Could you please acknowledge receipt of this petition, and advise what next steps you plan to do with this information. Thank you.

Regards,

Alec Davis

ALVINGTON NDP AREA

NDP 1ST CONSULTATION EVENT SUMMARY

General Comments

- The event took place on Sunday 23rd October 2016 between 10.00am and 4.00pm and held as a drop in session at Alvington Memorial Hall
- The NDP event outlined the history of the area with photographs, local history information and maps dating back to the 19th century. There were themed displays: Housing, Transport, Traffic and Road Safety, Flooding, Environment, Work and Infrastructure themed information. Reports, planning documents and character assessments of the area could also be viewed.
- The event was advertised through:
The Alvington Parish website and newsletter which reaches every household in the Parish
Posters on the Parish noticeboard and in the village hall.
Flyers were available in the local pubs and village hall
Email invitations to key stakeholders and partners.
- 109 people signed in with a non-obligatory signature but obligatory postcode. The average time people spent at the event was 45 minutes- 1 hour.
- A questionnaire was given to every attendee and also available online. Many people filled in the questionnaire over refreshments where they had the opportunity to discuss issues. Members of the Steering Group and the Glos Rural Community Council Community Adviser were on hand to answer questions and encourage comments.

Consultation

Attendees were consulted on the following:

- Distinctive character.
- Housing, Transport, Traffic and Road Safety, Flooding, Environment, Work and Infrastructure.
- What people liked about Alvington and what could be improved
- Priority topics
- The comments were analysed externally

Questionnaire

76 questionnaires were completed from a wide postcode area. The age range was as follows:

AGE	up to 11	12- 17	18 - 25	26 - 59	Age 60+	No age ticked
Nos. of respondents	5	1	1	31	35	3

Key Points from the Questionnaire

Respondents generally liked the quiet, peaceful rural countryside and friendly community. There were some comments about accessibility for commuting.

Improvements were mainly around road safety, traffic and the A48. Other improvements were the general look of the village and facilities. Lack of broadband and mobile phone coverage were the major infrastructure comments but general infrastructure considerations when developments were permitted were a concern.

Numbers of comments by topic

1. What do you like?					2. What could be improved				
Countryside/ scenery	peace & quiet	Community	Small size	Access	A48/ traffic	facilities/ tidiness	transport	Infra structure	Develop ment
25	10	7	19	13	40	27	11	8	16

Priorities from the questionnaire in order of importance.

	Very important	%	Quite important	%	Not important	%	No opinion	No reply
a) traffic/Road safety	50	61%	22	27%	0	0%	2	8
r) Footpaths	42	51%	26	32%	3	4%	1	11
b) Local character	41	50%	29	35%	3	4%		9
g) Environment	37	45%	32	39%	0	0%		13
f) Public Transport	33	40%	28	34%	7	9%	3	11
o) Fuel station/ store	33	40%	27	33%	8	10%	1	13
c) Buildings design	30	37%	32	39%	8	10%	2	10
k) Education	27	33%	23	28%	10	12%	7	15
q) Pubs	26	32%	26	32%	10	12%	6	14
d) Heritage	26	32%	35	43%	5	6%	3	13
n) Facilities for young people	26	32%	31	38%	6	7%	6	13
p) Church	24	29%	24	29%	15	18%	8	11
i) Health Facilities	22	27%	29	35%	14	17%	2	15
m) Facilities for older people	22	27%	39	48%	3	4%	6	12
e) Sports	21	26%	31	38%	11	13%	5	14
l) Affordable Housing	19	23%	25	30%	15	18%	9	14
j) Employment	18	22%	28	34%	17	21%	5	14
h) Arts	5	6%	19	23%	28	34%	14	16

Key Points from Comments

People were asked what they value under specific headings: Housing, Transport, Traffic and Road Safety, Flooding, Environment, Work and Infrastructure.

Housing: Issues around sustainability alongside no building on farmland and better infrastructure for existing homes as well as infrastructure considerations for new developments.

Transport: Necessity for car ownership and lack of good public transport. Use of train with a bus service to the station.

Traffic and Road Safety: Too much traffic, size of lorries and speeds of vehicles. Safety issues and need for an A48 crossing. Safety issues around Clanna Lane and A48 junction. Parking issues especially around the Goble pub.

Flooding: Flooding has worsened over 20 years. Do not build on 'flood plain'. Issues around specific areas at Swan Hill and Clanna.

Environment: Extend the conservation area to include Knapp Lane. Comments on footpaths and better maintenance. Village environment- control of signage.

Work: No comments

Work and Infrastructure: Lack of mobile phone coverage and poor broadband. Better drainage at Clanna.

Application Number: P1543/13/OUT DF11305

Case officer: Mrs Chloe Johnson

THE PROPOSAL

The proposal is in outline with all matters except access reserved for future consideration. The access would utilise an existing access from Knapp lane adjacent to the A48.

The parameters for the dwelling would be: 19m by 6m by 4.3m

SITE DESCRIPTION

The site lies within the defined settlement of Alvington and within the Parish of Alvington. The site is currently grassland, separated from the neighbouring properties by hedgerows. The site is on the edge of the village with the conservation area to the north-east. To the south-west is an existing bungalow (with an extant permission to be replaced) (The Knapp). To the south is a row of bungalows separated from the application site by a mature hedge. While to the north-west is a grade II listed building (The Old Parsonage).

The site extends to 0.15ha.

PLANNING HISTORY

This application has been the subject of pre-application discussion where it was suggested an application should be submitted.

P0281/10/FUL: Erection of a detached dwelling and attached private car garage with associated access and turning area, change of use of land to residential curtilage.

Demolition of existing cottage - Approved - April 2010

P0197/11/COU: Siting of a mobile home. - Approved - March 2011 for a temporary period.

P0772/98/FUL: Outline Application for the erection of two detached dwellings.

Construction of new vehicular access including improvements at junction of Knapp Lane with A48. Refused and dismissed at appeal as the site constituted unacceptable infilling 1998.

APPLICANT'S REPRESENTATIONS

The initial application included an access off Knapp Lane adjacent to the east of the site; revised plans amended the scheme to provide the current access, from adjacent to the A48.

A Design and access statement has been submitted along with an ecological appraisal.

CONSULTATIONS AND NOTIFICATIONS

Parish Council

No response has been received.

Sustainability

No objection subject to conditions

Severn Trent water

No objection subject to a drainage condition.

Neighbour Representations

Three letters have been received objecting to the scheme for the following reasons:

- Entrance would be in narrowest part of the lane
- Increase traffic using lane
- Reduce biodiversity on the site
- Do not know details of the construction
- It will not be small and would be visible from all properties on Knapp Lane

One letter has been received not objecting to the scheme but commenting on the ecology appraisal and details on the application forms.

POLICIES

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance - design

Core Strategy

CSP.1 - Design and environmental protection

CSP.3- Sustainable energy use within development proposals

CSP.4- Development at settlements

CSP.5- Housing

CSP.16- Alvington

Allocations plan

A draft version of the Allocations Plan has been issued for consultation. It has been endorsed by Council and approved for consultation. It represents the Council's up to date thinking including its views on the location for development in the district and should be read alongside the adopted Core Strategy. It is a material consideration and can be afforded some weight in the decision making process.

AP.1 - Sustainable development

AP.3 - Design of development

AP.4 - Style and materials

AP.5 - Local character and assets

EVALUATION

- Principle of Development
- Impact on Character and Appearance
- Impact on Living Conditions
- Sustainability

- Access and Visibility

Principle of development

Section 6 of the NPPF and Policies CSP.4, CSP.5 and CSP.16 of the Core Strategy aim to support sustainable development within settlement boundaries provided that they integrate with the surrounding area in terms of their design and appearance, they do not negatively impact upon the residential living conditions of surrounding properties, they do not give rise to any highway safety concerns, and are sustainable and energy efficient. In this instance the site is within the settlement boundary of Alvington and subject to no other adverse impacts (which are considered below) is considered to be acceptable in principle and to be in accordance with the guidance in the NPPF and policies CSP.4, CSP.5 and CSP.16 of the Core strategy.

Impact on the character and appearance

This is an outline application and no details have been submitted regarding the appearance of the dwelling. Given its proposed location it would need to be a single storey structure as it would be set behind existing dwellings, which themselves are single storey, and face onto Knapp lane. The dwelling to the north-east (The Knapp) has permission to be replaced with a dwelling with rooms in its roof space, this dwelling is taller than the immediately surrounding dwellings but the application dwelling would still need to be of a lower height, given its relationship to the other dwelling facing Knapp lane.

Impact on the Conservation Area/ Listed Building

The site is on the edge of the Conservation Area with a grade II listed building (The Old Parsonage) to the north-west. The application is in outline and therefore no details have been provided of the appearance of the proposed dwelling. Notwithstanding this, the boundary treatments can be retained which would reduce any impact and the access is existing. It is considered that this limits the impact of any new dwelling. In terms of curtilage, part of the site forms part of the existing curtilage of the original dwelling. Overall, it is considered that the erection of a new dwelling would not have an adverse impact on the Conservation Area or the setting of listed building.

Impact on Living Conditions

As the application is in outline no details have been provided of the external appearance of the dwelling. However, given the relationship of the site with the surrounding properties, it would need to be single storey with no rooms in the roof. This would prevent over looking of the adjoining properties. As the neighbouring properties is single storey and screened behind hedging they would not be able to over look the site. Details will be required of boundary treatments will need to be agreed and this can be conditioned.

Sustainability

The application would need to be subject to a condition requiring the energy efficiency measures to be submitted. The applicant has submitted an ecological appraisal, which indicates that the site is not ecologically sensitive. Comments have been received from the neighbour about the acceptability of the assessment, which the sustainability team, have commented that they consider the scheme to be acceptable. Overall, the Sustainability Team has indicated that they have no objection to the scheme. The comments of the neighbours are noted regarding the impact on biodiversity, however, the professional survey and the Council's ecologist have not raised concerns about the scheme. It is suggested that conditions be imposed regarding the safeguarding of the

hedgerow and trees to the northern boundary, biodiversity enhancement measures, landscaping and low carbon energy.

Access and visibility

The originally submitted scheme had an access of the Knapp lane to the east of the site. However, this access did not provide sufficient visibility in either direction and as the land was in different ownerships there was no scope to improve the visibility. The applicant has provided an amended plan with the access shown from an existing point to the north of the site. This access would be off Knapp lane, close to its junction with the A48. This access was approved under reference P0281/10/FUL and has been constructed, although landscaping details have not been submitted, which can be included within the current application. The access would be shared between The Knapp and the new dwelling. The introduction of an additional dwelling using the access point would not significantly increase the traffic movements from the site. The neighbours have not commented on the revised plans which show the relocated access, so it is assumed there is no objection to this element the scheme is therefore considered to be acceptable and to be in accordance with the guidance in Policy CSP.1 of the Core Strategy.

CONCLUSION

Overall, it is considered that in principle it is acceptable to have one dwelling on the land, subject to the inclusion of appropriate conditions. As the scheme would be in accordance with the guidance in the NPPF and policies CSP.1, CSP.4, CSP.5 and CSP.16 of the Core Strategy.

RECOMMENDATION:Permission

Conditions

01. a) The development for which permission is hereby granted shall not be commenced before detailed plans showing the layout, scale, appearance and landscaping of the site (referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority.

b) Application for the approval of the reserved matters shall be made not later than the expiration of three years beginning with the date of this permission.

c) The development hereby permitted shall be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reasons:

a) The application is one in outline only and the reserved matters referred to in the condition will require further consideration.

b) To comply with the requirements of Section 92 of the Town and Country Planning Act, 1990.

c) To comply with the requirements of Section 92 of the Town and Country Planning Act, 1990.

02. The details submitted under Condition (1) shall include full surface and foul water drainage proposals, including connection to any existing facility, and such proposals as agreed shall be implemented before the building / the dwelling is occupied.

Reason: To ensure the proper consideration of the detailed proposals in accordance with Core Strategy Policy CSP.1 and the National Planning Policy Framework.

03. The details submitted under Condition (1) shall include provision for properly consolidated and surfaced car parking and manoeuvring facilities. Such facilities shall be provided prior to the dwelling being occupied and shall be kept permanently available for such use with the car parking spaces retained for parking only and the manoeuvring facilities for manoeuvring.

Reason: To ensure the satisfactory provision of off street car parking and servicing facilities, in the interests of road safety and amenity, having regard to Core Strategy Policy CSP.1 and the National Planning Policy Framework.

04. The development for which permission is hereby granted shall not be commenced until a landscaping scheme submitted under condition (1) (and incorporating existing flora) has been approved by the Local Planning Authority. Such a scheme shall be carried out in all respects in accordance with the approved scheme not later than the first planting season following the erection of the dwelling hereby permitted and thereafter maintained. If at any time during the subsequent five years any tree, shrub or hedge forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with another tree or shrub of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Core Strategy Policy CSP.1.

05. The details submitted under condition (01) shall include a scheme for renewable energy generation of not less than 10% of the appropriate targeted emissions rates for each building taking into account the predicted efficiency of the renewable energy installations and agreed in writing by the Local Planning Authority. The scheme shall then be built in accordance with the approved scheme including confirmation of compliance of the condition from an accredited assessor prior to occupation.

Reason: To ensure the development complies with the requirements of the National Planning Policy Framework, Core Strategy Policies CSP.2 and CSP.3 and the Regional Spatial Strategy which require development over a certain size to generate a percentage of their own energy requirements.

06. At the first reserved matters stage a detailed assessment and scheme demonstrating how the northern boundary hedgerow (H1) and trees (T1-3), shown on the submitted Ecology and Tree appraisal report, can be safeguarded and enhanced, shall be

submitted to and agreed in writing with the LPA and thereafter the development shall be implemented in accordance with the approved scheme.

Reasons: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF (Paragraphs 109 & 118) and Policy CSP.1 of the Core Strategy.

07. The biodiversity enhancement measures as set out in section 5.0 of the Ecology and Tree Appraisal, 18th March 2014, shall be shown and detailed in the relevant reserved matters applications.

Reason: To accord with the NPPF para. 118, NPPG para. 007 (ID 8-007-20140306) Circular 06/2005 and Policy CSP.1 of the Core Strategy all require net gains for biodiversity from development proposals

08. No building on any part of the development site hereby permitted shall exceed single storey in height.

Reason: To assimilate the development into its surroundings and to safeguard the amenities of adjoining residents and to accord with Policy CSP.1 of the Core Strategy.

09. The gradient of the driveway shall not be steeper than 1 in 15 within 4.6 metres of the carriageway edge and thereafter not steeper than 1 in 7.

Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP.4 and the National Planning Policy Framework.

10. Details of all boundary treatments and means of enclosure to the development shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the site. All works shall be carried out strictly in accordance with any approval and prior to occupation of the development and thereafter permanently retained.

Reason: To ensure that the appearance of the site will be in harmony with the traditional character of development in the area, in accordance with Core Strategy Policy CSP.1.

NOTE

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. In addition in order to secure sustainable development which will improve the economic, social and environmental conditions of the area negotiations have been undertaken resolving potential amenity conflicts with adjoining properties over highway safety issues.

Appeal Decision

Site visit made on 16 May 2016

by John Chase MCD, Dip Arch, RIBA, MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 June 2016

Appeal Ref: APP/P1615/W/16/3144171

**Land adjoining The Knapp, Knapp Lane, Alvington, Lydney,
Gloucestershire, GL15 6BJ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mitchell and Son Homes Ltd against the decision of Forest of Dean District Council.
 - The application Ref P1300/15/FUL, dated 26 August 2015, was refused by notice dated 23 December 2015.
 - The development proposed is the erection of two detached dwellings, car ports and ancillary works.
-

Decision

1. The appeal is dismissed.

Reasons

2. The site falls within the settlement boundary of the village, and there is a previous outline planning permission for a single dwelling. The Council do not resist the introduction of two units as a matter of principle, but rather that the current design would lead to overlooking and overbearing of adjoining property, and would fail to preserve either the character and appearance of the Alvington Conservation Area, which abuts the northern boundary of the site, or the setting of the adjacent Old Parsonage, listed Grade II.

Overlooking

3. The first floor windows in the southern elevation of the new houses would be approximately 13 and 34m respectively from the common boundary and from the rear of the bungalows in Knapp Lane. This relationship would provide some view of the rear gardens, but the distances involved exceed those which are generally considered necessary to maintain adequate levels of privacy. The appellants quote, for instance, a minimum opposing dwelling distance of 21m in the Council's Residential Design Guide. Similarly, there is no indication that buildings at this remove would be unduly overbearing. There would be some effect on the outlook from the neighbouring houses, but not to an excessive degree. Whilst the quoted development plan policies do not directly deal with residential amenity, the need to maintain adequate living conditions is a recognised function of planning control, and forms part of the core planning principles in the National Planning Policy Framework (NPPF), and the development would be acceptable in this respect.
-

Character and Appearance

4. The Conservation Area Appraisal refers to the prevalence of open space, of hedges and vegetation, with winding, narrow roads and a predominantly rural feel. It is certainly true that the traffic on the A48 Main Road and the unremarkable nature of 20th century housing has diluted this impression, and that there is a change of character between the Conservation Area, to the north, and the more suburban appearance to the south. However, by lying on the edge of the Conservation Area, the development of the site would have some impact upon it.
5. The somewhat regimented layout of the houses, set one behind the other with their main elevations facing the side boundaries of the site, appears at odds with the existing pattern of development. Whilst the majority of buildings in this part of the village are set along the road frontages, they have a more random and varied layout than that proposed in this case. Similarly the new access road, being a relatively long, straight run from the main road, would lack the interest and character of the predominantly winding roads in the area. It is certainly true that both the existing and proposed planting, along with the elevation of the site, would limit views of the development from public areas, but it would be visible from adjoining property, and there can be no reliance on the permanence of vegetation to maintain concealment in the long term. Overall, the layout is not in keeping with the rural character of the village, and would extend an inappropriately suburban character to the edge of the Conservation Area.
6. The Old Parsonage and its garden abut the northern boundary of the site. Whilst the appellants' report questions the validity of its heritage status, it is not the function of this decision to assess the merits of the listing. As it is, part of the significance of the property appears to lie in its relationship with the village, and the adjacent parts of the Conservation Area. There is some intervisibility between this building and the site and, to the extent that the proposed layout is out of keeping with existing pattern of development, so there would be a harmful effect on the setting of the Listed Building.
7. In reaching these conclusions regard is had to the Council Conservation Advisor's view, but it is not accepted, as suggested in the report, that relatively minor alterations to the design or landscaping scheme would readily resolve the difficulties identified. It is also recognised that planning permission for two dwellings adjoining Duncastle Farm in the village was granted at appeal (APP/P1615/A/14/2228563), but that decision was made on the basis of the specific features of that case, with differences from those presently applying.

Conclusions

8. There would not be an unduly detrimental impact on the living conditions of surrounding residents, but there are adequate grounds to consider that the development would be out of keeping with the prevailing character of the village, harmful to the Conservation Area and the adjacent Listed Building. In these respects it would be contrary to Policy CSP 1 of the Forest of Dean Core Strategy, adopted 2012, and to the provisions of the National Planning Policy Framework, which places great weight on the conservation of designated heritage assets. In terms of the statutory duty imposed on decision makers, the development would not preserve the character or appearance of the

Conservation Area, nor the setting of the Listed Building. These matters are of sufficient weight to lead to dismissal of the appeal.

John Chase

INSPECTOR

Appeal Decision

Site visit made on 4 January 2017

by **J J Evans BA Hons MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 January 2017

Appeal Ref: APP/P1615/W/16/3160189

Land adjoining The Knapp, Knapp Lane, Alvington, Lydney, Glos GL15 6BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mitchell & Son Homes Ltd against the decision of Forest of Dean District Council.
 - The application Ref P0242/16/FUL, dated 22 February 2016, was refused by notice dated 5 August 2016.
 - The development proposed is described as "the erection of two detached dwellings, car ports and ancillary works (resubmission with amended details)".
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The northern boundary of the appeal site is the boundary of the Alvington Conservation Area and The Old Parsonage is a grade II listed building. As required by Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) I have paid special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of a conservation area.

Main Issues

3. The main issues are *firstly*, the effect of the proposal on the living conditions of the occupiers of nearby properties and that of future residents having particular regard to overlooking and external amenity space; and *secondly*, the effect of the proposal on the character and appearance of the area, having particular regard to the setting of The Old Parsonage and whether the development would preserve or enhance the character or appearance of the conservation area.

Reasons

Living Conditions

4. The appeal site is a long rectangular shaped plot of land that rises up from Knapp Lane. There is an existing steep access from the lane that is shared by the occupiers of The Knapp. This house is positioned within a generous garden and is one of the row of detached properties to the south of the appeal property.
-

5. The proposed dwellings would be accessed from a long drive that would be positioned close to the southern boundary of the site. Although the dwellings would be single storey, they would have rooms in the roof, lit by rooflights. Future occupiers of House 01 would have a view into the side garden of The Knapp.
6. The separation between the two dwellings would be well over the minimum opposing distance of 21m cited as a guide in the Council's Residential Design Guide (1998) (RDG). The RDG is of some age, but it has been adopted by the Council and provides guidance with regard to living conditions. There would be some loss of privacy to part of the garden of The Knapp, but the houses would be sufficiently distant from each other so that existing and future occupiers would not experience unacceptable overlooking.
7. As regards the impact of the proposal on other nearby properties along Knapp Lane, the distance between the existing and proposed dwellings would be sufficient to prevent harmful overlooking, even from the rooflights. The mature landscaping to the northern boundary cannot be relied on to permanently protect living conditions, and there would be some overlooking of part of the garden of The Old Parsonage. However, the separation of the proposed houses, combined with The Old Parsonage being at a lower level, would prevent harmful overlooking between the dwellings.
8. Thus there would be some overlooking of part of the neighbouring gardens, but this would not significantly harm the living conditions of existing residents. Policies CSP.1 and CSP.4 of the Forest of Dean District Council Core Strategy (2012) (CS) have been referred to by the Council, but these do not directly deal with residential amenity. Nevertheless, for the reasons given the proposal would be the good standard of amenity for all existing and future occupants of land and buildings required by the National Planning Policy Framework (the Framework).
9. The Council are also concerned that the future occupiers of House 01 would not have sufficient private amenity space. The appellant has pointed out that the proposed dwelling would have a garden area much bigger than the requirements of the RDG. Future occupiers of House 01 would not have a deep rear garden, but the side gardens would be more generous and capable of serving day-to-day requirements. I accept the proposed hedge planting would take some time to mature, but the elevated nature of the eastern garden would be more secluded, and thus the proposal would provide adequate private amenity space, thereby according with the Framework.

Character and Appearance

10. The boundary of the Alvington Conservation Area is the northern edge of the appeal site, and a key feature of the character and appearance of this designated heritage asset is the large areas of open space within it. Several of the properties in the village have deep rear gardens, and I note from the Alvington Character Appraisal (2007) that these gardens were possibly long home closes. These not only reflect the historic nature and development of the village, but the high proportion of open space gives a verdant rural atmosphere to the area that is a distinctive element of its significance. The Old Parsonage and the appeal site make a positive contribution to this character.

11. The tandem layout of the proposed houses would be very different to the historic pattern of development of the village. Even though the proposed houses have been reduced in height and one orientated to flank the access road to address the matters raised in a recent appeal decision (ref: APP/P1615/W/16/3144171), their cul-de-sac layout and absence of active frontage with the public road network would be at harmful odds with the nearby pattern of development. The associated residential paraphernalia, including boundary fences, and the dominance of the long straight access would exaggerate this harm, and erode the suburban nature of the area. The siting of the dwellings would be contrary to the much repeated positioning of dwellings facing the main road or lanes with deep rear gardens.
12. Part of the special interest of The Old Parsonage is not only its former function and its decorative form, but its relationship with the village, and the consequential contribution that it makes to the character and appearance of the conservation area. Whilst intervisibility between the appeal site and this property is partly obscured by a mature hedge and trees, landscaping cannot be relied upon to provide permanent screening mitigation. Moreover, the requirements of the Act apply in all instances and not just where publically visible or prominent. The proposal would unacceptably erode the suburban setting of The Old Parsonage and the significance of the conservation area.
13. I share the concerns of the Council as regards the level of information provided to protect trees and hedges that may be affected by the proposal, particularly those within the conservation area, as these contribute towards its verdant nature. A revised Arboricultural Constraints Report was provided for the appeal, and also an updated Heritage Impact Assessment. The appeal process should not be used to evolve a scheme. It is important that the facts before me are essentially those considered by the Council and other parties. Whilst the Council have had an opportunity to comment on the provision of the additional and revised information, others have not. In the interests of openness and fairness the proper course of action would be to make a further application to ensure all interested parties were aware of all the relevant information.
14. The appellant has drawn my attention to the nearby Duncastle Farm development, but this is a very different scheme and does not form a direct comparison. Notwithstanding this, each application and appeal must be treated on its individual merits, in accordance with the requirements of the current development plan and all other material considerations, as I have undertaken in this instance.
15. The appellant has questioned both the boundary of the conservation area and the validity of the listing of The Old Parsonage. Be that as it may, as made clear by the previous Inspector, the function of an appeal decision is not to assess the merits of the listing. Nor is it to challenge the boundaries of a conservation area.
16. The Framework requires that where a proposal would be less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against public benefits of the proposal. In this case the impact of the proposal relative to that of the designated heritage assets would be less than substantial harm. The Council cannot demonstrate a five year housing land supply, and as such policies for the supply of housing cannot be considered up-

to-date with regard to paragraph 49 of the Framework. Even having regard to the presumption in favour of sustainable development I have found adverse environmental impacts that would significantly and demonstrably outweigh the modest public benefits of an additional two dwellings.

17. Thus the proposed dwellings would unacceptably harm the character and appearance of the area, the significance of the conservation area and the setting of a listed building. It would fail to accord with CS Policy CSP.1 that requires new development amongst other things to take into account important characteristics of the environment and conserve, preserve or respect them, thereby reflecting the Framework.

Other Matters

18. The Council have referred to policies within an emerging development plan, the Allocations Plan (2016). However, I note the plan has not yet been adopted, and this therefore limits the weight I can afford these policies.
19. Local residents have raised concern as regards the inaccuracies of the application proposal, particularly boundaries. Concerns of land ownership and associated rights, including access and the removal of hedges, would be a matter for the relevant parties to address and have had no bearing on my decision.
20. I have also had regard to the concerns of local residents concerning drainage and flooding problems, that the proposed access would be inadequate, and that future occupiers of the scheme would increase traffic levels on an already busy road. However, there is an existing access to the site and in the absence of any technical substantiation to support the concerns of the residents, and noting the lack of objection from the Council and the water and drainage consultees, I have no evidence before me that there would be an unacceptable impact on highway safety within the area or that flooding and drainage problems would be significantly exacerbated.
21. When taken either together or separately, none of these other matters would outweigh the harm I have found with respect to the impact of the proposal on the character and appearance of the area.

Conclusion

22. The effect of the proposal on the living conditions of the occupiers of nearby residents and that of future occupiers would not be unduly detrimental. However, the proposal would significantly harm the character and appearance of the area, the setting of a listed building and the significance of a conservation area. Thus, for the reasons given above and having considered all other matters raised, the appeal is dismissed.

J J Evans

INSPECTOR

Alvington Parish Council

NDP Steering Group



Alvington Character Assessment

Incorporating

Updated Character Appraisal

Part One	Target Audience Process Alvington Conservation Area	Page 3
Part Two	Evolution of the area Development Archaeological significance	Page 5
Part Three	Settlement area analysis Setting Skyline Approaches Landmarks Views Structure Hierarchy Quality of spaces Settlement sub-areas Knapp, Church & Court Lanes Main Road, A48 Clanna Lane	Page 7
Part Four	Wider Parish analysis Overview Landmarks Views Landscape Setting Topography Condition of built fabric Buildings Occupation levels Negative spaces Potential areas for enhancement Street furniture Wirescape Local Building Patterns Materials Paving traditions Activities, uses and linkages Images & associations	Page 18
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Note: -

This Character Assessment has been prepared for the Parish of Alvington in line with the Neighbourhood Development Plan. The assessment includes an updated version of the Character Appraisal completed in 2007.

Target Audience

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

Process

The initial appraisal was subject to consultation through a public exhibition in December 2016. The subsequent comments made by residents were considered as part of this second draft document. A further public consultation period is planned following the completion of this document and the approval of the NDP committee and the Parish Council. A final document will then be produced for submission to the District Council for adoption.

Alvington Conservation Area

Alvington was designated a conservation area on 15th March 1990. The area covers 10.69 hectares, (26.42 acres) and centres on the historic settlement mainly built along the main road.

Where the boundary of the conservation area is shown on a wall, fence, hedge row, tree line or other means of enclosure, it shall be deemed to be included within the conservation area.

See map on page 4



Conservation Area — unchanged since 1990

Legend

Conservation Area 

Evolution of Area

Development

Alvington developed as a rural community in the medieval period and was administrated by Llanthony Priory which was located in Gloucester.

It is possible that the original settlement pattern dates from 1145 when the grant of Alvington Manor to Llanthony Priory was confirmed. The pattern took the form of a series of long home closes running northwest and southeast from the Gloucester-Chepstow road. Long home closes are long strips of land associated with a single dwelling.

Around 1145 the Priory built or rebuilt the Church, some of the original Church remains in the form of a Norman northwest chancel window, however J.W.Hugall drastically restored the Church in 1857-8, altering much of the medieval fabric.

During the 13th century there was an unsuccessful attempt to establish the settlement as a market town and the village remained an area focused on agricultural production.

The settlement developed primarily along the Gloucester-Chepstow road and it was not until the 20th century that significant development occurred away from the road. In the last 10 years since the last Character Appraisal was completed further changes have been made to the settlement boundary. See map on page 6.

Archaeological Significance

A Roman road is thought to have run from Newent to Caerwent, and the line of the road is believed to be near to Alvington. A straight line of hedges and footpaths marks the possible line of the Roman road about $\frac{3}{4}$ miles from the A48. (Gloucester County Council's Site and Monuments Record (SMR))

Located near Colne Mill House, there are the remains of a medieval corn mill; the dry millrace is still evident as an earthwork as are the former millponds. (SMR)

Duncastle Farm incorporates one of the oldest structures in the village, as its back range was formally a C16 medieval hall house, now much altered. (SMR)

There are 5 listed buildings within the settlement boundary. See map on page 6.

There are two quarries recorded in Alvington Parish, one being located near Colne Mill as shown on an 1813 map, and the other to the side of Duncastle Farm as shown on 1st and 2nd edition Ordnance Survey maps, however the maps do not indicate what material was being quarried. (SMR)

Some post medieval field boundaries are visible as earthworks near Cone Brook. (SMR)



- Legend**
- Settlement Boundary N
 - Conservation Area N
 - Listed Buildings
 - I ●
 - II ●
 - III* ●

2018 Settlement boundary indicating location of listed buildings



St. Andrews Church

Photo's of Listed Buildings



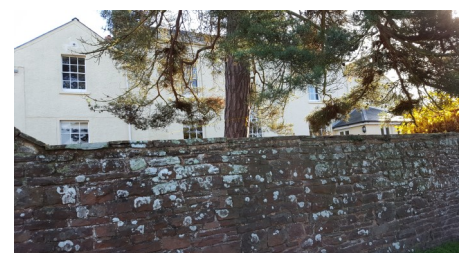
The Old Parsonage



Globe Inn



Duncastle Farm House



Severn Lodge

Settlement Area Analysis

Setting

Situated on the edge of the flood plain of the River Severn, Alvington is surrounded by arable and pasture land. To the north of the parish the land rises to the surrounding wooded hills.

See Photo 1.



Photo 1

To the south of the village there are panoramic views over the River Severn, as the land falls away down to the flood plains.

See Photo 2.



Photo 2

Skyline

The skyline of the settlement along the A48 is relatively low, as the lie of the land along the main street is flat so no part rises above it to draw the eye. The houses that front the road are mainly one and a half storeys i.e. with the upper floor within the roof space which reduces the overall height of the buildings.

Alvington's skyline is punctuated by trees, with a line of evergreens dominating the buildings.

See Photo 3.



Photo 3

Approaches

From Aylburton the A48 road sweeps around the corner and the first thing to draw your attention is the petrol station outside of the conservation area and the back of the Globe Inn.

When entering from Woolaston the road climbs steeply up hill along a road surrounded by high walls and hedges and curves into the village. There is a narrow footpath on one side of the road but speeding traffic can be a hazard when walking in this part of the village. Crossing the road at the foot of the hill by Cone Brook can also be a hazardous undertaking.

See Photo 4.



Photo 4

Landmarks

From both directions along the A48 the Globe Inn is situated in a prominent position. When driving to Aylburton the road turns around a corner and the Inn provides a visual stop, as it is situated centrally to the road.

See Photo 5.

The Church is located on raised ground and would be more evident if it were not for the trees that surround it and shield the building almost completely from view.

See Photo 6.

Views

Within the village there are many open spaces which means that large sections of the village can be seen from most areas, this makes the village easy to interpret and gives the areas of more isolated development a sense of unity with the main built up area.

From Church Lane extensive views over the Severn are possible, in that part of the village the landscape becomes increasingly rural and views over the surrounding fields can be appreciated.

See Photo 7.

To the north there are views to the wooded hills lying within the Parish.

Structure

The main section of historic development runs along the Main Road, and is described as linear, as the built mass is mainly confined to the edge of the road.

Along Church Lane the development is more sporadic in nature, but is still focused on the edge of the road.



Photo 5



Photo 6



Photo 7

Hierarchy

Historically the Church would have been a key building in the village both socially and visually. It is situated in a prominent position away from the road, but the large trees that surround it have lessened its impact. When approaching the building however, the trees heighten it's sense of importance as they create a separate space around the church.

See Photo 8.



Photo 8

Severn Lodge is not fully visible but it is the high sandstone walls that surround the building which inform passers by that a high status property is situated within its grounds.

See Photo 9.



Photo 9

The Globe Inn is an impressive building, the scale of which is such that it towers over the surrounding buildings, and is visible throughout most of the village. See Photo 10.

Most of the remaining buildings within Alvington are simple in design and not highly decorated which adds to the character of the village.

Quality of spaces

There is a large proportion of open space within the village mainly stretching back from the rear of the properties facing the road.

The sections of land are thought to have originally been long home closes, which are strips of land associated with individual properties. It is possible that this layout evolved in the 12th century when Alvington passed to the control of Llanthony Priory.

Originally the open areas would have been worked either as grazing areas or for crops; from the 1889 ordinance survey map it is evident that a large proportion of the open land was used as orchards at that period. Some remnants of the orchards survive along Church Lane and in the gardens of properties Within Duncastle Court (behind Duncastle Farm).



Photo 10

These areas of open land are integral to Alvington's character as having a large proportion of open space creates a rural atmosphere to the village, and the amount of wildlife that is evident in the fields strengthens this link. They are also important, as Alvington is one of the few settlements in the district that has retained its open space in such entirety, and is the main reason for its original designation as an area of special architectural or historical interest. See Photos 11, 12 and plan below.

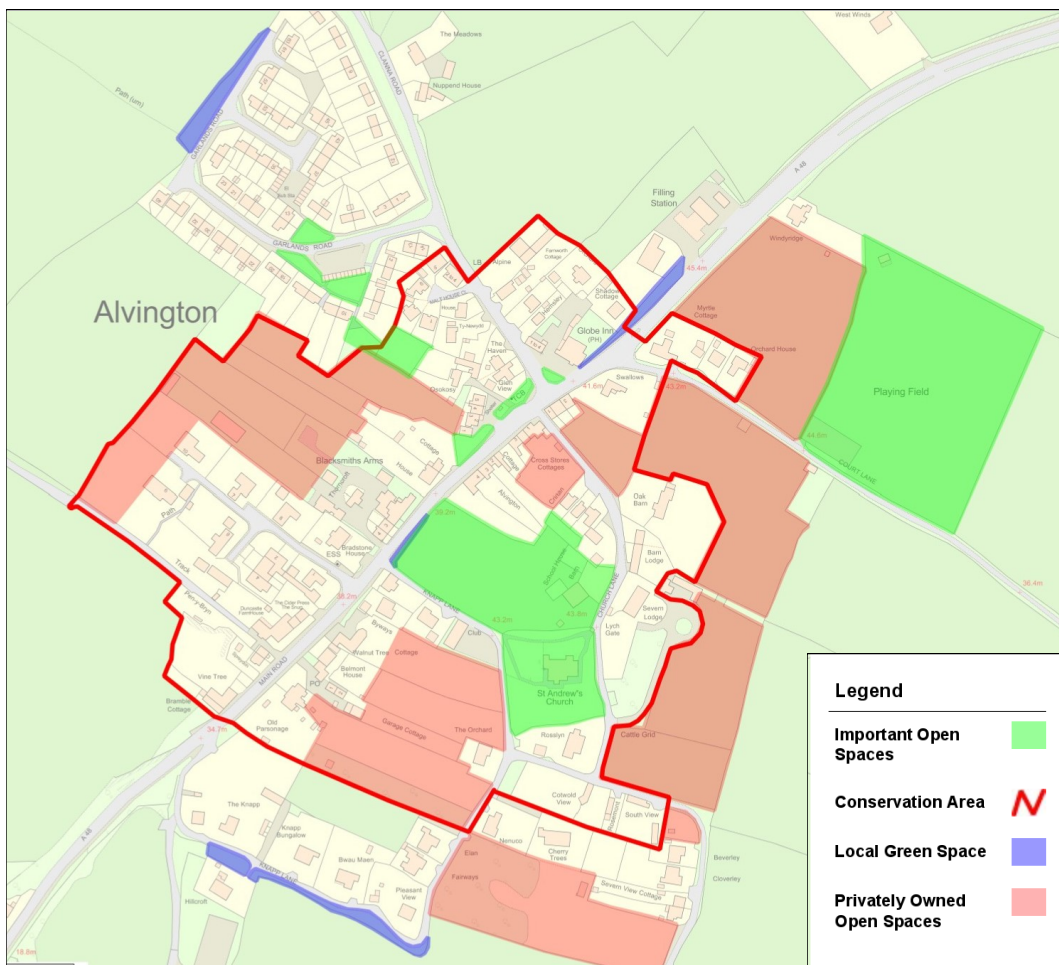


Photo 11

Originally there would have been a large open gap between the main built area by the road and the few larger buildings which were set back from the road such as Severn Lodge and the Church, however over the years new development has fragmented the views the open spaces provided. The churchyard is an area of open space which differs greatly from the others in the village as it is an enclosed area surrounded by dense tree cover in the form of yew and holly.



Photo 12



Open spaces

Settlement sub-areas

Knapp Lane, Church Lane and Court Lane.

Legend

- Negative Buildings**
- Important walls and hedges**
- Sub Area - East of A48**
- Buildings of local interest**

Note:

“Club” on map = Memorial Hall



The single-track roads Knapp Lane and Church Lane produce the main form of this area. Both are edged either by attractive untamed hedgerows, which contain a wide variety of plant forms, or by red sandstone walls which are equally attractive. The roads also have soft verges with no defined edge and bend so that it is not possible to see where the road takes you. These lanes add to the rural feeling of this part of Alvington, which is its biggest strength. The widening of the roads to accommodate more traffic would result in the loss of the boundaries and adversely affect the locality. See Photo 13.



Photo 13.

This area can be described as having sporadic development, a few buildings dotted in the landscape and it is the large areas of open land that dominate this section of the village. These plots of land are key both historically, and visually in maintaining the historic nature of the area.

There are a variety of styles of buildings within this area; the main link between them is the materials used in their construction, which is red sandstone. One of the chief reasons for the difference in style is the difference in the buildings use, as the Church, Severn Lodge and a number of barns are found in the vicinity. See Photo 14.

A number of buildings have been built along the roadside that are not appropriate. The materials used are alien to the area, as is the form of the buildings. They are much taller than the historic properties and the footprints of the buildings are generally square, as opposed to rectangular which would be more appropriate to the historic form of the village. See Photo 15.

The site of a number of these new or more recent properties is also unsuitable as they start to link the historically separate buildings of the Church, The Old Parsonage and Severn Lodge to the main village, and they are built on the open land which is integral to the distinctive character of Alvington.

Along Court Lane there is a series of three properties all set within their own isolated grounds, separated by trees. Court Lane itself is similar to Church Lane in that the verges are soft and edged by greenery. The atmosphere in this area differs to that of Knapp Lane and Church Lane as it is more enclosed by the trees and hedges that line both the properties and Court Lane. See Photo 16.

There are a number of buildings of local interest in this area of the village as highlighted in yellow on the map at the start of this section.

Photo's are on page 13 but they are: -

Cotswold View

Rosemount

South View (now Rag Cottage)

Barn Lodge

Oak Barn

Myrtle Cottage



Photo 14



Photo 15

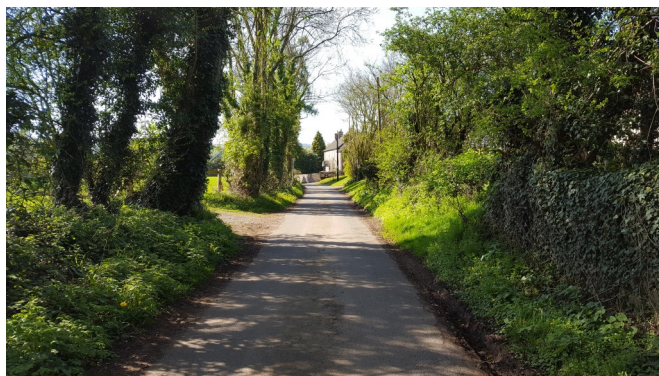


Photo 16



Cotswold View



Rosemont



Southview (now called Rag Cottage)



Barn Lodge



Oak Barn



Myrtle Cottage

Buildings of local interest

Settlement sub-areas

Main Road, A48

Legend

- Sub Area West of A48
- Conservation Area
- Important walls and hedges
- Negative Buildings
- Buildings of local interest



Main Road, A48 is the backbone of the village.

The majority of the buildings are long and narrow and follow the curve of the road. In most places along the road where development forms an evident built line, there is either no development on the opposite side or the development is located away from the road, this means that there is no sense of enclosure and the relationship between the A48 development and the surrounding open land can be appreciated.

See Photo 17.

There are a number of sites along the Main Road which have a negative effect, the car parking space to the front of Globe Inn separates the building from the street scene, isolating it and making the building look ill at ease in its surroundings. Overflow parking onto the street outside the Globe is also a serious issue.



Photo 17

The 1960's brick building named the Old Forge bears no relationship to any built form or frontage found in Alvington and it sits in a very prominent position within the village.

See Photo 18.

There are a number of stonewalls fronting the properties along the Main Road, these follow the curve of the road, forming a boundary line and contain the gardens that separate the buildings from the road. They also provide an element of continuity with the walls found along Knapp Lane and surrounding the churchyard.

See Photo 19.

Buildings of local interest in this area of the village as highlighted in yellow on the map at the start of this Section are (see photo's below):

- Globe Cottages
- Cross Stores Cottages
- Conifer Cottage
- The Terrace (now the Row)
- Duncastle Court—barn conversions (see page 16)



Photo 18



Photo 19



Globe Cottages



Cross Stores Cottages



Conifer Cottage



The Terrace (now called The Row)

Duncastle Court—Barn
Conversions



Settlement sub-areas

Clanna Lane

Legend

- Sub Area Clanna Lane
- Conservation Area
- Important walls and hedges
- Negative Buildings
- Buildings of local interest



Note:

“Club” on map = Memorial Hall

The most attractive feature of Clanna Lane are the stonewalls that surround each property. They create an element of continuity along the streetscape, which is not provided by the buildings, as the properties in this section of the village do not have a consistent built form or layout.

See Photo 20.



Photo 20

Clanna Lane is a relatively quiet road, unsuitable for heavy goods vehicles although with GPS directions they often try to use this road. It was not cluttered with parked cars when the area was surveyed during the day and this allows the form of the area to be appreciated fully.

See Photo 21.



Photo 21

Views from the lane over the surrounding countryside are extensive, and create a pleasant aspect. Unfortunately the recent approval, following appeal, for the development of 11 houses in this area will be detrimental to this part of the village, spoiling the open views currently seen in photos 20 on page 16 and 21 - 22 on this page, and based on the provisional design they would not be in keeping with the village architecture.



Photo 22

Buildings of particular local interest in this area of the village as highlighted in yellow on the map at the start of this section are Farnworth Cottage and Malt House (see photo's below).



Farnworth Cottage



Malt House

Wider Parish Analysis

Overview

Outside of the Settlement boundary, with the exception of the Garlands Road development and Clanna Country Park, the Parish consists mostly of farmland (approximately 70%) and woodland (approximately 20%) with just 10% being residential.

An overview of the Parish can be seen from the map on page 19.

Landmarks

The following land within the Parish boundary is owned and maintained by the Forestry Commission: -

Woodland south of Clanna Lodge (known locally as Clanna Woods although maps reference Kear's Grove) including Clanna Ponds and Lakes, Rookery Wood and Green Drive disused quarry site. As such all are recognised as areas of open access land under the Countryside & Rights of Way Act, many of these areas are also recorded on the Ancient Woodland Register indicating that they have been woodland since 1600.

Additionally these areas are recognised for their importance for wildlife.

See photos 22 – 23

The Sports Field off Court Lane (referred to as the "Playing Field" on the map - page 10) is also a valuable local facility and is used regularly by the cricket club, dog training group and the football club. There are also facilities for exercise and a picnic bench—the field offers beautiful views across the Severn.

Current plans to install a new pavilion on this field will further enhance the potential of this important asset to the village.

See photo 24 and map on Page 10

Views

The gently rising land to the north and north west leading to the wooded hills is picturesque and the views across the Severn into the distance awe inspiring. The land rises to approximately 125 metres above sea level from the flood plains of the River Severn to Barnage Wood, Kear's Grove and the Meend Plantation.

See photo 25



Photo 22



Photo 23

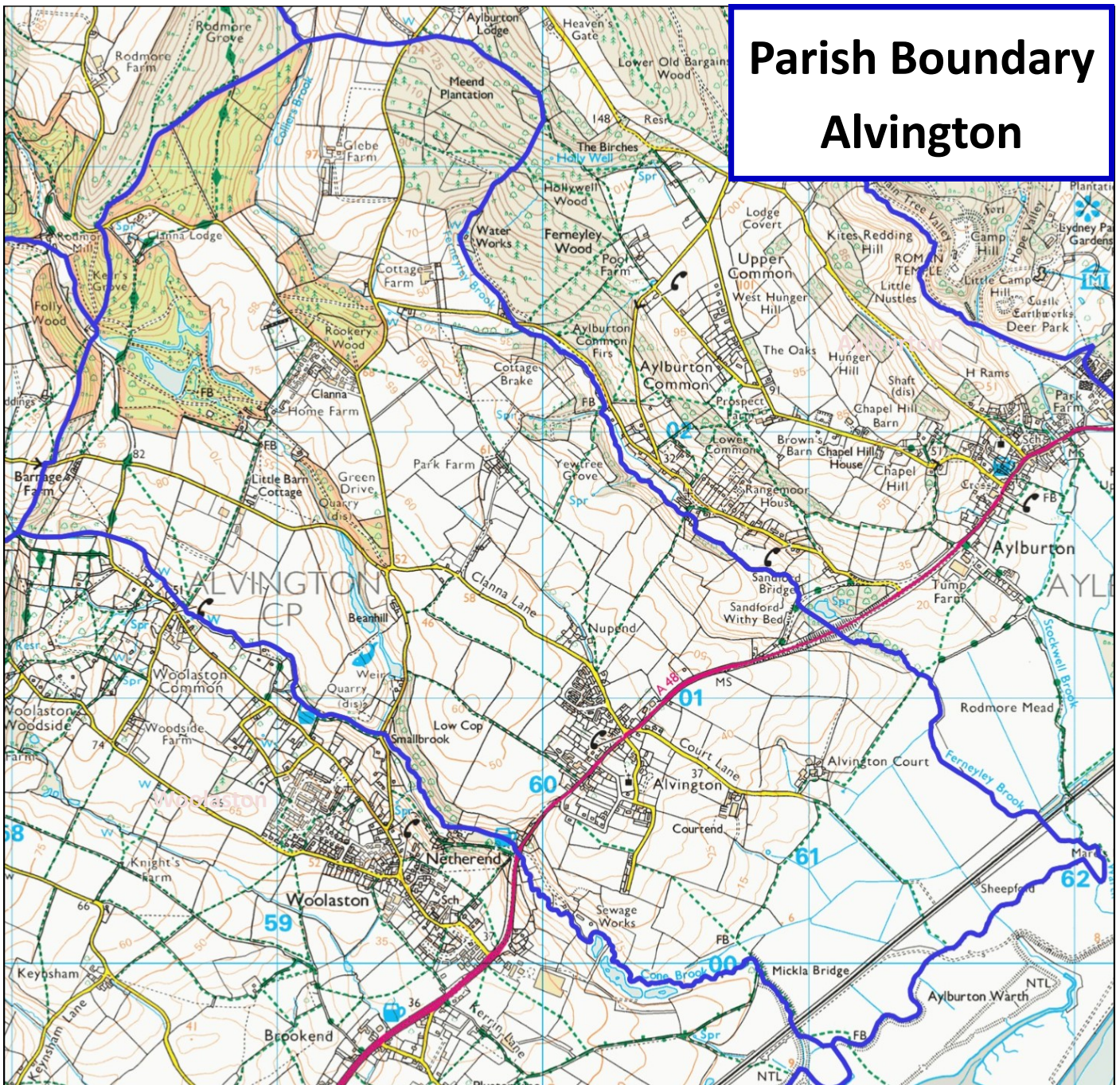


Photo 24



Photo 25

**Parish Boundary
Alvington**



Landscape Setting

Topography

Alvington is situated in an area classified as the Severn Vale. This is characterised by rolling landform, often with mature hedgerows lining the worked agricultural landscape.

The soil in the Severn Vale is ideal for the growth of fruit trees and large areas of orchard were historically present in Alvington; remnants of which still survive.

Note that much of the flood plain along the Severn estuary is not in fact part of Alvington Parish but falls under Aylburton (see map above for Parish boundary).

Condition of Built Fabric

Buildings

A number of buildings in Alvington have been altered, and a proportion of these alterations have had a negative affect.

Unfortunately a high percentage of the windows have been changed to UPVC double-glazing. This type of window is highly inappropriate in historic properties for a number of reasons. The material is obviously not traditionally found in the buildings. Also through the replacement of a timber windows to uPVC the original form of the window is likely to be lost, as well as possible loss of original glass, which has attractive features in its own right. UPVC is a more cumbersome material and lacks the intricacy and detail wood can provide.

The Blacksmiths Arms has shutters around the windows; the shutters are inappropriate for the style of the building and add clutter to the otherwise simple form, as does the signage, which is prominent and invasive. See Photo 26.



Photo 26

The old village shop at the entrance to Church Lane is almost derelict. It has large glazed windows unlike any other property in the locality, and it provides a weak entrance to Church Lane, one of the more attractive streets.

See Photo 27.

Occupation levels

Virtually all the buildings in Alvington are occupied, which is beneficial as it is likely they will be kept in a reasonable condition.

The afore mentioned flat roof extension to the property at the entrance to Church Lane is, however, empty and looks untidy; reuse or removal of the building would enhance the area, subject to a suitable alternative development being agreed.



Photo 27

Negative spaces

The positive spaces are described in “Quality of Spaces”, there are no obviously negative open spaces.

Potential areas which could be enhanced

Parking is at a premium in the village particularly in the area around the Globe public house, Clanna Lane and the green opposite the cottages on Main Road. There is no public parking area in the village at present.

Street furniture

There is very little street furniture in Alvington. The road has very few street lamps and one bench by the Bus shelter which is in generally good condition. The parish notice board is also a good quality stone structure that fits well into its environment. The village has retained its red phone box which has always been regarded as an attractive piece of street furniture.

The most obvious piece of street furniture is the speed camera, this is probably because it is painted yellow, although intrusive it does perform a useful function.

Wirescape

The wirescape in Alvington is tolerable, as there are not a large amount of wires disfiguring the appearance of the village. However in the vicinity of the Blacksmiths Arms there are a series of four wires which run parallel to each other. These particular wires are evident and do cross an open space where they are very noticeable.

Although the wirescape is not as intrusive as it is in some other villages, it does still disrupt the historic streetscape in places.

Local Building Patterns

Local Building Patterns

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

Most of the buildings in Alvington can be described as vernacular in style. The original buildings in the conservation area have a linear aspect, that is to say the properties are long and not very deep in plan.

Roof pitches are generally shallow at about 30 to 35 degrees as this is the optimum pitch to hang both slate and pantiles. Typically dormer windows do not punctuate the roofs lines and where they are it is evident that most are later additions. These are not in keeping with the original form of the buildings.

Chimneys are prevalent in Alvington and are generally low and wide, and often brick built. As the buildings are linear in form, chimneys appear along the length of the roof. The loss of its chimneys can leave a building looking oddly disjointed.

Window openings tend to be small and in some cases with an arch detail above the opening.

Unfortunately most of the original windows have been lost so it is not possible to say what the form they would have taken. In a few buildings the original glass has been retained, the Blacksmiths Arms being one example. Historic glass is noticeable as it is not flat and reflections ripple on the surface because of it.

The Globe Inn, the Old Rectory and Severn Lodge can be described as being polite architecture and differ greatly in style to the majority of the buildings. Although as Severn Lodge is constructed from local materials it could be argued as being vernacular in nature.

Materials

Historically most of the buildings in Alvington appear to be built of red sandstone which is known to weather badly and has led to a number of buildings being rendered to protect the stone.

Red and brown pantile roofs are prevalent, as are welsh slate roofs. The pitches of the roofs are determined by the materials to be hung, so most roofs in Alvington have a pitch of between 30 and 35 degrees.

There are two listed 19th century brick properties in Alvington, The Old Parsonage and Jesmond House; this material is not generally used in the village, but the quality of the design has led to the buildings becoming an asset to the area.

Brick has been used in other more modern buildings in the village, but the design of these buildings is weak and they do not make a positive contribution to the character of the area, for example the buildings next to the old school buildings.

See Photo 28.



Photo 28

The walls around Knapp Lane and Church Lane are constructed of long sets of sandstone and are visually attractive. Sandstone walls are also found along the A48.

The walls surrounding the properties along Clanna Lane are formed from larger pieces of stone than found along Knapp Lane. The stones are set in a manner known as snecked, which means that small random pieces of stone are laid with larger stones linking courses together to maintain a level line.

Paving traditions

Around the properties in Church Lane and Court Lane evidence of former paving schemes can be seen. Attractive stone sets form the driveway to Barn Lodge and in front of the gate at Myrtle Cottage.

There is no remaining local paving to be found along the Main Road, the footpaths are all finished in standard tarmac, which is grey and uniform.

Along Knapp Lane and Church Lane the road surface is light in colour and when surveyed it was covered in a layer of dust. To re-tarmac the road in a dark colour would significantly alter the character of the area possibly for the worst. It would also result in the loss of the soft verges that edge the lane increasing the rural character of the area.

Activities, uses and linkages

Uses

As Alvington has few local amenities other than the public houses, church, Memorial Hall and the Sports Field most people who drive through the village do not stop.

The settlement is used as a residential area by the occupants, most of which will travel out to surrounding areas for work and to use facilities such as shops.

Images and associations

Sounds

Down Knapp lane and Church Lane birds singing fill the air with sound, levels of bird song will vary with the seasons, but during February when the area was analysed many different species of birds could be heard singing.

The Church clock chimes on the hour with a pleasant subtle toll.



Even in the more isolated parts of the conservation area, for example Knapp Lane, the traffic on the A48 can be heard rumbling almost constantly and detracts from the atmosphere of the area.

SWOT Analysis

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

Strengths

- The open spaces along the A48, originally orchards
- The rural atmosphere of the area as produced by open land and associated wildlife
- The single track roads, Church Lane and Knapp Lane, edged by either hedgerows or red sandstone walls
- Views from village to surrounding hills and River Severn
- Original stone set paving around Knapp Lane
- Sports Field off Court Lane donated to the village
- Memorial Hall originally built from donations made by returning soldiers from the First World War (1914-18)

Weaknesses

- The infilling of open land with new buildings
- The large percentage of uPVC windows in the historic buildings
- Inappropriate signage on the Blacksmiths Arms
- New build which is inappropriate in form and material
- Dormer windows punching through the otherwise unbroken rooflines.
- Minor alterations to historic buildings which has led to the loss of original character

Opportunities

- Improvement to the appearance of the Blacksmiths Arms by the removal of shutters around the windows and less obtrusive signage
- To return the original character to some buildings through reinstatement of original window layout and form
- A new paving scheme could be introduced to the village to improve the streetscape
- Improved parking facilities in the village particularly around the Globe Inn
- The proposed new Pavilion on the Sports Field, currently at planning and fund raising stage, will further enhance this important asset in the village

Threats

- Development on the open areas of Alvington would result in the loss of the villages most attractive and unusual feature.
- The widening of Knapp Lane and Church Lane to accommodate greater volumes of traffic
- Further alterations occurring to historic buildings
- Loss of remaining original windows through replacement with uPVC
- Increased traffic and speed on the A48
- Further development without first resolving the flooding issue resulting from surface water run-off.

Management proposals

Application of policy guidance

The Forest of Dean Local District Local Plan 2018 sets out a number of policies that this authority will follow when dealing with conservation areas. The policies are as follows:

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

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

(R)FHE.2 Demolition in Conservation Areas

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

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

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

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

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

(R)FHE.7 Requirement to Provide Archaeological Information

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

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

Area specific guidance

In the distinctive part of the village lying to the south of the A48 the settlement form is spacious, often with large areas of open land around and between properties. Important contributions to the character and attractiveness of this area are made by agricultural land, orchards, private gardens, the churchyard and the area's narrow access lanes. In applying plan policies which seek to preserve and enhance the character of the Conservation Area and its setting and which require development to complement the character of its surroundings, regard will be had to these and other characteristics of the area. Account will also be taken of the likely cumulative impact of incremental change on the area's character and appearance.

Consideration of the resources needed to maintain area

There are no major financial resource implications arising out of this character analysis for local authorities, other than the suggestion of the need to deal with wirescape and paving. There are extremely limited resources available from central or local government specifically to maintain Alvington conservation area; however the character appraisal maybe useful for Alvington Parish Council in identifying proposals for the future. For other agencies or authorities such as the District Council and Gloucester County Council this character appraisal can identify issues that maybe able to be dealt with when considering on going maintenance or planned programs affecting the village. It offers an opportunity for private developers investing resources in the area to recognise the needs of the village when undertaking major or minor development.

Monitoring change

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

Procedures for consistent decision-making

There is considerable detailed government guidance for dealing with development in conservation areas which is used by all local authorities in England and Wales. However the nature of historic buildings and conservation areas means that it is virtually impossible to produce a standardised strategy, as every building or area needs to be dealt with individually. The production of character appraisals, a Local Development framework and Supplementary Planning Guidance will help provide a consistent base for decision-making within this local authority.

Enforcement strategy

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

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

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

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

Proposals for article 4 directions

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

Intended action for buildings at risk

Alvington has a small number of buildings that are in need of repair, but none are listed, which means that Alvington conservation area has no buildings formally identified on its Buildings at Risk register. If the condition of the flat roofed extension at the entrance to Church Lane were improved the conservation area would benefit.

Proposed enhancement schemes

Planning Act 1990 (Listed Building and Conservation Areas) states that Local Authorities have a duty to prepare schemes for the enhancement of conservation areas. Many of the suggested areas of enhancement are included in this character appraisal. These suggestions relate back to the policies for the historic environment as set out in the Forest of Dean Local Plan 2018. At the present time there is no specific budget or strategy for the completion of such schemes, which means that they can only be achieved through close partnership with other public bodies, agencies or sections within Local Authorities.

There are a number of ways in which the Local Authority could guide the enhancement of Alvington.

Paving

A scheme could be devised to improve the quality of the paving in the conservation area. Tarmac is material that is uniform in appearance and has limited historic merit, stone sets could be introduced which would greatly improve the visual impact of the area.

Wirescape

Where the opportunity arises electricity and telecommunication wiring could be provided underground, to the benefit of the village. The removal of these overhead wires will reduce the clutter seen at the roof height of the buildings.

Street furniture

Alvington has relatively little street furniture, but if more were to be introduced it would be encouraged that bespoke or attractive schemes be produced rather than standard issue designs used.

Occupation levels

The occupation levels of Alvington as a whole are generally very good. However the building at the entrance to Church Lane is empty and in a poor condition, reuse or the replacement with a more appropriate building would improve the entrance to the attractive lane.

Areas for enhancement

The main area for enhancement in Alvington could be the removal of inappropriate windows, such as the uPVC which dominates the area. Also more careful alteration in the character of the building would prevent the loss of character and historic fabric as has been seen in the past.

The car park to The Globe Inn could be enhanced to prevent the building appearing isolated as it does currently.

Traffic management

Alvington would be greatly improved if the amount of traffic travelling through the centre of the settlement could be reduced, however, as the A48 is one of the main roads in the district this is unlikely to be achieved. Improvements will have to be restricted to improved traffic management and the use of appropriate surfacing materials. Reducing the speed of traffic through the village could be greatly improved by the addition of "Average Speed Cameras", these would be more effective than the localised camera currently installed.

Commercial Premises

The appearance of Main Road could be greatly improved if the signage on the Blacksmiths Arms was replaced and the number of signs reduced. Providing more adequate parking facilities around the Globe Inn would also greatly improve the current situation.

Economic development and regeneration

New development

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

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

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

Building regulation relaxation

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

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

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

Therefore when carrying works to such buildings which require Building Regulations Consent, it is important to speak to the Building Control section at an early stage so that any perceived conflicts of legislation can be identified and resolved in a manner that satisfies the current requirements of the relevant Regulations and Legislation.

Strategy for the management of trees and other greenery

Most trees within the conservation area boundary are automatically safeguarded, as written notice is required to be submitted to the local authority six weeks before the work is carried out. This allows the local authority time to place a tree preservation order on the tree in question if it is felt worthy of the designation. It is the Forest of Dean District Council's countryside section that deals with such queries. However the protection granted by the designation of conservation areas does not normally extend to hedges or small scale planting. The loss of such features should be seriously considered before the work is carried out, as the impact on the conservation area could be harmful, both visually and ecologically.

Conclusion

Alvington is an historic settlement in the Forest of Dean. It is special because of the areas of open space that have in the majority survived, preserving the historic form of the village. The areas of open space along with narrow roads create a rural atmosphere to the village centre, which is unusual. Only minor changes to the boundary, to rationalise it, are proposed.

Alterations have occurred to many of the buildings, which have led to a loss of character, diminishing the village's special quality. It is hoped through greater understanding of the village and the buildings, alterations and development that may occur in the future can be more sensitively designed.

On its own the designation as a conservation area will not fully safeguard the area's special character. It is the responsibility of all those with an interest in the area including developers, planners, agencies and organisations responsible for services in the public domain and not least local residents to respond sensitively to change in the village and its surroundings. This document will aid in this decision making process by clearly identifying the issues of primary importance to maintaining Alvington's special character.

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

DRAFT REGISTER OF ELECTORS - 2000

(Qualifying Date, 10th October, 1999)

European Constituency	South West Region
Parliamentary Constituency	Forest Of Dean
Ward	Alvington and Aylburton
County Electoral Division	Lydney
Parish	Alvington Parish Council
Postal Address (unless otherwise stated)	Alvington Lydney, Glos
Polling District	NA - Alvington (Na)

THE PURPOSE OF THE DRAFT REGISTER

The register of electors for the twelve months beginning on 16th February 2000 will be based on the draft register. Unless your name is on the register of electors you will not be able to vote at any election. To make sure that you will be on the new register and able to vote you should therefore look at the draft register to see that your name is included on it.

WHAT TO DO IF YOU FIND THAT YOUR NAME IS NOT ON THE DRAFT REGISTER

If your name is not on the draft register and you think it ought to be, you should submit a claim to the electoral registration officer not later than 16th December 1999 on a form which he will give you.

OBJECTIONS TO OR ALTERATION OF ENTRIES

A request for the alteration of any entry, or an objection to the inclusion of any other person's name, should be submitted to the electoral registration officer not later than 16th December 1999 on a form which he will give you.

NOTE:

The figures printed immediately before an Elector's name indicates that he/she reaches voting age on, and will be eligible to vote at, elections held on or after that date. Thus, a marking of 06/07, means that the elector will be able to vote at elections held on or after 6th July 2000. The letters printed before a name indicate the following:-

- L - a PEER or PEERESS (other than an Irish Peer) who is not entitled to vote at Parliamentary Elections.
- F - an OVERSEAS ELECTOR who is not entitled to vote at Local Government Elections.
- E - an OVERSEAS ELECTOR who is also a PEER or PEERESS (other than an Irish Peer) who is only entitled to vote at European Parliamentary Elections.
- G - a EUROPEAN UNION CITIZEN who is entitled to vote at Local Government Elections only.
- K - a EUROPEAN UNION CITIZEN who is not entitled to vote at Parliamentary Elections.
- U - a EUROPEAN UNION CITIZEN who is entitled to vote ONLY at European Parliamentary Elections.
- N - a NEW ELECTOR who is not included in the current register but will be included in the register being prepared.

28th November 1999

Electoral Registration Officer
Council Offices Coleford
Gloucestershire GL16 8HG

Introduction

Local authorities are required to produce a Local Plan. If they don't decisions on planning applications can become more difficult, and more may be decided by inspectors. Government policy will also be used instead as the default option.

The Local Plan should set out priorities and policies for development in relation to housing, business, infrastructure (such as transport, waste and telecoms), health, security, community facilities and services, and the environment. It should set out **what the opportunities are for development in the area, and say what will and will not be permitted and where.**

Why is it important?

Local Plans are the first consideration in deciding development proposals. The law makes it clear that decisions should be made in accordance with the policies and proposals within the Local Plan unless other strong planning reasons or 'material considerations' indicate otherwise.

During the development of the Local Plan the environmental, economic and social needs of the area must be considered in a 'Sustainability Appraisal' to meet EU law. The appraisal is useful as it provides a key part of the evidence that backs up the plan and addresses the likely impact of its proposals. Local Plans must also be consistent with Government policies set out in the National Planning Policy Framework, including four 'tests' a plan has to meet.

How is a Local Plan prepared?

Generally speaking, preparation of a Local Plan follows these stages:

1 Evidence gathering and public participation

Studies on key planning issues will be prepared and work on the Sustainability Appraisal will start. Members of the public, businesses and other interested parties are consulted by the local authority. You can give a view on issues in your area by telling the local authority what the local needs are and which buildings or sites should be changed or protected.

2 Pre-submission publication stage

After taking into account early consultation responses and the findings of the Sustainability Appraisal, the local authority will publish its plan for a six week consultation period before it is submitted to the Government. A Sustainability Appraisal report will also be issued for consultation.

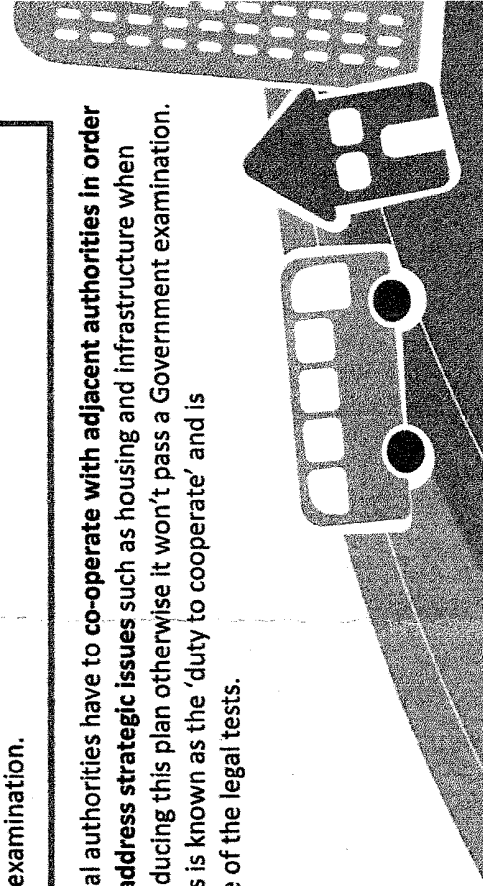
3 Submission of Plan and Independent Examination

The documents are submitted to the Government and the Plan will be examined by an Independent Inspector. The Inspector will examine the 'soundness' of the Local Plan, whether it meets the legal and policy tests, and what the local views are. During this period, consideration of modifications to the plan can be requested by the local authority of the Inspector.

4 Report and Adoption of Plan

At the end of the examination, the Inspector will issue a report recommending adoption, with modifications as required, or withdrawal (non-adoption) in exceptional cases where the plan has failed a legal or policy test that cannot be rectified by the examination.

Local authorities have to **co-operate with adjacent authorities in order to address strategic issues** such as housing and infrastructure when producing this plan otherwise it won't pass a Government examination. This is known as the 'duty to cooperate' and is one of the legal tests.



Making formal written comments or 'representations'

The purpose of the examination of the Local Plan is to consider whether the plan complies with procedural requirements (legal tests) and whether it is 'sound'. The Inspector who runs the examination will assess relevant evidence from the local authority, and any formal written representations (comments) by local people, developers or specialist agencies. Only comments made on the published plan should be into account, and the Inspector will assume that the document is 'sound' unless evidence presented at the examination proves otherwise. The four policy 'tests of soundness' are set out by Government in its National Planning Policy Framework:

Is the Plan **positively prepared** – this includes being based on an objective assessment of development and infrastructure requirements.
 Is the Plan **justified** – this includes looking at the levels of consultation and participation, and the evidence that the plan is based on.
 Is the Plan **effective** – this includes whether the plan is realistic in what it is proposing, can it be delivered.
 Is the Plan **consistent** with national policy and legal requirements.

In order to make your comments effective you need to relate them to these tests. Here are some **key tips on making comments**:

- Clearly identify the policy or site proposal you are objecting to or supporting, using the reference number given in the plan;
- Say why you are objecting or supporting and, if you want to see a policy or site proposal changed, say how and put forward your own alternative wording and the reasons for it;
- Keep your comments as simple as possible and organise them in a logical order;
- Concentrate on the planning issues involved. These are known as material considerations.
- If objecting to certain aspects of a site proposal it is important to stress where you agree with the local authority so attention can be focused on issues

of conflict. Try to show that you have understood, yet still disagree with the local authority's position;

- Identify statements or analysis from the Sustainability Appraisal or other documents such as national policy, guidance or local technical studies which support your view;
- Refer to local issues and concerns, but try to relate them to the main planning issues. Your local knowledge is invaluable, but try not to get sidetracked onto non-material, temporary or non-planning issues. **Remember noise and disturbance during construction, and property values, are areas to avoid.**

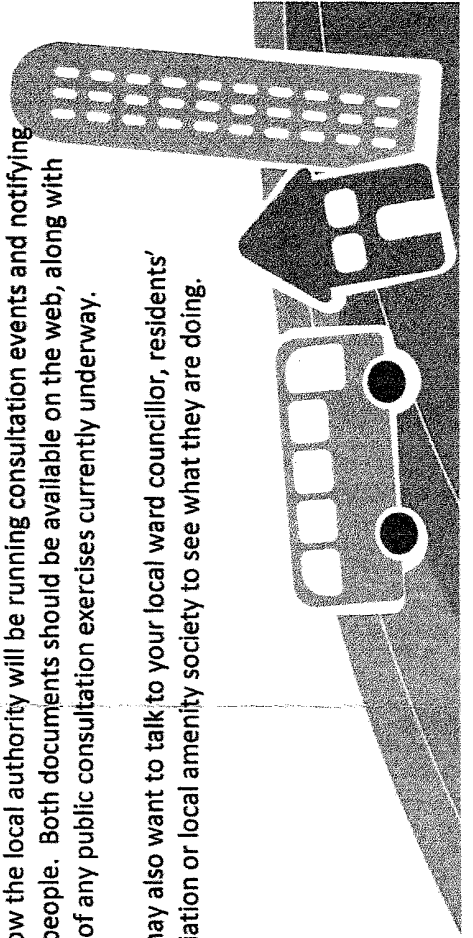
What happens after Local Plans are agreed?

Local Plans are intended to be long term typically to cover a 15-year period, and are used to determine planning applications. However, either the whole or part of the Local Plan can (and should be) reviewed to respond to changes during that time. If this happens, the new plan must again be open to public consultation. Each year local authorities must publish a Monitoring Report on the web about the progress made on developing and implementing their Local Plan.

How can you get involved?

Check your local authority's website as to when the Local Plan was finalised or at what stage it has got to. A local development scheme, which is a 'project plan' for the preparation of the Local Plan, should tell you when documents or revisions to plans will be produced. A Statement of Community Involvement will say how the local authority will be running consultation events and notifying local people. Both documents should be available on the web, along with news of any public consultation exercises currently underway.

You may also want to talk to your local ward councillor, residents' association or local amenity society to see what they are doing.



ALVINGTON PARISH COUNCIL
Alvington, Gloucestershire

12th March 2015

Your reference: P1757/14/OUT

Dear Planning department,

LAND OFF CLANNA ROAD, ALVINGTON

Alvington Parish Council would like to make the following observations and comment regarding the outline planning application and the proposed development of 43 homes off Clanna Lane / Road in Alvington.

At our parish council meeting on March 4th, which was well attended by many concerned parishioners, it was a unanimous decision to object to the proposed development.

The land and indeed Alvington itself does not fall in the category of a community that needs large developments as shown in the Forest of Dean Allocations Plan.

Any development of a substantial size would be unsustainable in regard to work, schooling and transport. There is no infrastructure to offer employment, schooling, and leisure activities, and no local GP surgery. There is a school bus to Chepstow high school, but not to Lydney, which would mean more traffic on school runs.

The application itself has many inaccuracies and misleading statements including:

- Flood risk assessment – the document relates to the use of the culverted water course that runs along Clanna Road. This culverted water course regularly floods and is not capable of managing the existing run off from the field, and matters would only get worse if much of the field is covered by hard standing. Only last October the ‘river A48’ and its resulting chaos were largely caused by this run-off flooding from Clanna Road.
- Referred to in the report as a level ground, the site is in fact sloping from the north boundary to Clanna Road, and the above mentioned culvert
- There is a copy of a document in the mass of paperwork stating and indicating that the land in question is within the defined settlement boundary. It is not.
- Waste minimisation statement. Section 3.6 refers to the main site entrance off “Ross Road”?
- The report lists the following local amenities - Londis store (this is part of garage), Bricklayers Arms Public House (no such pub), Swan Inn (closed 4 or 5 years ago)
- The proposal says there is an easy walk to Woolaston School! Such a walk must cross the A48 in rush hour, walk along a footpath (at long stretches only 600mm wide) and then cross the A48 again in rush hour. This 2-kilometre walk is repeated after school

ALVINGTON PARISH COUNCIL
Alvington, Gloucestershire

- The proposal also suggests an easy walk to the village store, which is actually situated adjacent to the busy A48 and can only be reached across a pub car park and garage forecourt
- The highways survey does not highlight the traffic problems Alvington has to cope with. In 2012 the village speed camera on the A48 recorded the highest number of speeding hits in Gloucestershire by a large margin. A 2014 speed survey by the parish council recorded 306 speeding vehicles in 1 hour, quite a few being residents. The proposed new development can only make matters worse by increasing vehicle numbers by up to 90 (2 per household plus support traffic).
- Clanna Road and Clanna Lane is also a rat run at rush hour periods for drivers from Coleford, St Briavels, Bream etc driving through to Chepstow. A past proposal for a new burial ground along this route was turned down for reasons of poor access, and since then matters have only got worse.

The proposed new development as it stands would have a massive impact on the village, with the potential for 200 new residents i.e. a 42% increase on the 475 people on the electoral roll. The potential strain on local facilities includes the village sewage system – unless larger pipes are laid throughout the village, such an increase in population would only increase the likelihood of last year's floods when one resident on the A48 came home to find sewage all across his front drive.

We feel that for all these reasons the outline planning application should be refused. The number of objections you may have received from residents will have been inhibited by the lack of site notices and letters to residents, but as a development of this size would affect everyone in the village, we urge the District Council to organise a public meeting with the proposer before the application goes to planning committee.

Kind regards,

Gary Collier
Chairman