

Hartpury

Introduction

- 21.1 Hartpury is one of the larger villages of the north Forest. The village population is around 350. It lies on the A.417 road, which provides easy access to Gloucester which is 7 kilometres to the south. There is no overall continuous pattern of development in the village, which is divided into separate areas by fields, orchards and open areas, all set within an attractive lowland agricultural landscape. Areas of old orchards, particularly to the north of the village, are attractive elements of the landscape.
- 21.2 Existing development is mostly confined to relatively narrow frontages along the A.417, and along several minor roads running off the A.417. There are a number of important open areas within the settlement. The position of the village on gently sloping ground means that much of the lower lying areas are visible from higher vantage points, and certain parts of the village are on the skyline when viewed from below. The traffic volumes on the A.417, which runs through the village, do give rise to intrusion, despite the introduction of a 40 mph speed limit.
- 21.3 Hartpury experienced a significant amount of new housing development in the 1950's and 1960's along Corsend Road and Danford Lane. More recently there has been development in the Broad Street area with the construction of a new housing estate and an affordable housing scheme currently being built off Danford Lane. A new primary school has recently been constructed within the village to replace the existing one located some distance outside Hartpury. A development of 8 affordable houses off Danford Lane was completed during 2001. There were in January 2004 outstanding permissions for a further 23 dwellings
- 21.4 Hartpury has a range of local services including a shop/post office, a village hall, three public houses, a school, a church and chapel. There are bus services along the A.417 connecting to Gloucester in the south and other settlements to the north. Hartpury College is located close to the village, and is a large local employer. The Plan supports the further development of the college in recognition of its importance to the economy, and requires the establishment of an overall masterplan and a landscape Plan. There are several small business estates at Staunton and Corse, located 5 Kilometres north along the A.417.

Development Strategy

- 21.5 The size and range of services of Hartpury is such that it is appropriate to provide for further limited development. The Plan strategy will therefore permit further residential infilling, single dwellings and small groups of dwellings within the defined settlement boundary. There is a need for affordable housing in the north Forest parishes, of which Hartpury forms part. A share of affordable housing will be sought in relation to any residential developments which take place and which are larger than the thresholds specified in the Housing Chapter. There is also an absolute lack of play space in Hartpury. Consideration will be given in the Plan period to the opportunity for further traffic management measures to reduce the effect upon Hartpury of through traffic.

Hartpury College

(R)F.Hartpury 1
Development at Hartpury College for purposes related to the College will be supported provided that:

Proposals are compatible with:

1. The agreed strategic landscape plan
2. The elements of an agreed masterplan
3. The protection and/or enhancement of the Listed Buildings and their settings

- 21.6 Hartpury College has grown dramatically over recent years from a modest agricultural college and is now part of the University of West of England. It now offers a wide range of courses to 1800 full time students, and employs over 400. It has developed from the original house which is an important (Grade II*) Listed Building. The rate change in the past has been rapid and though well regulated by development control it has not been the subject of any specific Local Plan policy.
- 21.7 The above Policy is intended to establish a framework under which the further development of the site for educational and related uses will be supported subject to its overall compliance with an agreed general masterplan. The site includes the main College but also the Farm and equine centres. Initially the main component of the masterplan will be a landscape strategy but is expected to be supplemented early in the Plan period by a more comprehensive, but still strategic document. The landscape strategy will take account of the general constraints imposed by the Listed buildings and the need to safeguard them and their setting. It will indicate other development constraints. It will also contain a more positive element intended to restore and enhance the overall site.
- 21.8 The access to the site has recently been improved and the College provides bus services but the need for further measures to facilitate travel to and from the college will be reviewed in the context of each development proposal. As the number of students residing on the site increases, the daily flow of traffic is likely to reduce.

Hewelsfield

Introduction

- 22.1 Hewelsfield is situated approximately 8 Kilometres south of Coleford on the undulating plateau that forms part of the Wye Valley Area of Outstanding Natural Beauty. Hewelsfield comprises a very small accumulation of dwellings loosely gathered around a most imposing Church which provides the focus for the settlement. The overall grouping of buildings provides a most attractive built environment, which is a designated Conservation Area.
- 22.2 There are no services or facilities available within Hewelsfield, other than the Church. The nearest facilities are located about two miles away at St. Briavels. Access to Hewelsfield is via narrow lanes.
- 22.3 There are fewer than 20 dwellings in and adjacent to the Conservation Area, with an estimated population of 40. There have been two additional dwellings added to the housing stock in the past ten years through building conversions.

Development Strategy

- 22.4 Hewelsfield consists of a small, loose accumulation of buildings, with no services and poor access. As a result it is not a suitable location for further residential development and will be regarded as forming part of the open countryside. No settlement boundary is defined. The Plan will continue to support the preservation and enhancement of the Conservation Area, as shown on Inset Map 22, together with the protection of the attractive landscape in and surrounding Hewelsfield.

Huntley

Introduction

- 23.1 Huntley is situated on the A.40, near the junction with the A.4136. It is 13 kilometres west of Gloucester and 6 kilometres south of Newent. The village is surrounded by gently sloping fields and orchards which provide an attractive setting.
- 23.2 The historic core of the village straddles the A.40, with a much larger area of modern housing to the north. To the south of the A.40 the character of development is well established and settled, with an interesting mix of buildings and spaces which provide an attractive street scene.
- 23.3 Busy traffic on the A.40 causes significant disturbance to the village. The issue is addressed in the Local Transport Plan which recognises the need for traffic management measures.
- 23.4 Huntley has a good range of services available to the village population. There are two shops (a shop/post office and butchers) and a public house in the village and two garages within a short distance of the settlement. Approximately 1 kilometre from the centre of the village, to the west, are the school and Church, both of which are Listed Buildings. In addition within the village settlement boundary there is a village hall, a recreation ground and a private cricket ground, and a golf range abuts the settlement boundary of the village.
- 23.5 Huntley is predominantly a dormitory settlement with people commuting to employment in centres such as Gloucester, Mitcheldean and Cinderford. However some employment is available locally including a producer of timber products to the west and a plant nursery, both substantial local businesses which adjoin the village. A number of smaller businesses are located outside the defined settlement boundary and provide a further source of local employment.
- 23.6 The village was relatively small until the 1960s when Huntley expanded into the surrounding countryside to the north of the village. The parish population more than doubled with the completion of this new housing. Subsequently few additional dwellings have been completed. The population has remained static since 1995 at approximately 840 persons inhabiting about 336 dwellings. There are no outstanding housing commitments in Huntley, although there is a need for affordable housing in the Parish.

Development Strategy

- 23.7 The plan makes an allocation for an additional 30 dwellings on land north of the A40(T). Other than this the Plan Strategy will provide for limited further development in Huntley over the Plan period, including residential infilling, single dwellings and small groups of dwellings. However, there are likely to be only limited opportunities for sites to come forward for development. The County Council has incorporated a traffic management strategy in its Local Transport Plan for the A.40, including additional traffic management measures for Huntley and the adjoining sections of the A.40. The policies and proposals of the Local Transport Plan are supported.
- 23.8 The identified open areas within Huntley will be protected from development.

Built Environment

- 23.9 The area to the south of the A.40 has experienced little significant development for many years. It is characterised by attractive frontage development in a variety of traditional styles with occasional open gaps which all contribute to the area's established rural character. The area also includes several listed buildings, the setting of which needs to be respected.

Housing Allocation

Land fronting the A40 East of Huntley

(R)F.Huntley 1

1 hectare of land immediately to the east of the allotment gardens and fronting the A40 in Huntley will be allocated for the development of 30 dwellings. The development will be required to:

1. Provide for an appropriate number of affordable housing units.
2. Provide an appropriate contribution to educational provision for future occupiers of the site
3. Provide for safe access to the A40.

- 23.10 The allocated site comprises a level area of land which was formerly in use as part of a golf course but is no longer needed for that use which continues on adjacent land. The allocation will address falling population in the village and will help to support local services. Some of the dwellings will help to meet an identified local need for affordable housing. The development will need to address any necessary improvements to the existing access from the A40 and any deficiency in educational provision necessary to meet the needs of the occupiers. Any other necessary contributions to meet infrastructure requirements will be addressed under other plan policies.