

Appendix E

List of Scheduled Ancient Monuments

Parish	Scheduled Number	Name Of Monument	Location	Grid Reference
Awre	58A	Stone Arched Roman Bridge	Blackpool Bridge, Soudley	SO653087
Awre	58	Roman Road	Blackpool Bridge, Soudley	SO652086- SO654089
Aylburton	28516	Village Cross at Aylburton	Junction Of High St & Chapel Hill	SO6172 0187
Blaisdon	31186	Welshbury Wood Hillfort	Welshbury Wood Flaxley	SO67771543
Bromsberrow Heath	32334	Medieval Moat	Aubrey's Farm	SO75573378
Coleford	28878.01	Dark Hill Iron Works & Brickworks Complex And Bear.	220m S & 200m Se Of Yew Tree Cottage	SO59000883 SO58770890
Coleford	28879	Titanic Steel Works	230m South West Of Yew Tree Cottage	SO59120892
Coleford	470	Whitecliffe Furnace	Whitecliffe, Newland Street	SO568101
Dymock	28863	Motte & Bailey Castle	Caste Tump, South Of Dymock	SO71162930
Dymock	31939	Medieval Moat	Knights Green	SO71083196
Dymock	32339	Moated Site	Bellamys Farm	SO69723370
English Bicknor	28861	Promontory Fort	Symonds Yat Camp	SO56381575
English Bicknor	28862	Motte And Bailey Castle	Village	SO58121575
English Bicknor	33449	Offas Dyke Footpath	650m South West Of Stowfield Farm	SO58421675
English Bicknor	33450	Offa's Dyke	800m South West Of Stowfield Farm.	SO58281660
Hartpury	32337	Moated Site	Hartpury Court	SO78072357
Hewelsfield	33472	Offa's Dyke	65m North Of Brook House.	SO54410176
Hewelsfield	33473	Offa's Dyke. Cutts Orchard	230m South East Of Brook House	SO54540152
Hewelsfield	33475	Offa's Dyke Section On Madgett Hill	380m South East Of Brook House	SO54570137
Hewesfield	33474	Offa's Dyke Section On Madgett Hill	290m South East Of Brook House	SO54550146
Littledean	47	Camp	Littledean Camp	SO677135
Littledean	479	Furnace	Gunns Mills, Flaxley	SO675159
Longhope	28805	Cross	All Saints Church Yard	SO68441977
Lower Lydbrook	33446	Offa's Dyke Footpath	Immediately East Of Stowfield Farm	SO58761727
Lydbrook	33442	Offas Dyke Footpath	480m South East Of Stowfield Farm	SO59201721
Lydbrook	33443	Offa's Dyke	420m East Of Stowfield Farm	SO59141726
Lydbrook	33444	Offas Dyke Footpath	330m East Of Stowfield Farm	SO59051733
Lydbrook	33445	Offa's Dyke	230m East Of Stowfield Farm.	SO58941732

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

Parish	Scheduled Number	Name Of Monument	Location	Grid Reference
Lydbrook	33447	Offa's Dyke Footpath	120m South West Of Stowfield Farm	SO58661723
Lydbrook/English Bicknor	33448	Offa's Dyke Footpath	330m South West Of Stowfield Farm	SO58561703
Lydney	28515	Village Cross	Lydney Town Hall	SO62970287
Lydney	28869	Tower Keep Castle On Little Camp Hill	Lydney Park Est	SO61750247
Lydney	28870	Promontory Fort & Roman-British Temple Complex	Lydney Park Est	SO61600271
Lydney	474	Lydney Harbour	Lydney Harbour	SO674013 – SO652014
Newland	28514	Village Cross	Clearwell	SO57180806
Newland	28803	Cross	All Saints Churchyard, Newland	SO55300950
Newland	33451	Offa's Dyke	Highbury Wood 460m W. Of Glyn Farm.	SO53910884
Newland	33452	Offa's Dyke	Highbury Plains 770m Sw Of Glyn Fm	SO53810842
Newland	33453	Offa's Dyke, Highbury Plains	370m West Of Birt's Barn	SO53790810
Newland	33454	Offa's Dyke Footpath	North West Of Coxbury Farm	SO53830765
Newland	33455	Offa's Dyke	Immediately South Of Coxbury Farm	SO54000734
Newland	33456	Offa's Dyke	340m South East Of Coxbury Farm	SO54140718
Newland	33457	Offa's Dyke, Church Grove.	240m South West Of Ferney Leaze	SO54630668
Newland/St.Briavels	33458	Offa's Dyke	470m West Of Wyegate Barn	SO54720639
Redmarley D'Abitot	32344	Moated Enclosure & Fishpond	370m North East Of Scar Cottage	SO75843096
Ruardean	388	Castle (Ruins)	North Of Church, Ruardean	SO620158
Ruspidge And Soudley	59	Soudley Camp	Lower Soudley	SO662106
St Briavels	28868	St Briavels Castle	St Briavels Village Centre	SO55860456
St Briavels	33459	Offas Dyke Footpath Section In Wyeseal Wood	600m North Of Gumbers Land Barn.	SO54440578
St Briavels	33460	Offas Dyke Section In St.Margaret's Grove	170m N .E. Of Gumbers Land Barn	SO54500534
St Briavels	33461	Offa's Dyke Section In Mocking Hazell Wood	400m South Of Linders Farm	SO54750430
St Briavels	33468	Offas Dyke Footpath	The Fields, St Briavels Common	SO53790301
St Briavels	33469	Offas Dyke Footpath	Upfield House, St Briavels Common	SO53990250
St Briavels	33470	Offas Dyke Footpath	400m East Of Yewtree Farm	SO54080232
St Briavels	433	Camp	North East Of Stowe	SO564064
St Briavels	33462	Offa's Dyke Section In Victuals Grove.	230m North Of Beaconsfield Cottage	SO54730393

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

Parish	Scheduled Number	Name Of Monument	Location	Grid Reference
St. Briavels	33464	Offa's Dyke	Section At Birchfield Cottage	SO54170388
St. Briavels	33471	Offa's Dyke. St.Briavels Common	100m South East Of Hill Farm	SO54200205
St.Briavels	33463	Offa's Dyke, Section On St.Briavels Common	90m North Of The Cherries	SO54370384
St.Briavels	33465	Offa's Dyke. 230m North Of Hudnalls Farm	St.Briavels Common	SO53970384
St.Briavels	33466	Offa's Dyke, Immediately South Of Sittingreen.	St.Briavels Common	SO53850377
St.Briavels	33467	Offa's Dyke 190m West Of Hudnalls Farm	St.Briavels Common	SO53810359
Staunton Coleford	28806	Village Cross, Staunton	Grass Verge Opposite Churchyard	SO55061256
Staunton Coleford	28864	Scowles	In The North Of Blakes Wood	SO55571216
Staunton Coleford	28865	Scowles	Blakes Wood (Also Gwt)	SO55761174
Staunton Coleford	28866	Scowles	Dingle Wood (Also SSSI & Gwt)	SO55841137
Taynton	449	Motte	Castle Hill Wood, Huntley	SO715211
Tidenham	32383	Round Cairn	720m West Of Chase Farm	ST54389873
Tidenham	33476	Offa's Dyke Section On Madgett Hill	580m West Of The Old Mill	SO54640102
Tidenham	33477	Offa's Dyke Section In Caswell Wood	280m West Of Beeches Farm	SO54540061
Tidenham	33478	Offa's Dyke Section In Lippets Grove	680m W .South West Of Beeches Farm	SO54150030
Tidenham	33479	Offa's Dyke Section In Passage Grove	660m West Of Sheepcot	ST54259978
Tidenham	33480	Offa's Dyke /Shorncliffe Wood Including The Devil's Pulpit	790m South West Of Sheepcot	ST54289922
Tidenham	34851	Offa's Dyke Section In Worgan's Wood	800m West Of Chase Farm	ST54309866
Tidenham	34852	Offa's Dyke Section In Boatwood Plantation	320m South West Of Chase Farm	ST54869849
Tidenham	34853	Offa's Dyke Section In Dennell Wood	300m West Of East Vaga	ST5409802
Tidenham	34854	Offas Dyke , Chapelhouse Wood.	240m West Of Recreation Ground	ST53649513
Tidenham	34855	Offa's Dyke	North East Of Sedbury Sewage Works	ST54249334
Tidenham	34856	Offas Dyke	130m North West Of Pennsylvania Farm	ST54449324
Tidenham	34858	Offas Dyke ,Buttington Tump	100m West Of Buttington Lodge	ST54709310
Tidenham	34859	Offas Dyke	240m N.E. Of Buttington Farm	ST55019294
Tidenham	435	Broadstone	South Of Stroath, Woolaston	ST577972
Tidenham	437	Roman Site	Palace Cottage, Boughspring	ST55969736
Tidenham	473	Deserted Village	Lancaut	ST536964

Parish	Scheduled Number	Name Of Monument	Location	Grid Reference
Tidenham	80	Promontory Fort	Lancaut	ST540968
Westbury On Severn	28520	Wayside Cross (Socket)	Six Bells Farm, A48	SO72191380
Woolaston	102	Roman Villa	S W Woolaston Station	ST597987
Woolaston	28517	Cross/Socket & Shaft	St.Andrews Churchyard	ST58689932

Appendix F

Gloucestershire County Council Structure Plan Second Review Adopted Plan

(NB the abandoned third alteration is also a material consideration.)

Strategic Policies

Policy S.1 The bulk of new development should be accommodated within and adjacent to the County's larger towns at scales and locations that:

- (a) maintain and enhance the predominance of Gloucester and Cheltenham as the focus for new development in the County,
- (b) maintain and make them more attractive places in which to live and work,
- (c) meet transport demands in energy efficient ways, primarily aiming at reducing the need to travel,
- (d) conserve natural resources of minerals, best and most versatile agricultural land, biodiversity and high quality landscape,
- (e) promote the regeneration of appropriate town centres,
- (f) avoid the coalescence of existing settlements,
- (g) conserve the historic and built environment.

Policy S.2 Principal settlements should be identified in Local Plans which would form the focal points for a scale of development which was consistent with the character and function of the settlement, and supports local services and the economic well-being of local communities. They should therefore be:

- (a) accessible to the community they serve and well related to public transport and the highway network; and
- (b) defined to ensure that the social and economic needs of all rural areas can be met, taking into account their location relative to other centres and environmental considerations, including those in adjoining Districts.

Policy S.3 Priority should be given to the development of land within existing built-up areas, particularly land available for redevelopment, where this would not be detrimental to the urban environment, and where it would be accessible by public transport and accessible to jobs, schools, shopping, leisure and other services. These areas should be utilised to their maximum efficiency, consistent with the character and appearance of the wider location and the quality of life of those living and working in the locality.

In rural areas previously developed land may exist but it may be in locations where development could be intrusive in the countryside or highly unsustainable

Policy S.4 Development in rural settlements should be limited in scale, and sustain and enhance the character and appearance and the social and economic well - being of local communities. Development within the open countryside should be strictly controlled.

Policy S.5 In providing for development, local authorities will have regard to the need for community facilities and services, including education, health and cultural facilities, local shopping facilities, sport and leisure facilities, transport services and infrastructure, housing including affordable housing, and public utilities. In determining the type, scale and location of development, the adequacy of infrastructure and community services will be taken into account. Provision for development will be made where related infrastructure and community services are in place or will be provided in appropriate phases in an environmentally acceptable

Policy S.6 In providing for development the following aspects of the environment which contribute to local character and distinctiveness should be safeguarded and wherever possible enhanced;

- (a) the quality of the landscape,
- (b) the setting of the settlements and buildings within the landscape,
- (c) the quality of the built and historic environment,
- (d) the sites and landscapes of archaeological and historic value,
- (e) the distinctive wildlife and habitats,
- (f) the special qualities of rivers, canals and other water courses and features.

Policy S.7 In providing for the development the quality of the County's environment should be maintained and enhanced by the following:

- (a) high standards of design,
- (b) urban regeneration, conservation and townscape enhancement,
- (c) traffic management, and
- (d) the retention and provision of open space.

Housing Policies.

Policy H.1 Provision should be made for about 50,000 new dwellings in the County between 1991 and 2011.

Policy H.2 The overall housing provision will be distributed within the Districts as follows; -

Cheltenham	about	7,350 dwellings.
Cotswold	about	6,150 dwellings,
Forest of Dean	about	6,950 dwellings,
Gloucester	about	10,250 dwellings,
Stroud	about	9,400 dwellings
Tewkesbury	about	9,900 dwellings.

Policy H.3 Land should be released in phases in local plans where this can be justified: -
by infrastructure considerations or,

- (a) in environmentally constrained areas, where there is evidence that severe development pressures
- (b) would lead to the early exhaustion of total planned housing provision

Phasing will need to be sufficiently flexible to take account of changes in land supply including the emergence of unidentified sites.

Policy H.4 Most residential development will be provided in the Central Severn Vale. Development should be provided in locations where employment, leisure, commercial and community facilities can be integrated and where there are opportunities to maximise the use of public transport. In providing for residential development priority will be given to development within Gloucester and Cheltenham and to location adjacent or close by which are or can be easily and conveniently accessed by means of transport other than the private car.

In those areas of Tewkesbury Borough and Stroud District outside the Central Severn Vale development will mostly be provided within and adjacent to the existing towns of Tewkesbury/Ashchurch and Stroud/Stonehouse.

In the Forest of Dean District, development serving the needs of the District will mostly be provided within and adjacent to Cinderford, Coleford and Lydney, in accordance with Policies S.1-S.7.

In Cotswold District, development serving the needs of the District will mostly be provided within and adjacent to Cirencester, development in other settlements will only be provided where environmental

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

and other constraints can be satisfactorily accommodated in accordance with Policies S.1- S.7.

Policy H.5 In accordance with Policy S.1 Local Plans should make provision for development at Quedgeley and south of Brockworth for major extensions to the urban area that: -

- (a) Provide for an appropriate mix of housing, employment, open space and community facilities and services
- (b) Integrate and where possible improve existing local community facilities and services, including maximising opportunities for walking, cycling and the use of public transport,
- (c) Incorporate measures to reduce road traffic; and
- (d) Provide for public transport that integrates the areas with the existing urban area within the Central Severn Vale, particularly the centre of Cheltenham and Gloucester and employment locations.

Policy H.6 In rural areas residential development should be well integrated with the existing form and framework of settlements without adverse impact on the setting of the settlement or intrusion into the surrounding countryside. Provision should be confined to those settlements that:-

- (a) have access to or can provide a range of employment opportunities to meet local needs;
- (b) have access or potential access to community facilities and services, and
- (c) are well served by public transport services.

Policy H.7 Provision should be made to meet the needs of those unable to compete in the housing market. Such provision should meet a demonstrable local need and any housing so provided should be available to successive occupiers who need affordable accommodation

Policy H.8 Provision should be made for a range of dwellings in terms of location and size to meet local requirements.

Policy H.9 Provision should be made for residential densities at a level which makes the best use of land consistent with environmental considerations

Policy H.10 Provision should be made for the residential and transitory needs of travellers residing in or resorting to the County by the release of small areas of land well related to areas of proven need.

All sites should be well related to local services and facilities and be located so as to minimise significant adverse effects on other existing uses and on the environment.

Employment Policies

Policy E.1 Provision will be made for a choice of employment sites to Provide for flexibility and competition in meeting the social and economic needs of communities. This will be encouraged by the provision of employment land in each District in accordance with the following indicative distribution:

Cheltenham	about	12 hectares
Cotswold	about	65 hectares
Forest of Dean	about	75 hectares
Gloucester	about	95 hectares
Stroud	about	100 hectares
Tewkesbury	about	160 hectares

Policy E.2 Employment development should be provided in locations where housing, commercial, leisure and community facilities can be integrated and wherever possible improved, including maximising opportunities to use public transport. Most employment development will be in the Central Severn Vale. Brockworth and Quedgeley are identified as key strategic employment locations where land will be reserved for long-term employment needs.

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

In providing for employment uses priority will be given to development within Gloucester and Cheltenham and then to locations adjacent or close by which are or can be easily and conveniently accessed by means of transport other than the private car, in accordance with Policies S.1 - S.7.

In Tewkesbury Borough outside the Central Severn Vale, development, serving the needs of the Borough will be provided mostly in Tewkesbury/Ashchurch.

In Stroud District outside the Central Severn Vale, development serving the needs of the District will be provided mostly in Stroud/Stonehouse. Development in other settlements will only be provided where environmental and other constraints can satisfactorily be accommodated in accordance with Policies S.1 - S.7.

In Forest of Dean District development serving the needs of the District will be mostly provided in and adjacent to Cinderford, Coleford and Lydney in accordance with Policies S.1 - S.7.

In Cotswold District development serving the needs of the District will mostly be provided in and adjacent to Cirencester. Development in other settlements will only be provided where environmental and other constraints can satisfactorily be accommodated in accordance with Policies S.1 - S.7.

Policy E.3 Priority should be given to the development of sites for Class (B.8) Distribution and Warehousing uses at locations that have the potential to be served from wharves, harbours or railway sidings. All development for such uses should be located on sites that are readily accessible from the primary route network.

Policy E.4 Commercial and industrial development within and adjacent to villages will be appropriate in scale and well integrated with the existing form and framework of settlements, local employment needs, and to local services and infrastructure, especially public transport.

Commercial and industrial development in the open countryside will be strictly controlled and restricted to small scale sensitive enterprises which are essential to agriculture or forestry or other rural industries, or which re-use existing buildings in a manner which maintains or enhances the character and appearance of the surroundings.

Local Plans will set criteria for the consideration of proposals to extend existing business premises in the countryside,

Policy E.5 Existing employment sites will be safeguarded for employment use except where the site is not required to meet existing or future employment needs, where employment use creates unacceptable environmental or traffic problems, or an alternative use or mixed-use development would offer local community benefits which outweigh the loss of the employment use.

Policy E.6 Land designated or committed for employment use should not be used for retail or other development where it would limit the range and quality of available employment sites.

Transport Policies

New Development and the Transport System

Policy T.1 New development should be located so as to minimise the length and number of motorised journeys, and encourage the use of public transport, cycling and walking. New development should be genuinely accessible by these modes of transport as alternatives to the car.

Walking

Policy T.2 Walking will be promoted by the development of a network of safe and convenient pedestrian routes, and by the provision of traffic-calming, pedestrian priority and traffic free areas. The

Forest of Dean District Local Plan Review; Prepared for Adoption, September 2004

needs of people with impaired mobility will be fully taken into account.

Cycling

Policy T.3 Cycling will be promoted by the development of a comprehensive network of safe and convenient cycle routes, defined where appropriate in local plans, and by the provision of secure cycle parking in town and local centres, at public transport interchanges, and in appropriate new developments.

Public Transport

Policy T.4 The maintenance and enhancement of the bus service network will be promoted by:

- (a) providing for the development of, and improvement of facilities at, bus stations and depots, including facilities for interchange with other modes of transport,
- (b) the protection of existing bus facilities from development which would interfere with their transport function,
- (c) the introduction of measures to give priority to buses over other categories of traffic,
- (d) the promotion of improvements to passenger services to existing and proposed development, in conjunction with bus operators and developers where appropriate.

Policy T.5 Provision should be made for the development of Park and Ride facilities adjacent to main road corridors into Gloucester and Cheltenham.

Policy T.6 The maintenance and enhancement of the rail network will be promoted by:

- (a) the safeguarding of land for new or reopened railway lines, stations, railfreight terminals and associated facilities, including car parks,
- (b) providing for the improvement of facilities at existing stations, including facilities for interchange with other modes of transport,
- (c) the protection of railway facilities from development which would interfere with their transport function,
- (d) the promotion of improvements to passenger services to existing and proposed development, in conjunction with rail operators, and developers where appropriate.

Protection of Transport Corridors.

Policy T.7 Disused railway lines and canals which are used, or which have the potential for future use, as continuous transport corridors should be protected from development which would impair such use.

Car Parking

Policy T.8 Standards for car-parking provision in new development, co-ordinated on a County-wide basis, should be defined in local plans, and based on the following strategic principles:

- (a) minimum car-parking requirements should be set at the level necessary for the development to function operationally;
- (b) maximum limits on car-parking provision should be set in order to discourage reliance on the car and promote the use of alternative modes of transport;
- (c) maximum limits should be broadly similar across the County in order to avoid peripheral areas gaining
- (d) the level of parking provision at new development should be determined with reference to the minimum requirements and minimum limits, and the accessibility of the development by modes of transport other than the car, taking into account any improvements in accessibility secured under the provisions of Policy T.1.

Policy T.9 Public car-parking provision (both on- and off-street), should be controlled and managed in order to:

- (a) provide appropriate levels of residents' parking,
- (b) provide appropriate levels of shoppers' and visitors' parking in town and local centres, and in other locations where a need exists,

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

- (c) deter non-essential commuter parking,
- (d) complement the objectives of Policy T.8 by preventing over-spill parking from new developments.

Highway Improvements

Policy T.10 The following strategic County road schemes will be undertaken in the period up to 2011, subject to the availability of resources, and to environmental appraisal:-

Cheltenham Northern Relief Road.
Gloucester Inner Relief Road Stage 4.
Gloucester South West Bypass.
Cotswold Water Park, Eastern Spine Road, including A361/A417 Lechlade Relief Road.
Lydney Highway Strategy Stage 2.
A4136 Strategic Improvement.
A436 Shipton Solers to Air Balloon Improvement.

The following major trunk road scheme will be undertaken in the period up to 2011:-
M5 Junction 12 improvement.

Freight Transport

Policy T.11 Heavy lorries will be encouraged to use appropriate routes, and measures will be introduced to prevent such lorries from using unsuitable roads.

Policy T.12 Provision should be made for the development or expansion of road freight generators, transshipment depots and lorry parking areas, only close to routes which are appropriate for use by heavy goods vehicles.

Policy T.13 The County and District Councils should, subject to environmental considerations, give favourable consideration to the development of facilities which will enable the carriage of freight by rail, pipeline or waterway.

Water Transport Facilities

Policy T.14 Sharpness Dock, the Gloucester and Sharpness Canal, the navigable River Severn and their associated water transport infrastructure should be protected from development which would interfere with their transport function.

Air Transport

Policy T.15 Gloucestershire Airport at Staverton should be protected from development which would interfere with its transport function, and provision should be made at the airport only for development requiring an airport location.

Green Belt Policy

Policy GB.1 The Green Belt between Gloucester and Cheltenham and north of Cheltenham will be maintained. Within the Green Belt only appropriate development which would not compromise the open character of the Green Belt or which would not contribute to the coalescence of settlements will be permitted.

Town Centre Policies

Policy TC.1 The vitality, viability and character of existing town, district and local centres should be sustained and enhanced. A hierarchy of centres for Gloucestershire will comprise:-

- (a) Cheltenham and Gloucester sub regional town and city centres,

Forest of Dean District local Plan Review; Prepared for Adoption, September 2004

- (b) Stroud, Tewkesbury, Cirencester and Dursley town centres,
- (c) District centres in Gloucester and Cheltenham,
- (d) Other centres in principal settlements,
- (e) Local centres.

Provision should be made in centres for shopping, employment, leisure and other uses which generate many trips, provided that the development is of a scale consistent with the function and character of the centre, its catchment and role in the hierarchy, and it would sustain and enhance the vitality and viability of the centre.

Mixed use development, including housing, will be encouraged. The regeneration of appropriate centres will be promoted by special strategies and proposals in local plans, to include where necessary land assembly.

Policy TC.2 Provision for development which generates many trips will be made within town centres. Where there is a demonstrated need for such development and where suitable options for such uses are not available in town centres, preference will be for edge-of -centre locations; followed by district and then local centres (both subject to Policy TC.1); and only then out-of-centre sites in locations which are easily accessible by a choice of means of transport. Provision will not be made for development which would have any of the following effects:-

- (a) cause harm to the development plan strategy, when considered with any other recent or proposed schemes, unacceptably affect the vitality and viability of any centre,
- (b) not be easily accessible by public transport, cycling and walking,
- (c) result in a significant increase in the number and length of car-based trips,
- (d) create unacceptable adverse environmental or traffic impact,
- (e) result in an unacceptable limitation of the range and quality of allocated sites for other uses.

Policy TC.3 Provision should be made for the retention and improvement of local shopping facilities and services, especially in rural areas, provided that the development is of a scale consistent with the function and character of the local centre.

Mineral Policies

Policy M.1 In assessing proposals for the release of land for mineral working account will be taken of the quality, quantity and location of the minerals involved, and the period over which they will be worked to ensure that the least environmentally damaging sources of supply within the county are used. In particular, suitable extension of existing mineral workings will be given preference to the development of new mineral workings or the reopening of disused ones.

Policy M.2 In order to reduce the demand on finite resources proposals that promote the greater use of secondary, waste and recycled materials as an alternative to primary aggregates will be encouraged where environmentally acceptable.

Environment

Policy M.3 In making provision for the supply of minerals, and taking into account national and regional guidance, the appropriate degree of protection must be afforded to:

- (a) internationally, nationally, regionally and locally important areas of landscape, nature conservation, archaeological interest, and
- (b) important natural resources including agricultural land and the water-based environment.

Policy M.4 Provision for mineral working must ensure that:

- (a) the amenity of local communities and access to the countryside is safeguarded and wherever possible enhanced,
- (b) pollution of land, water and air is prevented, and

- (c) worked out land is reclaimed to a state suitable for beneficial after-uses.

Policy M.5 Provision for mineral working must use a method of transporting minerals from extraction/production sites to markets that has the least environmental impact including alternatives to road transport, unless shown to be impracticable or not economically feasible.

Resources

Policy M.6 Potential workable mineral resources will as far as possible be safeguarded from sterilisation by other forms of development. Where appropriate, the extraction of minerals before other more permanent forms of development taken place, will be encouraged,

Supply

Policy M.7 Provision will be made to maintain an appropriate contribution to local, regional and national aggregate needs, together with an appropriate land bank, consistent with national and regional guidelines, including the principles of sustainable development.

Specific Issues

Sand & Gravel

Policy M.8 The need for sand and gravel will be met principally by the continued working of deposits in the Upper Thames Valley.

Natural Building Products

Policy M.9 Provision will be made for the supply of limestone and sandstone for natural building stone where needs for local stone cannot be met by existing mineral workings and full account has been taken of all environment factors.

Policy M.10 Provision for the supply of coal, worked by opencast methods will not be made unless it can be demonstrated that it will not have an unacceptable adverse impact on the recreational and tourism role of the Forest of Dean, on the environmental or traffic conditions, or on settlements and neighbouring land-uses. In addition this will only be made where it provides an opportunity for significant community/environment benefits in the long term for the Forest of Dean that outweighs unacceptable adverse impacts. Provision for small-scale underground extraction should continue where it is environmentally acceptable.

Waste Policies

Policy WM.1 Waste management facilities located within Gloucestershire should operate on the basis that waste will be treated and/or disposed of by employing the best practicable environmental option (BPEO) for management of a particular waste stream.

Policy WM.2 Primary¹ waste management facilities should be located near to major concentrations of waste arisings, principally the Cheltenham / Gloucester urban area, the Forest of Dean and the Stroud/Cirencester areas. Secondary facilities should be appropriately located in other parts of the County to serve the primary facilities. The following considerations will apply:

- (a) how proposals contribute towards an integrated waste management system and the provisions of the development plan,
- (b) the transportation of waste must use a method that has the least environmental impact, including alternatives to road transport, unless shown to be impracticable or not economically feasible,
- (c) the amenity of local communities and access to the countryside is safeguarded and where possible enhanced,

- (d) that reclamation and aftercare of the site are to an acceptable standard,
- (e) there is no adverse impact on internationally, nationally, regionally and locally important areas of landscape, nature conservation, and archaeological interest, and,
- (f) there is no adverse impact on important natural resources including agricultural land and the water - based environment,

1. A primary waste management facility is a major site such as a centralised landfill or Energy from Waste (EfW) facility, whilst a secondary facility is one which serves a primary site - a waste transfer station for example.

Policy WM.3 Development intended to primarily cater for Gloucestershire's waste will be encouraged in the appropriate locations

Policy WM.4 Provision will be, made for facilities associated with the recovery of materials through recycling and composting. The locational criteria will apply:-

- (a) facilities should contribute towards an integrated waste management system;
- (b) facilities should be in close proximity to major concentrations of waste arisings;
- (c) industrial, redundant and "brownfield" sites existing waste management sites should be used in preference to virgin land where appropriate.

Policy WM.5 Provision will be made for energy from waste facilities in or near to the Gloucester/Cheltenham area

Provision will be made via land allocations and/or development control appraisal criteria, set out within the Waste Local Plan.

Policy WM.6 Provision will be made for the disposal of Gloucestershire's post-treatment un-recovered waste residues in appropriate locations where necessary.

Energy Policies

Policy EN.1 The County and District Councils will take into account energy conservation matters when considering the location, orientation, layout and design of new development.

Policy EN.2 The County Council will support the introduction of combined heat and power, and community heating schemes where there is potential for their efficient use subject to other environmental considerations.

Policy EN.3 Proposals for the development of renewable sources of energy will be encouraged, particularly where there are benefits to the local community. Renewable energy proposals will be permitted provided that the proposed development:

- (a) would not adversely affect the special character of the Areas of Outstanding Natural beauty or sites of nature conservation or heritage conservation interest, and
- (b) would not cause demonstrable harm to,
 - (i) Special Landscape Areas or sites of special nature conservation or heritage interest as defined in local plans, or
 - (ii) areas or facilities of special importance for tourism and recreation
 - (iii) the amenity of nearby dwellings or residential areas, and
- (c) would not dominate any prominent skyline or vista as defined in local plans, and
- (d) would not result in an unacceptable level of visual impact; particular regard will be had to the cumulative impact of arising, planned or proposed renewable energy developments, and
- (e) is justified, where necessary, in terms of national energy policies of local and regional requirements, and
- (f) is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily mitigated.

Natural and Historic Environment Policies

Policy NHE.1 The countryside's character, appearance and non-renewable and natural resources will be protected from harmful development unless the social and economic needs of the area or wider environmental objectives outweigh such harm.

Policy NHE.2 Development will be required to Protect and, wherever possible, enhance the biodiversity, including wildlife and habitats of the County. Potential and classified SPAs, candidate and designated SACs, and Ramsar sites will be protected from development that is likely to affect their integrity.

SSSIs and NNRs will be protected from development which would have a significant effect on their nature conservation interests.

Local Plans should identify:

- (a) sites of nature conservation importance including unfragmented and linear features such as small woods, traditional field boundaries, ponds and disused railways which act as wildlife corridors or stepping stones;
- (b) appropriate targets for the enhancement of biodiversity.

Policy NHE.3 The best and most versatile agricultural land (Grades 1,2, and 3a) will be protected from development. Provision will only be made for development affecting such land exceptionally if there is an overriding need for the development and either sufficient land of a lower grade (Grades 3b, 4 and 5) is unavailable; or available lower grade land has an environmental value recognised by a statutory wildlife, historic or archaeological designation and outweighs the agricultural considerations. If best and most versatile land needs to be developed and there is a choice between sites in different grades, land of the lowest grade available should be used.

Policy NHE.4 In Areas of Outstanding Natural Beauty the conservation and enhancement of the natural beauty will be given priority over other considerations. Regard will also be had to the economic and social well being of the AONB.

Provision should not be made for major development within the AONB unless it is in the national interest and the lack of alternative sites justifies an exception.

Policy NHE.5 Provision should not be made for development that would detract from the particular landscape qualities and character of the Special Landscape Area. The broad location of Special Landscape Areas are as follows:

- (a) the north eastern and north western fringes of the Cotswolds,
- (b) on the southern fringes of the Cotswolds near Cirencester, Tetbury and Fairford,
- (c) areas in the south eastern Cotswolds which were formerly part of the Cotswolds AONB,
- (d) the upland western and southern parts of the Forest of Dean District,
- (e) between Gloucester urban area and the Cotswolds, including Robinswood Hill,
- (f) Chosen Hill in Churchdown.

The existing boundaries and designation of new Special Landscape Areas will be determined in local plans.

Policy NHE.6 The distinctive historic environment of the County will be conserved and enhanced.

Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, and their settings will be preserved.

Historic settlements and landscape, historic parks and gardens, and sites of archaeological importance will be protected from the adverse effects of development.

Policy NHE.7 Development will not be permitted which has a detrimental impact on the scientific value, landscape setting and character, and the archaeological remains of the Severn Estuary. The integrated management of the estuary will be essential to the protection of its special qualities.

Policy NHE.8 Proposals for development in the Cotswold Water Park should be considered in the context of the objectives of the Water Park, which include the:

- (a) Nature conservation interests,
- (b) Mineral extraction and the beneficial after-use of worked sites,
- (c) Facilitation of a wide range of recreation and tourism opportunities which reflect the special character of the area,
- (d) Facilitation of access to and within the Cotswold Water Park using sustainable modes of transport,
- (e) Protection of the integrity of existing villages and rural communities,
- (f) Protection of the best and most versatile agricultural land in accordance with PPG.7.

Recreation

Policy RE.1 The retention and provision of a wide range of recreational facilities in urban areas and all principal settlements, to meet local and sub-regional needs, will be supported. Local Plans will give special consideration to:

- (a) areas which are deficient in recreational facilities;
- (b) facilities which provide for as wide a range of the population as possible;
- (c) increased accessibility for all potential users particularly by public transport, cycling and walking;
- (d) local scale of provision of a non specialist nature, for example local halls capable of some recreational uses, will be encouraged provided they are well related to the communities they serve.

Policy RE.2 The high standard of open space provision in new residential development will be required. Existing playing fields and recreational areas will be retained.

Policy RE.3 Improved public access to the countryside will be encouraged subject to there being no adverse impact on the natural and historic environment or on agriculture.

Policy RE.4 The use of water for sport, recreation and tourism will be permitted except where:-

- (a) there would be an unacceptable conflict with water supply or commercial use,
- (b) there would be an unacceptable level of environmental impact particularly on landscape, the local ecology or to local settlements,
- (c) problems of recreational over-use or conflicting uses could not be resolved,
- (d) there would be overriding problems of public safety,
- (e) there would be significant local traffic problems,
- (f) the proposal would create or result in unacceptable pollution including noise pollution.

Policy RE.5 Restoration of the Stroudwater, Thames and Severn Canal, and the Herefordshire and Gloucestershire Canal, as navigable waterways will be encouraged and their routes protected where compatible with other policies.

Tourism

Policy TSM.1 Proposals for all tourism developments will be judged against principles of sustainable tourism particular attention will be given to;

- (a) conserving the urban and rural environments,
- (b) providing facilities of appropriate scale, standards and design,
- (c) managing tourism pressures in popular areas or at sites of special attraction, and;
- (d) promoting access by public transport, cycling and walking,
- (e) encouraging the re-use of existing buildings so as to maintain or enhance the character and appearance of the surroundings.

Policy TSM.2 The development of self-catering holiday accommodation not coming within the scope of TSM.3 and TSM.4 will be permitted in or adjoining existing settlements in accordance with general policy TSM.1.

Policy TSM.3 Proposals for groups of self-catering holiday accommodation units and permanent holiday caravan sites, transit and touring camping and caravan sites will be considered against the following criteria-

- (a) their scale, quality of design and landscaping should be consistent with the character of the area,
- (b) there should be no adverse impact upon sites of archaeological or nature conservation interest, the landscape nearby settlements and the local highway network,
- (c) that they shall be used only for holiday uses and not as permanent or principal places of residence,
- (d) overriding priority will be accorded to the protection of the landscape in Areas of Outstanding Natural Beauty.

Policy TSM.4 Encouragement will be given to the development of tourist attractions which have a special affinity with the physical and historic heritage of an area and no adverse impact on the local environment.

Water

Policy W.1 Provision will only be made for development where:

- (a) adequate water resources exist or can be provided without causing unacceptable adverse environmental effects, and
- (b) it will not lead to an unacceptable reduction in the quantity of surface and groundwater,
- (c) there is not an unacceptable risk to existing or future supplies, residential amenity, nature conservation or fisheries.

Proposals for new water resource schemes will be assessed in the context of the demand management and leakage control measures.

Flooding and Flood Risk

Policy F.1 Provision will not be made for development where it would be at direct risk from flooding and or would increase the risk of flooding elsewhere. Local plans will define areas of flood risk.

Pollution

Policy P.1 Provision will only be made for development where it does not have an unacceptable effect in terms of:

- (a) the environment and local community in terms of air, noise or light pollution,
- (b) the quality of surface or ground water or,
- (c) contamination of land or soil.

Telecommunications

Policy TEL.1 Provision will be made for telecommunications structures where their visual impact is minimised by careful positioning and design. Priority will be given to the conservation and enhancement of the natural beauty of Areas of Outstanding Natural Beauty.

Consideration should also be given to their cumulative effects, and opportunities to use existing structures should be maximised.

Appendix G

Glossary of Terms

Term

Meaning in the context of this Plan.

Affordable Housing

Housing built for sale or rent at a price level below the market rate and which is related to the ability to pay by those in housing need, and is retained in perpetuity for those meeting the need criteria.

Agricultural Dwelling

A dwelling which is subject to a legal agreement which specifies that its occupancy is limited to a person or persons employed or last employed solely or mainly and locally in agriculture, and his/her dependants.

Allocation

The term used in the Plan for identification of a particular site for a particular land use(s) where it is envisaged development will commence during the Plan period. Examples include the areas shown for new development at Newent and Coleford.

Allotments

Statutory Allotments as defined in law and protected accordingly.

Amenity

Pleasantness in situation, in terms of both visual and physical surroundings.

Amenity Space

An area which is primarily of visual importance but may also be used for recreation, either informally or formally.

Ancient Woodland

Areas of Ancient Woodland are those areas which have had a continuous cover of trees since at least 1600AD.

Appeal

Appeal to the Secretary of State under the Planning Act, usually against the decision of the Local Planning Authority to refuse to grant planning permission for a particular development or to impose conditions upon the grant of planning permission.

Area of Outstanding Natural Beauty

Area of high landscape value of national significance where the conservation and enhancement of its natural beauty is a priority. Defined under Section 87 of the National Parks and Access to the Countryside Act 1949.

Article 4 Direction

Statutory Order which rescinds some or all permitted development rights, can be used for example to require planning applications to be made for minor works in Conservation Areas in order to give the Planning Authority greater control.

Assisted Area

Areas where Regional Selective Assistance may be awarded by the Government under European Commission rules. There are three tiers for which assistance is available. The Forest of Dean falls within the 3rd tier where limited grants are awarded within the Forest of Dean Rural Development Area.

Biodiversity

The variety of all life on earth

Brownfield

Land which has previously been developed. (see more detailed definition in annex C of PPG3.)

Built Environment

The man-made fabric of an area.

Burgage Plot

A long relatively narrow plot on to the street forming a characteristic feature of mediaeval town plans. These often appear in groups along the street.

Business Development

Development within Class B1 of the 1987 Use Classes Order, encompassing both "light industry" and office development of the type to which the public do not have or need frequent access.

Catchment Area

The area which forms the supply of, for example, shoppers to a town centre or water to a river.

Coalfield Regeneration Area

A former coalfields area which is eligible for funding from English Partnerships Coalfields Programme and the Coalfields Regeneration Trust to support economic and community based regeneration initiatives.

Commercial Development

Any development in the commercial sector (shops, offices, warehousing, but not manufacturing premises).

Commitments

Schemes for development which have received planning permission or are the subject of a Committee resolution to undertake or permit a particular development.

Commutated Payment

Payment made in lieu of the provision of facilities on the site of a particular development to enable them to be provided elsewhere. e.g. a contribution to the provision of open space.

Conservation Areas

An Area of Special Architectural or Historic Interest, the character of which it is desirable to preserve or enhance. Designated under the 1990 Planning (Listed Buildings and Conservation Areas) Act.

Conservation Area Partnerships

A joint scheme of grant aiding work on buildings within Conservation Areas involving the co-operation of the District Council, English Heritage and others- specific areas need to be designated.

Convenience Goods

Food and other day to day easily portable purchases available in town centres, and often also in smaller shopping areas.

Countryside (Or Open Countryside)

In the District Plan this term applies to the area lying outside defined settlement boundaries.

Countryside Agency

The Countryside Agency is the statutory body working for people and places in rural England. The Agency seeks to; conserve and enhance the countryside; promote social equity and economic opportunity for the people who live there ; and help everyone, where ever they live, to enjoy this natural asset .

Defined Settlement Boundary

The boundaries drawn around the villages and towns covered by various Plan policies including especially (R)FH.4 and(R)FH.5. Locations outside a defined settlement boundary are considered to forms part of the open countryside.

Deposit

The Deposit period of the Plan is the period of formal consultation during which representations must be made if they are to be considered at a Public Local Inquiry.

DETR

A Government department which amalgamated the former Departments of Environment and Transport, with further responsibilities for the Regions.

Development Brief

Document setting out the criteria for the development of a particular site, usually including details of how it should be laid out, landscaping, materials etc.

Economically Active

Persons in whole or part-time employment, or seeking employment.

Employment Land

Land allocated or used primarily for the purpose of employment, usually industry, warehousing or business use.

English Heritage

A government funded organisation, which promotes conservation and understanding of the historic environment, it advises the Government and other bodies and individuals, and can provide grants in various forms e.g. Conservation76 Area Partnerships

English Nature

A Government body responsible for the designation of Sites of Special Scientific Interest and advice on all matters affecting nature conservation.

Enhancement

Improving the existing qualities of an area, building or structure usually by way of environmental improvements or work to a building - for example the re-roofing of an historic building in more suitable materials etc.

Environment Agency

The Environment Agency is a government agency and is an environmental regulator of water, land and air. It also has flood defence, water resources and Fisheries functions and has duties to promote conservation and recreation.

Forest Authority

Formerly part of the Forestry Commission, now responsible for the administration of grant schemes for private woodlands and other matters involving the management of timber on private, rather than Crown Land.

Forest Enterprise

The part of what was formerly the Forestry Commission responsible for the management of woodland owned by the Crown for timber production, recreation and amenity purposes.

Forest of Dean

The predominantly woodland area within the Forest of Dean and Wye Valley Forest Park lying inside Gloucestershire.

Forest Ring

Settlements in the Forest of Dean Coalfield located predominantly on the line of the coal outcrop, forming a ring generally on high ground around the forest fringe.

Gloucestershire Structure Plan

A statutory plan containing strategic policies for Gloucestershire concerning the overall distribution and amount of change in new housing, employment, shopping etc. Contains other policies on transport, landscape, minerals etc. The District Local Plan is a detailed interpretation of the Structure Plan as it affects the Forest of Dean District..

Gloucestershire Wildlife Trust

Countywide Trust which furthers all types of nature conservation within Gloucestershire - designates sites of county interest and advises/manages some.

Greenfield

Land which has not previously been developed.

Gross Retail Floorspace

Floor area of a shop or shops including ancillary space, storage, plant, staff rooms etc.

Guest House

A private home whose main function is the provision of serviced sleeping accommodation and meals on a short term basis. Guest houses are small in scale (compared to hotels) and normally not used by non residents.

Highway

Road and/or footway (usually adopted by the County Council of the purposes of maintenance).

Housing Association

Organisations which manage or let houses in a similar way to a Local Authority, usually for residents not able to compete in the private market, and who may provide dwellings in an specific area or of a certain type (e.g. for elderly persons, or those nominated as local under an affordable housing scheme). See RSL.

Housing Need

Person or persons in housing need are those who need housing but do not have the means to obtain suitable accommodation in the open market.

Infilling

The development of a small gap in an otherwise developed frontage usually by not more than two dwellings such that they enjoy a satisfactory frontage onto a highway.

Infrastructure

Roads, sewers, power and other physical services required to enable a development to function.

Key Wildlife Sites

Non-statutory wildlife sites of local, county or regional importance, identified by the Gloucestershire Wildlife Trust. These sites are also often referred to as Sites of Nature Conservation Importance (or by a similar name).

Listed Buildings

Buildings or structures identified by the Department of Culture, Media and Sport, as of Special Architectural or Historic Interest. They are protected accordingly as is their setting and/or curtilage. Special consents are required for building work, including that which may not otherwise require planning permission.

Local Agenda 21 Programme

A process involving the community in preparing action plans and schemes to promote sustainability as part of a local agenda for the 21st century, endorsed at the 1992 UN Conference on the Environment and Development, held in Rio de Janeiro (the Earth summit)

Local Nature Reserve

Local Nature Reserves are sites designated by Local Authorities under Section 21 of the National Parks and Access to the Countryside Act 1949 as community nature conservation sites. Within the ownership or management of a Local Authority.

Local Need

Local need when used in connection with housing schemes is usually defined as persons who need housing in a particular location (by way of employment, or family ties) but are unable to obtain the accommodation they require in the open housing market.

Local Plan

Statutory Plan prepared by the Local Planning Authority showing in detail the constraints and opportunities for the future use of land in the area.

Local Transport Plan

Prepared by Gloucestershire County Council the Local Transport Plan outlines Gloucestershire's transport policy, proposals for action and forms a bid for funding to Government.

Mineral Reserves

Geological reserves of workable minerals which are the subject of planning consent to allow their working.

Mineral Resources

Geological deposits where economically workable minerals may prove to be present but which are not the subject of planning consent for extraction.

National Nature Reserves (NNR)

National Nature Reserves are declared by statutory nature conservation agencies, i.e. English Nature, under Section 19 of the National Parks and Access to the Countryside Act 1949, or Section 35 of the Wildlife and Countryside Act, 1981.

National Playing Fields Association

An independent charity established with the aim of ensuring that everyone has access to the recreational space. The standards it advocates are widely accepted, and are intended to identify the minimum requirement in new development for play space, sports pitches etc.

Non-Conforming Use

A land use or users that is dissimilar to the prevailing uses in the area surrounding it, often an industrial undertaking in a residential area for example. Such uses can sometimes co-exist without detriment to one another but some do cause environmental problems.

The North Forest (formally the North Forest Policy Area)

An area of the District defined in the Structure Plan and shown on the Proposals Map. It generally lies to the north of the present A.40(T).

Planning Policy Guidance Notes - PPGs

Policy notes issued by the Department of the Environment Transport and the Regions, containing guidance on various aspects of planning practice and intended for both developers and Local Authorities. Subjects covered include the rural economy, land for housing and the preparation of Local Plans.

Principal Settlements

The four larger towns within the District: Newent, Cinderford, Coleford and Lydney.

Private Open Space

Area of open space to which the public do not normally have access. It may include areas owned by public bodies such as school playing fields.

Public Local Inquiry

Inquiry held by the Local Planning Authority into the representations received in connection with the Local Plan - chaired by an Inspector from the Department of the Environment Transport and the Regions.

Public Open Space

Open space to which the public normally have access for the purpose of informal or formal recreation.

Public Right of Way

Footpaths, bridleways and by-ways which give members of the public the right to travel across land.

Ramsar Site

Wetland site listed under the Convention on Wetlands of International Importance especially as a Waterfowl Habitat, 1971. (The Ramsar Convention).

Regionally Important Geological Sites (RIGS)

Geological or geomorphological sites, excluding SSSI's, in the county that are considered worthy of protection for their educational, research, historical or aesthetic importance. Sites are designed by the Gloucestershire Wildlife Trust and are often referred to as Key Wildlife Sites.

Registered Social Landlord

Registered Social Landlord is a new name for social landlords that are independent; most are Housing Associations but there are also Trusts, co - operatives and companies. Registered Social Landlords run as a business but they do not trade for profit. A surplus is ploughed back into the organisation to maintain existing homes and to help finance new ones.

Revitalisation

The regeneration of the economic and social life (of the District).

Rural Development Area

Priority area designated by the South West England Regional Development Agency, as in need of assistance to support the rural economy, local services and the community.

Scheduled Ancient Monument

Features of Archaeological or Historic Interest as defined by the Department of Culture Media and Sport, and subject to special protection accordingly - includes buildings but also earthworks and other structures.

Scheduled Monument Consent

Application procedure for approval of works affecting Scheduled Monuments, and made to the Department of National Heritage.

Section 106 Agreement

Legal agreement under Section 106 of the 1990 Town and Country Planning Act between a Council and an applicant for planning permission to ensure that certain conditions are met, for example the provision of access, or a restriction on the use of the site, to control the sale of goods, the hours of operation etc.

Service Sector

In terms of employment, the service sector is that which encompasses the transport, distribution, office and commercial areas of the economy. It is the largest sector employing over b of the nation's workforce.

Sites & Monuments Records

A record held by the County Council of locations which are of archaeological interest by way of surface features, remains, finds and other evidence.

Sites of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest (notified under Section 28 of the Wildlife and Countryside Act, 1981, for its biological, geological or physiographical interest). Sites are officially notified by English Nature.

Social Housing

The provision of affordable housing to assist local people who otherwise find difficulty in competing in the housing market.

South Forest (formerly the South Forest Policy Area)

An area of the District defined in the Structure Plan and shown on the Proposals Map. It generally lies to the south of the present A.40(T).

South West England Regional Development Agency

Regional Development Agencies are the lead bodies at regional level for co-ordinating inward investment, raising people's skills, improving the competitiveness of business, promoting sustainable and economic development, and social and physical regeneration.

Special Area of Conservation (SAC)

Special Areas of Conservation designated under EU Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora to conserve natural habitats and fauna and flora, 'The Habitats Directive'.

Special Protection Areas (SPA)

Sites designated under the EU Directive 79/409/EEC on the Conservation of Wild Birds to protect bird species and the habitat upon which they depend, 'The Birds Directive'.

Statutory Forest

The areas of land owned and managed by the Forestry Authority falling within the Forest of Dean and Wye Valley Forest Park, includes operational areas and Forest Waste.

Statutory Plan

In this context, a plan which the Local Planning Authority is required by law to produce. The District Plan is a Statutory Plan and on approval becomes a legal document.

Supplementary Guidance

Supporting information and advice which amount to good practice guides on the implementation of various aspects of the Plan, for example the Council's Residential Design Guide Guidance sets out the principles for design of alterations, extensions and new dwellings.

Sustainable Development

Development which enables social progress which meets the needs of everyone, provides effective protection of the environment, makes prudent use of natural resources whilst maintaining high and stable levels of economic growth and employment.

Travel To Work Area

In this case the area within which employment and unemployment statistics are collected. Cinderford and Ross Travel To Work Area includes all the South Forest.

Tree Preservation Order

An Order made to protect a tree, group of trees or a woodland by requiring specific consent to be obtained to fell, top or lop any tree. It is administered by the Local Planning Authority, unlike a Felling Licence which is the responsibility of the Forestry Authority.

Use Classes Order

Statutory Instrument, containing a general classification of land uses for the purpose of planning and development.

Vernacular

Traditional building style which is strongly related to the locality, especially through the use of local materials.

Village Appraisal

A survey or review of a community carried out by that community, usually based on a questionnaire circulated within the community. Some are produced with the assistance of the Rural Community Council or other voluntary bodies.

Warehousing

Use within Class B8 of the Use Classes Order, of a building for the storage of goods. Uses such as retail and processes such as breaking up and re-packing of goods must be ancillary to the main use.

Windfall Site

A housing site which comes forward and receives planning consent in a location which was not anticipated or allocated for that purpose, for example site used for industrial purposes which is vacated and receives consent for housing.

Appendix H

Planning Policy Statements and Planning Policy Guidance Notes

Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the government after public consultation to explain statutory provisions and provide guidance on planning policy and the operation of the planning system.

They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use.

Local authorities must take their contents into account in preparing their development plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

Planning Policy Guidance 2: Green Belt

Published January 1995. Amended March 2001.

States the general intentions of Green Belt policy, including its contribution to sustainable development objectives. Explains the purposes of including land in Green Belts and the general presumption against inappropriate development within Green Belts.

Planning Policy Guidance 3: Housing

Published March 2000. Two updates published January 2005.

Sets out the Government's policies on the provision of housing land and emphasizes the key role of the planning system in meeting the demands for housing.

Planning Policy Guidance 4: Industrial, Commercial Development and Small firms

Published November 1992.

Emphasizes the importance of a positive and prompt approach towards applications which contribute to national and local economic activity.

Planning Policy Guidance 5: Simplified Planning Zones

Published November 1992.

Explains the working of this special procedure for facilitating development or redevelopment in designated areas by removing the need for a planning application for certain types of development proposals.

Planning Policy Guidance 8: Telecommunications

Published August 2001.

Gives comprehensive advice on planning aspects of telecommunications development, including radio masts and towers, antennas, radio equipment housing, public call boxes, cabinets, poles and overhead wires. Clarifies guidance about the need to ensure that new buildings do not interfere with reception of television or radio signals.

Planning Policy Guidance 12: Development Plans

Published December 1999.

This PPG has been replaced by Planning Policy Statement 12: Local Development Frameworks. However, this PPG will remain in operation for development plans still being prepared under the 1999 Development Plan Regulations.

PPG12 covers the preparation of regional guidance and development plans of all types. Provides guidance on the content of plans and on the environmental appraisal of plan proposals. Emphasizes the importance of development plans in the determination of planning applications. Annex D, paragraphs 1-6 have been cancelled.

Planning Policy Guidance 13: Transport

Published March 2001.

Contains policy advice on how local authorities should integrate transport and land-use planning in ways which reduce the length and number of motorised journeys, encourage alternative means of travel which have less environmental impact and reduce reliance on the private car.

Planning Policy Guidance 14 Development on Unstable Land

Published 1990.

PPG14 sets out the broad planning and technical issues to be addressed in respect of development on unstable land.

Planning Policy Guidance 15: Planning and the Historic Environment

Published September 1994.

Explains the role of the planning system in the protection of historic buildings, conservation areas and other elements of the historic environment.

Circulars 01/2001 and 09/2005 discuss arrangements for handling heritage applications that amend the existing PPG 15: Planning and the historic environment. The circulars should be read in conjunction with the guidance.

Planning Policy Guidance 16: Archaeology and Planning

Published November 1990.

Pulls together and expands advice, within the legislative framework.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

Published July 2002.

Describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space with recreational value. Paragraph 34, with the exception of the first sentence, has been cancelled.

Planning Policy Guidance 18: Enforcing Planning Control

Published December 1991.

Describes the comprehensive range of planning enforcement powers available to local planning authorities in Part VII of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991); and gives policy guidance about how these discretionary powers should be used to remedy the most commonly experienced breaches of planning control.

Planning Policy Guidance 19: Outdoor Advertisement Control

Published March 1992.

Covers legislation, the operation of the advertisement control system, criteria for determining advertisement applications and appeals

Planning Policy Guidance 20: Coastal Planning

Published September 1992.

Sets out policy for coastal areas and advice on developments that require a coastal location, as well as guidance on the Heritage Coast

Planning Policy Guidance 21: Tourism

Published November 1992.

Outlines the economic significance of tourism and its environmental impact, explains how the needs of tourism should be dealt with in development plans and the use of planning powers to regulate and facilitate tourist-related development.

Planning Policy Guidance 24: Planning and Noise

Published September 1994.

Advises on the use of planning powers to minimise the adverse impact of noise; outlines the main considerations in determining applications for both noise-sensitive development and for activities which generate noise; introduces the concept of noise exposure categories for residential development.

Planning Policy Guidance 25: Development Flood Risk

Published July 2001.

PPG25 aims to strengthen the co-ordination between land-use and development planning and the operational delivery of flood and coastal defence strategy. It also aims to strengthen the links between land-use planning, land management and the Building Regulations.

Planning Policy Statement 1: Delivering Sustainable Development

Published February 2005.

PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Statement 6: Planning for Town Centres

Published March 2005.

PPS6 sets out the Government's policy on planning for the future of town centres.

Planning Policy Statement 7: Sustainable Development in Rural Areas

Published August 2004.

PPS7 sets out the Government's planning policies for rural areas.

Planning Policy Statement 9: Biodiversity and Geological Conservation

Published August 2005.

PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system.

Planning Policy Statement 10: Planning for Sustainable Waste Management

Published July 2005.

PPS10 sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.

Planning Policy Statement 11: Regional Spatial Strategies

Published September 2004.

PPS11 sets out the procedural policy on Regional Spatial Strategies. This replaces PPG Note 11: Regional Planning.

Planning Policy Statement 12 Local Development Frameworks

Published September 2004.

PPS12 sets out the Government's policy on the preparation of local development documents which will comprise the local development framework.

Planning Policy Statement 22: Renewable Energy, Includes the Companion Guide

Published August 2004.

PPS22 sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.

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Planning Policy Statement 23: Planning and Pollution Control

Published November 2004.

PPS23 is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.