

## Upleadon

### Introduction

46.1 Upleadon is a small village which has grown up at the intersection of two minor roads, about 5 kilometres to the east of Newent. The village is set within an attractive agricultural landscape. The approaches to Upleadon are via narrow lanes. The village is quite compact in its overall form, partly due to the process of residential infilling which has taken place in past years. However, many individual properties are set in spacious surroundings. The village overall has a spacious character resulting from the incidence of large curtilages, the presence of green roadside verges, and the open fields which directly adjoin the village boundary. There are also areas of woodland adjoining Upleadon which are important features in the landscape.

46.2 The village contains about 35 houses and has virtually no local services other than a village hall and a church, the latter located some distance outside the village. In 1998 the population was estimated to be 85. There were no outstanding consents for new dwellings at January 2004.

### Development Strategy

46.3 The village has few local services and the road access is very limited. The Plan strategy will limit new residential development to infilling and single dwellings only, although few appropriate sites are likely to be available. The tightly drawn defined settlement boundary will protect the surrounding countryside from development. Little change is anticipated in Upleadon over the Plan period.



## Upper Soudley

### Introduction

- 47.1 The village of Upper Soudley is located on the eastern edge of the Forest Ring of settlements, approximately 3 kilometres south of Cinderford. It occupies a position in a deeply incised valley within the boundary of the Statutory Forest. The village has grown significantly during the post war period, changing from a dispersed scatter of dwellings to a distinct settlement. Modern estate development and infilling are distinct features of the built form.
- 47.2 Upper Soudley has a limited range of local services, including a Primary School, Church, public house, a private social club, recreation ground, and Village Hall. An extensive range of services are available at nearby Cinderford. Local employment is provided by the Dean Heritage Museum located outside the defined settlement boundary, one of the most important tourist attractions in the District.
- 47.3 The present population of Upper Soudley is approximately 387, with an estimated dwelling stock of 147. The population of Upper Soudley has grown slowly over the past twenty years in pace with new house building. There have been 28 dwelling completions since 1981, primarily in the form of small scale infilling. In January 2004 there were no outstanding consents.

### Development Strategy and Settlement Character

- 47.4 Upper Soudley is a small village set within the Statutory Forest. The defined settlement boundary will remain tightly drawn in order to protect this landscape. Within the settlement boundary the strategy will allow additional housing, normally limited to schemes of one or two dwellings. In addition, there may be an opportunity to redevelop for housing currently vacant land at the former coach depot, Policy (R)F.Soudley 1.
- 47.5 Upper Soudley is surrounded by an attractive landscape which includes areas of forest waste, woodland and agricultural land. In addition the Inset Map identifies several open areas within the settlement boundary which provide areas of amenity and visual importance to the village. These areas will be protected from development. Amongst the areas identified as an important open area is part of the line of the old railway, which in other parts of the village has been obscured by development. It is considered that this area has potential for informal recreation, as part of a longer route from Blakeney to Drybrook. The District Council will investigate the potential for implementing this route over the Plan period.

### Housing

- 47.6 An area of the village south of Tramway Road retains the principal characteristics of the traditional Forest Ring form. These characteristics include the open and dispersed nature of development, the haphazard relationship of buildings, the often large plot sizes, and the recognisable origins of traditional Forest cottages. In addition the area has poor access which would severely limit development opportunities. It is considered that the form and character of this area of Upper Soudley is worthy of retention. Any new development, including residential infilling, will be required to complement the characteristic open and sporadic pattern of this area. Further guidance as to how new development will be required to complement its character is provided by Policy (R)FBE.2.

#### Former Coach Depot

##### (R)F.Soudley 1

0.42 ha of land has been identified for the development of up to 10 dwellings. The development will be required to provide:

1. An appropriate number of affordable housing units
2. Provide for strategic landscaping to the site boundaries and within the site, incorporating existing landscape features and hedgerows where appropriate
3. An appropriate contribution to educational provision for the future occupiers of the site.

- 47.7 The above site comprises a former coach depot and repair shop. It has remained vacant and has been unsuccessfully marketed for commercial uses during the previous plan period when it was allocated as a site for employment uses. There are a few buildings on the site which are un-used and in a poor state of repair. It is now appropriate to promote an alternative use for the site and it is considered appropriate for redevelopment to provide up to 10 dwellings. The development will be required to provide landscaping to the boundaries of the site in particular to screen it from the west and north. The site occupies a prominent roadside position and has an open frontage to Littledean Road. The provision of a number of affordable houses will be sought. The Cinderford Brook/Soudley Brook which flows along the southern boundary of the site should be preserved within a wide natural corridor. A development brief has been prepared for the site.