

Sling

Introduction

- 40.1 Sling is a large village situated approximately 3 kilometres from Coleford. The village originally developed around the mineral extraction industries in this location, particularly the mining of iron. The remains of these activities are evident, particularly to the west of the village.
- 40.2 The form of the village is largely a result of post war building, comprised largely of local authority and private housing estates. To the south of the village the built environment displays a more open form of layout more typical of the original settlement.
- 40.3 Sling is one of a nearly continuous ring of settlements around the fringes of the Statutory Forest. It is the close relationship of these settlements to the forest itself and the extent, nature and variety of the open spaces within the settlements, which gives this landscape its special character. Of particular note is Clearwell Meend, to the west, an area rich in natural and industrial history.
- 40.4 Sling has a limited number of local services, including a post office and general store, fabric shop, two public houses, a social club and a children's play area. There is no school, the nearest being at Ellwood. The overall level of services in Sling is quite restricted for a village of its size, although services are available in Coleford. Employment is provided by a number of local businesses the majority of which are located on a large industrial site to the north of the village. This site was developed on the site of an old iron mine and is principally occupied by one large engineering company.
- 40.5 The present population of Sling is approximately 886, with a housing stock of 349. There have been 58 dwelling completions since 1981. In January 2002 there were no outstanding consents.

Development Strategy

- 40.6 Sling has experienced a process of continuous development over the last 30 years resulting in limited opportunities for further development within the Defined Settlement Boundary. The Plan strategy will allow the development of small groups of dwellings, infilling and single dwellings within the settlement boundary where suitable sites with satisfactory access can be identified. In addition a new site is allocated for development of about 15 dwellings close to the Miners Arms.
- 40.7 The industrial site located on the northern edge of Sling is a prominent feature within the surrounding landscape, and detracts from the amenity of adjoining areas, including residential property and informal recreational space. This site offers the opportunity for further development or redevelopment. Environmental enhancements will be sought as part of any new proposals.
- 40.8 In addition to the above, the strategy identifies a further 0.94 hectares of land immediately to the south of the existing employment site for employment purposes. Development proposals on the site will be required to implement a programme of environmental improvements and maintain the amenity of adjacent residential dwellings.
- 40.9 Sling is set in an attractive landscape, with substantial areas of very attractive forest waste on its periphery. The defined settlement boundary will remain tightly drawn to safeguard these features. Within the settlement boundary, especially to the north, little or no provision has been made for open space. However, there are open areas in the southern part of the village which contribute to a more dispersed character. These areas are identified on the Inset Map and will be protected from development.

Employment

Employment Site - Safeguarding

(R)F.Sling 1

Proposals for the development or redevelopment of land identified on the Inset Map for employment uses will be permitted where the proposals meet the requirements of Policy (R)FE.2. Development for other uses will not be permitted.

- 40.10 Policy (R)F.Sling 1 seeks to secure the continued employment use of the large industrial site located to the immediate north of Sling. In addition to continued use of the site the Policy seeks to encourage a process of further development or redevelopment which would secure environmental and amenity improvements. New development should be designed to respect the character of the adjoining landscape.
- 40.11 During the previous Plan period efforts have been made to redevelop the north of the site, however these have largely been temporary measures. Investigations have been undertaken to identify the extent of possible contamination on the site. Despite recent redevelopment, the site remains an intrusive feature in the landscape and amenity of the surrounding area. Further redevelopment of the site during the Plan period should aim to improve the overall appearance of the site. Redevelopment proposals will be required to undertake any necessary remedial work to alleviate any problems of contamination which may exist on the site and maintain a satisfactory environment.

Employment and Environmental Enhancement

(R)F.Sling 2

0.94 hectares of land to the east of Sling will be allocated for employment use and environmental improvements. Proposals for the development of Area A and redevelopment of Area B will be required to comply with the following criteria:

1. Within Area A development will be restricted to B1 use only
2. Within Area B proposals for development or redevelopment will be permitted subject to their compliance with Policies (R)FE.1 and (R)FE.2
3. Have a single point of vehicular access from Parkend Walk
4. Provide an appropriate landscaped screen to the rear of residential properties along the western boundary of the site
5. Provide an overall improvement of the built environment and amenity of the area.

- 40.12 Policy (R)F.Sling 2 identifies an area of land between the engineering works to the north and the village itself to the south. The site is divided into two areas. Area A is located to the north of the site and comprises an area of derelict land. Area B is located to the south of the site and is currently partly occupied by a building contractor. Access to Area A should be obtained through Area B.
- 40.13 During the previous Plan period land comprising Area B has experienced a variety of uses, including B1, B2 and B8. Intensification of existing uses and future redevelopment of the site will be supported where proposals satisfy the requirements of Policy (R)F.Sling 2 and produce environmental and amenity improvements. Development within Area A will be restricted to Class B1 use only, thereby limiting the level of disturbance which any development may have upon neighbouring residential uses.
- 40.14 Previous uses of the site may have resulted in ground contamination. Any developer will be required to investigate the site to determine the extent of any contamination and implement remedial measures before development commences.
- 40.15 The site offers the opportunity to bring forward new employment uses over the Plan period, adding to the pool of local employment sites within the District. The Plan will support proposals which lead to an improvement of the environment of the area and protect the amenity of local residents. Proposals will be required to provide a landscaped screen along the rear of residential dwellings adjacent to the western boundary of the site to limit any disturbances which may result from development. The design and

landscaping of proposed development schemes will be important as will the need to keep the permitted use within the B1 Use Class. Open storage and hours of operation will also be regulated. Further detailed guidance is provided in a development brief prepared for the site.

Housing Allocation – Land adjacent to the Miners Arms

(R)F.Sling 3

0.5ha of land adjacent to the miners Arms Public house is allocated for approximately 15 dwellings. The development will be required to

- 1. Provide an appropriate number of affordable housing units.**
- 2. Provide for safe access to the B.4228**

- 40.16 The allocated site comprises an area of land close to the village facilities and employment sites, as well as being conveniently situated especially with respect to the employment areas at the southern edge of Coleford. Careful design based on a development brief will be required to ensure that the development is integrated within the village fabric without detriment to its character or to the character of the open land to the north and south of the site which provides the characteristic Forest setting of the locality. Some of the dwellings will provide affordable housing. The development will need to address any improvements to the existing access from the B.4228. Any other necessary contributions to meet infrastructure requirements will be addressed under other plan policies.

St. Briavels

Introduction

- 41.1 St. Briavels is located approximately 8 kilometres to the south west of Coleford, situated on the plateau above the Wye Valley. The village has strong historical associations with the Forest of Dean and was once the administrative core of the Royal Forest. It was formerly located within the Forest but now lies about 5 kilometres south west of the present day Forest boundary. The village lies partly within the Wye Valley AONB and the remainder falls within the undulating limestone plateau which adjoins it.
- 41.2 The village has a particularly attractive core, centred around the castle (a scheduled ancient monument), the church and the High Street. The village can be divided into two distinct areas, whose character reflects the different age and style of the buildings in each. The historic core of the village, which forms part of the designated Conservation Area, contains in the main buildings of traditional stone and slate construction. In contrast the eastern part of the village is predominantly made up of modern estate development which bears little relationship to the traditional form and character of the rest of the settlement.
- 41.3 St. Briavels supports a good range of local services, including a post office, a shop, two public houses, a garage and a school. In addition there is a Parish Church, Chapel, youth hostel, a surgery and a substantial and well-equipped recreation ground. These services together with a few small businesses provide some limited local employment. Tourism helps to support the local economy. The B.4228 which bisects the settlement provides a good access to the village.
- 41.4 The present population of St. Briavels is approximately 750, with a housing stock of 298 in 1999. There have been 73 dwelling completions since 1981, comprising a number of small estates and infill development. In January 2004 there were consents outstanding for two dwellings.

Development Strategy

- 41.5 St. Briavels is set in a particularly prominent position in open countryside above the Wye Valley. The village lies partly within the Wye Valley AONB, and partly within an upland limestone plateau. The strategy of the Plan is to contain development within a tightly drawn settlement boundary in order to safeguard the landscape character of the area and to protect the overall setting, form and character of this attractive village. The strategy will allow infilling, single dwellings and small groups of new dwellings within the village although there are likely to be few opportunities for residential development. Within the Conservation Area particular attention will need to be paid to the design and nature of new development.
- 41.6 Several open areas of amenity importance have been identified on the Inset Map, including the green areas around the Castle. The village recreation ground is another important open space. The Plan will protect these important open areas from development, both public recreational space and valuable amenity open areas.
- 41.7 Development will need to be compatible with the quality of the built environment and careful attention will be paid to the impact of development upon the designated Conservation Area. Archaeological assessments may be required to accompany development applications.

Built Environment

- 41.8 Parts of St Briavels, in addition to the designated Conservation Area, are sensitive to change and there are no obvious opportunities for new building because the quality of the environment is particularly high. Any new development, including replacement buildings and uses, will be required to complement the character of the settlement.

Staunton (Coleford)

Introduction

- 42.1 Staunton (near Coleford) is a small village situated on high ground above the River Wye, and is located wholly within the Wye Valley Area of Outstanding Natural Beauty. It is set within an extensive area of woodland known as Highmeadow Wood, which forms part of the Dean Forest Park. The village has good access being on the A.4136. This does cause some environmental problems due to traffic volumes through the village, although much of the village is located away from the main road. Virtually all of Staunton is designated a Conservation Area. The village has a long history, associated with iron making in local foundries in the early Middle Ages. Today the village form shows an intermixing of old and new, with two small estates being added to the village in recent years, together with some infilling.
- 42.2 Staunton has a limited range of services, which include a shop, village hall, Church, public house and a garage. These, together with a nursing home offer some local employment. Monmouth and Coleford are both nearby on the A.4136, and offer a wider range of services and employment.
- 42.3 The village has a housing stock of about 98 dwellings and a population of about 240. There were outstanding consents for 5 dwellings in Staunton on 1st January 2004. A longstanding permission exists for a motel development with four associated dwellings on land adjacent to Wellmeadow. Permission was granted in April 1971 and works have commenced on site. Construction of the dwellings is dependant on construction of the motel.

Development Strategy

- 42.4 Staunton is situated on high ground and is very prominent from a number of vantage points. The village itself is on sloping ground, with the lower part overlooked from above. Staunton lies wholly within the Wye Valley AONB. The built environment is of a high quality, with most of the village being a Conservation Area. The combination of all these characteristics is such that very great care is required to ensure that development is not obtrusive within the village, or when viewed from outside. The high quality of the surrounding landscape inhibits any proposal for intrusion into the open countryside. The overall strategy for Staunton is to maintain and enhance the attractive character of the village and the landscape setting of the Wye Valley AONB. The settlement boundary for Staunton has been tightly drawn to restrict the expansion of the village into the surrounding very high quality landscape and new housing will be limited to developments of one or two dwellings in suitable locations. As a result there is likely to be only limited opportunity for new development. All proposals for development will be required to have regard to the need to protect or enhance the Conservation Area. An archaeological assessment may be required to accompany applications for development.
- 42.5 The traffic on the A.4136 road has a detrimental effect upon the village. However, this road will continue to form an essential part of the principal route network of the Forest of Dean. Some traffic management measures have recently been introduced and the County Council will continue to monitor the situation.
- 42.6 Five open areas are identified as worthy of protection These are the churchyard, the area around The Pound, an area on the western boundary of the village plus two smaller areas around The Cross.
- 42.7 A new sewerage system for Staunton has been installed to alleviate existing problems of private drainage systems. Any development must ensure that proper provision is made for infrastructure.

Staunton and Corse

Introduction

- 43.1 The settlements of Staunton and Corse are situated about 12 kilometres north of Gloucester on the A.417. The settlements have a very dispersed character and cover a large area. For the most part development is confined to narrow frontages along the A.417 and several minor roads connecting to this principal road. Staunton and Corse are two separate parishes within the District but the settlement of Staunton and Corse as defined by this Plan is a single entity with the parish boundary running through it. The two parishes each have some separate facilities, though in practice these and the other services in the settlement are shared.
- 43.2 The key to understanding the fragmented and dispersed nature of Staunton and Corse is knowledge of the attempt to establish a Chartist Community in the area in the mid nineteenth century. A number of blocks of land were purchased and altogether some ninety houses were constructed, all of the same basic design and each with a small plot of land of between two and five acres. Although the scheme to set up an ideal community failed, most of the houses survive though many have been much altered. A significant number have been listed as being of Architectural or Historic Interest where the overall form and individual features of the original building remain, and the majority of the historic settlement is in a Conservation Area which has been enlarged to include additional land and buildings once associated with the Chartist venture. This reflects what remains a most striking feature of the settlement, namely the survival of much of the original layout of the plots themselves, in rows, crescents and blocks.
- 43.3 In more recent times new development has added features to the settlements. There is clear evidence of a period of infilling of modern buildings along some road frontages. However, the overall open and spacious feeling and the dispersed nature of the settlement is still very evident. There is one significant area of consolidated modern development, off Prince Crescent, where a post war local authority housing estate and a scheme of 75 houses have been completed on land to its north.

Development Strategy

- 43.4 Throughout most of the settlements of Staunton and Corse the underlying character is that of fragmentary and dispersed areas of development set within the open countryside. Therefore the Plan proposes to treat proposals for new housing in most of Staunton and Corse as if they were part of the open countryside. The aim will be to preserve and protect the open dispersed nature of Staunton and Corse.
- 43.5 However there is an area of more recent development around Prince Crescent which presents a different character from the remainder of the settlement. Here a defined settlement boundary has been drawn tightly around the area, within which further housing in the form of infilling and single dwellings will be permitted along with a modest allocation of approximately 20 dwellings. There were in January 2004, outstanding permissions for 3 dwellings within the settlement boundary.
- 43.6 The strategy will give very high priority to the protection and improvement of the historical features of the former Chartist settlement. The Conservation Area boundary has been redrawn to encompass virtually all of the original Chartist Settlement.
- 43.7 Policies will seek to preserve and improve individual buildings and also the pattern of plots which formed the original settlement layout.
- 43.8 Staunton and Corse offer a range of services and there is local employment at Staunton Court, in converted farm buildings and a small development of industrial units off Gloucester Road. The Plan will support the continued use of these sites for employment purposes.

Housing

Housing Allocation - Land off Chartist Way

(R)F.Staunton and Corse 1

Approximately 1.0 hectare of land off Chartist Way will be allocated for the provision of approximately 20 new dwellings and open space. Development will be required to:

1. Provide vehicular access from the Chartist Way development
2. Provide an appropriate number of affordable housing units
3. Provide for landscaping to the site boundaries and within the site
4. Provide safe and convenient pedestrian and cycle links to local services
5. Provide an appropriate contribution to the educational provision of the future occupiers of the site.
6. Provide appropriate measures to ensure that flooding does not occur as a result of the proposed development.

43.9 The above site is located to the west of Chartist Way, and is identified as an area suitable for the development of approximately 20 dwellings. The Plan will support proposals which bring forward a development which secures a mix of dwelling sizes. The Forest of Dean District Council will seek to negotiate an appropriate number of affordable housing units to meet local need over the Plan period.

43.10 The site is open in nature being part of an agricultural field. Existing development to the east of the site will assist the visual containment of the development. Development will be visible from the rear of existing properties along Prince Crescent and Ledbury Crescent. The northern boundary of the site is adjacent to the existing Conservation Area Boundary and any development of the site must consider the impact of the new development on the properties within the Conservation Area and the overall layout of the former Chartist Settlement.

Environment

Built Environment

43.11 The remaining features and evidence of the Chartist settlement will be protected as a record of an important event in the social history of the country. The Chartist settlement at Staunton and Corse is probably the best preserved of all such settlements in the country, particularly with respect to the original layout of the plots. As a result of the above, areas of Staunton and Corse were designated a Conservation Area in 1976. More recently, a Conservation Area Character Appraisal for Staunton and Corse has been prepared which proposed the enlargement of the Conservation Area boundary. A programme of public consultation was carried out and the enlarged Conservation Area designated in September 2000.

43.12 Policies within the Local Plan will seek to protect the layout and character of the settlement. It is equally important to protect the design features of individual buildings, in particular the listed buildings. Where cottages are not listed consideration will be given to the use of an Article 4 direction, to protect important features from undesirable change.

43.13 The A.417 provides good access to Gloucester and the Motorway network. However the volume of traffic using the road has an impact on local amenity although there is a speed limit within the village. There may be some potential for the introduction of traffic management measures, with the aim of reducing this impact, and this will be considered during the Plan period.

Natural Environment

43.14 The area of land at the entrance of Chartist Way has been identified as being of amenity value. This area along with the recreation ground will be retained as open areas.