

## Edge End

### Introduction

- 18.1 Edge End is a small compact village less than 3 kilometres north east of Coleford. It is situated on high ground on the northern edge of the Forest and much of the settlement enjoys extensive views towards the Wye Valley and beyond. The village lies within the boundary of the Statutory Forest as shown on the proposals map and policy (R)FBE.9 would apply to proposals for the change of use of Forest Waste and other Crown Land within the Statutory Forest. It comprises two main developed areas and a large open area of Forest waste partly used as a recreation ground. A large number of the houses date from the turn of the century and include examples of the substantial villa type property found in many of the forest ring settlements, although there has also been a significant amount of more recent infilling.
- 18.2 Edge End has no facilities other than a chapel and a recreation ground. There is no employment in the settlement. The population has changed little over the past few years and remains in the region of 150. There was permission for one dwelling outstanding on first of January 2004.

### Development Strategy

- 18.3 There are few services in Edge End to support new development. There is also very little opportunity for further development within the tightly drawn settlement boundary. New residential development will therefore be restricted to developments of one or two dwellings.

### Environment

- 18.4 Edge End is within the area described as the Forest Fringe and Settlements in the Landscape Character assessment published as supplementary planning guidance. Edge End is one of a number of settlements around the fringes of the 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. Two large open areas of Forest Waste within Edge End are central to the character of the village and are used for recreation. The Plan will protect them from development. The western end of the village suffers from disturbance from traffic using the A4136 which is a principal road in the Forest of Dean. There is a need to consider the potential for alleviating the effects of traffic upon parts of the village.



## Ellwood

### Introduction

- 19.1 Ellwood is within the Statutory Forest and adjoins both woodland and an agricultural enclosure. The overall appearance of the settlement is that of groups of buildings interspersed with green areas which include oaks, paddocks and grazed areas of forest waste. Ellwood is one of a number of settlements around the fringes of the 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
- 19.2 There are many older cottage style properties and there has also been a considerable amount of infilling not all of which has been sympathetic to the character of the settlement.
- 19.3 Ellwood has an imposing primary school, two church halls and a few small businesses which operate from the village. There is a private football ground with an associated social club and a playing field together with large areas of informal recreation space within the settlement and in the surrounding landscape.
- 19.4 The population of the settlement has changed little over the past years and remains in the region of 175. On January 1<sup>st</sup> 2004 there was consent outstanding for five dwellings, two of which were under construction.

### Development Strategy

- 19.5 The settlement has a tightly drawn development boundary within which developments of one or two dwellings will be permitted. There are however only likely to be a few opportunities for further development. Vehicular access will form a constraint in parts of the village where there are only unsurfaced or poorly made up and aligned access ways.
- 19.6 Ellwood is vulnerable to a continuing process of infilling which could result in an erosion of the settlement's character. Many of the properties within the settlement have large curtilages. These will continue to be under pressure for residential infilling.
- 19.7 Any new development will be required to take account of the supplementary design guidance supporting the Plan to ensure that new development is sympathetic to the existing buildings and their surroundings.
- 19.8 The two areas of Ellwood north east of Bromley Road particularly exhibit the open informal nature of the Forest Ring, and are set well within the Statutory Forest. They contain large undeveloped areas often served by forest tracks, and the character of these areas should be maintained. They are extremely vulnerable to the cumulative effects of intrusive new development especially residential infilling. Any new development including residential development and replacement buildings and uses will be required to complement the characteristic open and sporadic pattern of the settlement, or result in significant improvement to the built environment and enhance the amenity of the area. Policy (R)FBE.2 provides additional guidance in respect of how this locally distinctive area will be protected.

### Environment

- 19.9 The settlement's attractive character derives from the significant areas of open space found throughout the village and from the surrounding woodland. There are a number of open areas within Ellwood which have been identified as being of importance. These are shown on the Inset Map. However there are many other areas within the settlement, including highway verges and Forest Waste which are too numerous and too small to be shown but which also make a significant contribution to the character of

the area. The contribution of these smaller areas will need to be individually assessed in the context of any development proposals.

## English Bicknor

### Introduction

- 20.1 English Bicknor is a small and relatively isolated village located between Coleford and Lydbrook. It is set in a prominent and elevated position within The Wye Valley AONB. It is overlooked from higher ground to the southeast, and is very visible in the surrounding countryside. The built form is made up of two principal areas of development. The original village is focussed upon the fine village church and the school, both set within an old motte and bailey earthworks (a scheduled Ancient Monument). Around this central point is loosely grouped a number of generally older properties, including a number of large and attractive buildings. Virtually all of this part of the village is a designated Conservation Area. The second area of development comprises a more modern detached housing estate. The surrounding agricultural countryside forms an attractive setting for the village, comprising the upper slopes of the AONB.
- 20.2 There is a very restricted range of local services comprising a school, a Church, a hall/social club, and recreation ground. There is no local employment other than agriculture.
- 20.3 The present population of the village is approximately 217 with a housing stock of 87. There have been 6 dwelling completions since 1981 but there were in January 2004 no outstanding consents.

### Development Strategy

- 20.4 English Bicknor is a small village with very limited local services and employment. The Plan strategy provides for only very limited new development, principally in the form of residential infilling, of one or two dwellings, although very few such opportunities are likely to come forward over the Plan period. Development proposals may be required to be accompanied by archaeological assessment. Development within the Conservation Area will be required to have regard to the particular characteristics giving rise to that designation. The open areas within the village identified on the Inset Map will be protected from development. Any development taking place must have regard to the location of the village within the Wye Valley AONB.

