

Alvington

Introduction

- 5.1 Alvington is located on the lower slopes of the Severn escarpment, about 5 kilometres south-west of Lydney. It is bisected by the busy A.48 trunk route. The village originally developed in a linear form along the main road. This part of the village is still characterised by older terraced properties along the A.48. To the north of the A48, more recent development has taken place off Clanna Lane including an estate of over sixty houses. To the southeast of the main road, development occurred initially in the form of small cottages in large plots. Subsequently, a variety of bungalows and houses have been constructed in this area, although it still retains an open spacious character. The minor roads in this part of the village are generally unsuitable for additional traffic, and their junctions with the A.48 are unsatisfactory. The majority of the village lies within a Conservation Area.
- 5.2 The village has few services apart from two public houses and a petrol garage with a forecourt shop, which contains the Post Office. The sizeable recreation ground is located on the edge of the village, some distance from the majority of the population. A children's play area is located close to the centre of the village. There is little local employment other than agriculture, although Lydney is close by.
- 5.3 The Parish population increased significantly between 1951 and 1988, from 369 to approximately 500 but has remained static over the past 15 years, associated with a low rate of house building. The village population is estimated to be 350, with a housing stock of about 140. There were outstanding planning consents for 8 dwellings in Alvington in January 2004.

Development Strategy

- 5.4 Alvington is an attractive village set in an attractive and generally open, undulating agricultural landscape. The village is overlooked from the Upper Severn Escarpment so outward expansion of the village into the open countryside would be conspicuous and particularly intrusive. The strategy of the Plan is to safeguard the attractive landscape around Alvington, by means of restricting development in the open countryside beyond the tightly drawn settlement boundary. The strategy will allow residential development of one or two dwellings although there are likely to be restricted opportunities for such development.
- 5.5 The greater part of Alvington is a Conservation Area, reflecting the high quality of the built environment. New development will be expected to complement the attributes of the Conservation Area. Proposals for development may be required to be accompanied by an archaeological appraisal.
- 5.6 The large open area in Alvington which adjoins the main road and includes the churchyard provides an important break in the built up area, and offers views into the Conservation Area. This site together with a smaller area to the north is specifically identified on the Inset Map as a protected open area.
- 5.7 The busy A48 trunk road has a considerable effect on the quality of the environment due to the large volume of through traffic in the village, and particularly the effect of heavy lorries. A number of traffic management measures and minor highway improvements have been implemented in recent years aimed at reducing the impact of traffic upon the community. These measures need to be reviewed over the Plan period, in conjunction with the Highways Agency.
- 5.8 In the distinctive part of the village lying to the south of the A 48(T) the settlement form is spacious, often with large areas of open land around and between properties. Important contributions to the character and attractiveness of this area are made by agricultural land, orchards, private gardens, the churchyard and the area's narrow access lanes. In applying plan policies which seek to preserve and enhance the character of the Conservation Area and its setting and which require development to complement the

character of its surroundings, regard will be had to these and other characteristics of the area. Account will also be taken of the likely cumulative impact of incremental change on the area's character and appearance.

Chapter 6

Awre

Introduction

- 6.1 Awre is a very small and isolated settlement located on a level agricultural plain close to the River Severn. It contains only about 30 dwellings, half of which are in a Conservation Area. The overall feel of the settlement is that of a loose cluster of buildings set in an agricultural landscape. A substantial proportion of the buildings in the settlement are listed, and there are other quite imposing and attractive buildings. Many of the buildings in Awre are related to agriculture. There is a very restricted range of services, which comprises a Church, Inn, a post office and meeting hall. Access is poor, relying upon an extensive network of narrow lanes.
- 6.2 There have been no new dwellings built in recent years, and there was one outstanding planning consents for a single dwelling on 1st January 2004.

Development Strategy

- 6.3 Awre has few services and as a result is not a suitable location for further development and will be regarded as being part of the open countryside. No settlement boundary has been defined, and new residential development will be resisted. The Plan strategy will continue to support the protection and enhancement of the Conservation Area.

Aylburton

Introduction

- 7.1 Aylburton lies astride the A.48 road approximately 1.5 Kilometres to the south west of Lydney. To the east of the village the land slopes gently down to the Severn Estuary, whilst to the west the land rises steeply from the village edge up to the Severn Escarpment. Aylburton is generally linear in form with mainly older terraced properties facing directly onto the A.48. Much of the village falls within a designated Conservation Area. The older buildings are generally constructed of stone or finished with render, with a mixture of slate or clay tiled roofs. Development in the post war period has taken place largely to the west of the A.48, including a Local Authority estate off Church Road in the 1950's, a private estate adjoining Chapel Hill in the 1970's, and a further smaller development off the High Street in more recent years.
- 7.2 There are a limited range of local services including two public houses, a Primary School, Village Hall and allotments. There is a planning permission for a post office. The building is currently being renovated. There is a large recreation ground, which is located on the wrong side of the busy A.48 road for the majority of the population. Local employment is provided by an industrial business in the village centre, and a large estate with several farms adjoining the village. A permission has been granted and partly implemented for a small industrial estate based around the redevelopment of a farm yard and its buildings off Stockwell Lane. Lydney is also close by, offering a wide range of employment and services.
- 7.3 The population of the Parish has remained virtually static over the last ten years, there have been 21 dwelling completions in the village of Aylburton. The estimated village population is 400 with a housing stock of about 170 dwellings. There were outstanding planning consents for eight dwellings in January 2004

Development Strategy

- 7.4 Aylburton is an attractive village surrounded by an open agricultural landscape and extensive areas of woodland. The strategy of the Plan is to safeguard the attractive landscape around Aylburton by means of restricting development in the open countryside beyond the settlement boundary. This strategy will allow infilling of single dwellings and small groups of new dwellings within the village. There is some opportunity for further residential development in the form of small groups of dwellings within the defined settlement boundary, although these opportunities are fairly limited. Most of the development likely to come forward, in addition to existing commitments, will arise from infilling and redevelopment.
- 7.5 A large part of the village is a Conservation Area, reflecting the quality of the built environment. New development will be expected to complement these attributes, particularly within the Conservation Area. Archaeological assessments may be required to accompany development proposals.
- 7.6 Where appropriate proposals come forward for the refurbishment or re-location of existing employment sites, these will be supported under the employment policies of the Plan. Any redevelopment proposals should provide for the enhancement of the Conservation Area.
- 7.7 The churchyard is identified as an important open area to be protected within the defined settlement boundary, in addition the two recreational areas (allotments and playing fields) will be protected as important open areas.
- 7.8 The A.48 has a considerable effect on the quality of the environment due to the large volume of through traffic in the village, and particularly the effect of heavy lorries. No by-pass is programmed although the DETR continue to protect a line for the by-pass. Throughout Aylburton vehicular access to the A.48 is a potential constraint upon development due to the need to ensure highway safety. Traffic management

measures have recently been introduced along the A48. These will continue to be monitored by the Highways Agency.