Development Control Policies 1
Draft Issues and Options Paper
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Preface

Development Control Policies

Issues and Options Paper

Preface

The Government has made some major changes to the development plans system through the Planning and Compulsory Purchase Act 2004. Under the new system, the Council is preparing a new style plan called a Local Development Framework (LDF), which will gradually replace the Local Plan. The LDF will comprise of a folder of documents setting out how the Forest of Dean District may change in the years to come, taking into account the future needs of the communities.

This document is an issues and options paper for a suite of development control policies, which will eventually become a development plan document (DPD) within the Forest of Dean District’s Local Development Framework. The purpose of this document is to provide background information and ideas for future policy areas to be included in a Development Control Policy DPD. It is intended that the DPD should initially concentrate on those areas where the adopted Local Plan Review needs updating. This DPD will be updated as required and will eventually bring all the Council's generic (i.e. non site-specific) development control policies together.

The issues and options stage is where issues or priorities are identified and possible options put forward. At this stage an issues and options paper is intended to promote discussion. The document does not include actual policies although it makes suggestions for criteria that could be included within each future policy.

Please send your comments by 16th October 2006 to the address below:

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Alternatively you are welcome to make your comments by email to ldf@fdean.gov.uk.

All of the comments received on the proposals in this issues and options paper will be considered by the Council, and where appropriate taken forward to the next stage.

This is the first of three consultation stages that DPDs go through prior to independent examination and finally adoption. A Government appointed inspector tests the final version of this document for its soundness at public examination. Following the public examination, the inspector will produce a report outlining the findings and any recommendations for changes. These recommendations will be binding on the Council who will then formally adopt the DPD once any required changes have been made.
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1.0 INTRODUCTION
The Council receives a wide variety of planning applications each year including those for house extensions, new dwellings, building conversions, industrial units, agricultural development and diversification, visitor attractions and changes of use. In order to make consistent decisions, the Council needs a set of policies that will provide the criteria against which planning applications can be assessed. Policies to assist with development control decision-making will also provide guidance for applicants and other interested parties.

1.1 Local plans prepared under the old style planning system have not always been able to keep up with the pace of change. Social, economic and environmental changes can lead to demands for different types of development and more of some types of development and less of another. For example the need for more sustainable forms of development is high on the agenda, calling for a balanced approach to ensure that social and economic needs are met while not diminishing environmental assets. Legislation and guidance also changes and evolves. For example the Government is progressively updating its own guidance notes in the form of Planning Policy Statements. Of particular relevance to this document is Planning Policy Statement (PPS) 7: Sustainable Development in Rural Areas and PPS 22: Renewable Energy. At a local level the Council has developed a Landscape Supplementary Planning Document (SPD), which is likely to be adopted later this year. Certain changes have taken place since the preparation of the Adopted District Local Plan Review, and there is not always a suitable policy against which to adequately assess a proposal.

1.2 Additional or replacement policies are therefore proposed to
   • Reflect local issues and priorities
   • Reflect changes in national and regional legislation and guidance

1.3 Potential Topics
A number of topic areas are identified where an additional or new policy may be required:

1. Re-use of Rural Buildings
2. Community Facilities
3. Replacement dwellings and extensions to dwellings in the open countryside
4. Agricultural Development
5. Equestrian Development

Question 1
Are there other priority subjects not adequately covered by the District Local Plan Review that should be included?
Section 1 - Introduction

6. Renewable Energy
7. Telecommunications

1.4 Most of the subject areas identified so far have a rural theme and relate to development proposals in the rural areas of the District rather than the urban settlements, although in the case of renewable energy and telecommunications there will be relevance to both.

1.5 The above topics are identified because they were considered to be a priority, either because there is no existing policy or because the District Local Plan Review Policy needs updating to reflect changes in guidance at a national and regional level, or because of new guidance or issues emerging at a local level.

1.6 Landscape issues are core to the majority of the identified subject areas. The review of some of the existing policies provides an opportunity to integrate the emerging Landscape Supplementary Planning Document (SPD) with development control policies. The Landscape SPD is intended to help ensure that environmental and landscape issues are raised, and given due consideration in planning decisions. The SPD is likely to be adopted later this year.

1.7 Eventually all the Council’s generic (i.e. non site-specific) development control policies from the District Local Plan Review will be reviewed and updated as necessary and included in subsequent Development Plan Documents (DPDs). The current Local Development Scheme identifies that a second Development Control Policies DPD will commence at the beginning of 2008.

1.8 Key Objectives
Key objectives for this DPD are:

- To safeguard the landscape and the built environment
- To support appropriate development that contributes to the rural economy and maintains the social vitality of rural communities.
- To make the best use of resources in a way that is sustainable

1.9 Relationship with the Local Plan and other parts of the Local Development Framework (LDF)
The District Local Plan Review was adopted in November 2005 however this plan will be gradually be
replaced with a new style of plan called the Local Development Framework (LDF). The LDF is in effect a folder of documents that together will form the development plan for the District.

1.10 The documents that will form the LDF are set out in a programme called the Local Development Scheme (LDS) which is reviewed each year. The current LDS for the Forest of Dean District seeks to prepare the Core Strategy, Housing and Employment allocations documents, an Area Action Plan for Cinderford and to review some development control policies. These documents will eventually replace some sections and policies in the District Local Plan Review. Where they are not replaced, the old Local Plan Policies will still remain in force. More information on the programme can be found in the Local Development Scheme 2, March 2006 – March 2009. More general information on Local Development Frameworks can be found in the LDS and also in a leaflet published by the Council ‘An Introduction to Local Development Frameworks’.

1.11 The proposed development control policy document will replace the following policies in the Local Plan Review:

- (R)FBE. 6 – Non Residential Re-Use of Buildings in the Countryside
- (R)FBE. 7 – Residential Re-Use of Buildings in the Countryside
- (R)FH.15 – Replacement Dwellings
- (R)FBE.17 – Renewable Energy Development
- (R)FBE.18 – Telecommunications Development

The Local Plan Review policies are set out in annex 1.

1.12 **Relationship with the Core Strategy**
The Development Control Policy DPD will have close links with the Core Strategy, which is the key document in the new Local Development Framework. The Core Strategy sets out the overall spatial vision for the District and includes the strategic policies and proposals to deliver that vision. The development control policies will provide the detail for some of the core strategy’s policies and contribute to the delivery of the document’s overall vision. Work on the Core Strategy is already underway. An issues and options paper was available for consultation from November 2005 to January 2006 and the preferred options emerging out of this were available for consultation from May to June 2006. It is anticipated that the submission version of the document will be ready in December 2006.
1.13 The Core Strategy has a close relationship with the Regional Spatial Strategy for the South West interpreting the strategic vision of that document at a District level, while adding a local dimension that reflects the needs and aspirations of the district and takes into account local circumstances. The Core Strategy should be referred to for more information about the context under which it is prepared.

1.14 The Regional Spatial Strategy
The Draft Regional Spatial Strategy (RSS) for the South West 2006 – 2026 is currently under preparation having already undergone a number of consultation stages. Of particular relevance to this development control policy document is the RSS’s position on renewable energy and the targets it sets for producing electricity from renewable energy sources.

1.15 Consultation
One of the key features of the new LDF planning system is the recognition that there should be effective community involvement in the preparation of planning documents from an early stage. The Issues and Options Paper is the first stage in the production of the Development Control Policies Development Plan Document and this consultation stage is an opportunity to influence the direction that the document will take.

1.16 In relation to this document, the Council is seeking views from the local community as well as anybody with an interest in the future of the District. Comments are invited on any matters related to the contents of this document, including the specific questions posed at various points. More information about community consultation and involvement can be found in the Statement of Community Involvement, which was adopted in June 2006.

1.17 The Structure of this Document
The following sections of this document discuss each of the potential topics for future policies in more detail. At this stage the document does not provide a draft of the proposed policy, although it suggests issues that proposed policy could cover.

1.18 Annex 2 provides a glossary of terms and Annex 3 lists sources of information referred to in this document.
RE-USE OF RURAL BUILDINGS

2.0 Introduction
The District’s open countryside contains a variety of rural buildings, including those used for agriculture, industrial use, and for worship. They can vary in scale, design and construction, depending on their original purpose, local building techniques and materials. Many of these buildings are of a traditional construction and while they are often still important features within the rural landscape, some are no longer required for their original use. A significant number if these buildings were erected to serve agricultural needs, however changes in farming methods means that many are no longer required. Although it is more usually traditional agricultural buildings that become redundant, the changing structure of the agricultural industry can also occasionally result in more modern farm buildings becoming surplus to requirements. Both traditional and modern buildings can be adapted to serve new uses and play a role in delivering development to meet the needs of rural areas. Because of their location in the countryside there are a number of issues that are likely to arise when assessing the impact of a proposed conversion.

2.1 National Context
Government guidance through PPS 7 supports the re-use of existing buildings in the countryside where they are appropriately located, suitably constructed and where this would meet sustainability objectives. While employment use is preferred, residential conversions are acknowledged to be appropriate in some circumstances.

2.2 Local Context
The District Local Plan Review reflects national guidance in Planning Policy Statement 7. Policy (R)FBE.6 supports the re-use of existing buildings for industrial, commercial, tourism (including holiday accommodation), recreational or community uses, provided that particular criteria are satisfied. Policy (R)FBE 7 permits residential conversion if it can be demonstrated that over a period of at least one year a reasonable attempt has been made to secure a re-use for the building within the terms of Policy (R)FBE.6. This in effect creates a two-tier hierarchy of uses, with employment use preferred over residential re-use. The current policy for the non-residential re-use of buildings lists a range of preferred uses however the policy does not consider the variety of rural buildings in the countryside and whether some uses may be more suitable than others on the list.
Section 2 – Re-Use of Rural Buildings

2.3 The Council is experiencing a rise in the number of applications for conversions of rural buildings into live-work units. As the name implies, live-work units are a mix of residential and workspace either within a group of buildings or located within the same building. The District Local Plan Review contains a paragraph linked to Policy (R)FBE 7 referring to this type of development. This approach does not give clear guidance as to where a live/work proposal should be seen in the two-tier hierarchy, nor does it provide detailed criteria against which to assess a proposal.

2.4 It is proposed that there should be a new policy for the re-use of buildings in the countryside that would encourage the identification of a commercial use that is most suitable for the building. A second policy would provide guidance on live-work units. For completeness it is suggested that the Local Plan Review policy for the residential re-use of buildings in the countryside is also replaced with a new policy.

2.5 **Link to the Core Strategy**

The proposed policies for employment or live-work re-use would promote the employment re-use of redundant buildings therefore complementing the Core Strategy’s Countryside policy to support the development of employment opportunities to help support the rural economy.

Proposed Core Strategy Policy (Preferred Options Draft, May 2006) - The Countryside

> CS 8 The continuation, expansion and development of new employment enterprises which support the rural economy, including those providing for tourism will be permitted subject to their need to be located in the countryside and their meeting the environmental objectives of the Development Plan.

Schemes should use existing buildings, but exceptionally new buildings which improve the appearance of a site may be permitted but only within previously developed areas.

In addition to the above, existing employment sites will be permitted to redevelop for the purposes of employment within their boundaries in accord with the employment policies of the Development Plan.

New housing will not be permitted under this policy though there will be exceptions made for agricultural workers, and for conversions as defined in the relevant Local Development Documents.
2.6 **Policy – Non-Residential Re-Use of Buildings in the Countryside**

**Policy Intent**
The new policy would continue to emphasise the re-use of rural buildings for employment so that they can contribute to the enhancement and diversification of the local rural economy. A key objective would be to encourage an approach that identified a use that is compatible with the building, or alternatively identifying a building that is compatible with the proposed use.

2.7 Small rural buildings of traditional character and constructed in local stone may have more potential to provide high-quality tourism accommodation than other types of building conversions. This would link with the District Council’s Tourism Strategy where there is a key objective ‘to develop the range, quality and number of accommodation establishments in the area’. In the case of a substantial listed barn where the openness of the internal space is important to its overall character, the most appropriate re-use is likely to be one that minimised internal alterations and retained the open character. Modern agricultural buildings are unlikely to be suitable for tourism accommodation but other commercial re-uses may be appropriate.

2.8 There would be advantages to this approach particularly in relation to ensuring that traditional buildings of high quality maximise their potential while at the same time retaining their character. Encouraging a more pro-active search that links the proposed commercial use with the most appropriate rural building may ultimately help to secure an economic re-use for more buildings.

2.9 **Policy – Live-work units**

**Policy Intent**
Live-work units can have a role to play in delivering sustainable development both in terms of reducing the need to travel and helping to foster economic activity in rural areas. A policy that supports the principle of the conversion of a building for a combination of residential and business use will need to ensure that any proposal permitted is for a genuine mixed-use development that will contribute to the rural economy and continue in the long-term. This approach is considered to be necessary because there is a general presumption against the development of additional dwellings in the open countryside.

2.10 It is intended that the new policy would be used to assess live-work proposals where the business element is a significant part of the scheme, and where the
Section 2 – Re-Use of Rural Buildings

Live-Work Units

Question 5
a) Where should live-work conversions be seen within the hierarchy of preferred uses for a redundant building in the open countryside?

b) It is suggested that for a live-work development at least 50% of the building should be dedicated as workspace. Is this percentage about right, or should it be more or less?

Re-Use of Rural Buildings

Question 6
a) Are these the right general issues for the proposed policies to consider?

b) Are there any other general issues that should be considered, when assessing the proposed re-use of a redundant rural building?

2.11 Residential Re-Use of buildings in the Countryside

Policy Intent
The other proposed policies under this topic offer scope for a wide range of potential non-residential uses or mixed of uses for existing rural buildings but there may be some circumstances when residential re-use would be appropriate. It is intended that the new policy would set out the circumstances when residential re-use might be acceptable including providing guidance about what would be expected from the applicant in terms of providing evidence that a commercial use could not be secured or would not be suitable for the building.

2.12 Additional criteria used to assess conversion schemes considered under all three of the proposed polices might include the following:

1. Impact on the landscape
2. Impact on biodiversity
3. How the proposal would integrate with the existing built form (including buildings and other features within the curtilage), especially where the building is of historic / architectural interest
4. The impact of infrastructure associated with the conversion
5. Structural suitability of the existing building
6. Generation of vehicle movements
7. Impact on neighbouring land uses
8. The provision of a satisfactory residential environment (for conversions with a residential element)
COMMUNITY FACILITIES

3.0 Introduction
Community facilities within villages, hamlets and the open countryside can play an important role in meeting the day-to-day needs of both residents and non-residents. They can be particularly valuable for those who find it difficult to access facilities in the main towns. In many instances these facilities also perform a social role as well as their more practical function of supplying goods and services. Retaining community facilities contributes towards maintaining and enhancing the sustainability of rural areas because of their social and economic function.

3.1 In the case of commercial facilities, their provision is usually undertaken by the private sector and their existence is dependent on commercial viability. However this is not always the case, and increasingly local communities have taken over ownership of shops and pubs to run them as social enterprises.

3.2 National Context
PPS 7 states that people living and working in rural areas should have reasonable access to a range of services and facilities. Local planning authorities are encouraged to set out the criteria that will apply when proposed development would result in the loss of important village services. The guidance lists village shops and post offices, rural petrol stations, village and church halls, rural public houses as examples of community uses.

3.3 Local Context
The District Local Plan Review does not currently include a general policy to safeguard community facilities, although town centre retail facilities have a degree of protection through Policy (R)FS.4 which seeks to retain retail frontages within the core town centre areas.

3.4 A number of parishes in the District have completed or are in the process of developing parish plans. Many of these plans refer to the value of having a community facility such as a village shop, post office, or public house as part of the village.

3.5 The loss of public houses has been identified as an issue of particular concern for both the Council and local communities. In some cases the public house may be the last remaining facility in the village. This type of facility along with local shops not only serves the

Question 7

a) In addition to the facilities listed in PPS 7 what other sort of facilities do you think should be identified as a community facility?

b) Your views would also be helpful on the relative importance of different types of community facility.
Section 3 – Community Facilities

Community Facilities

Question 8
Option 1 – Should there be a new policy to assess proposals seeking to change the use of a community facility in villages and the open countryside?

Option 2 – Should the policy also include community facilities in neighbourhoods within towns but outside of the core town centre?

Option 3 – Should there also be a policy to guide proposals for new or enhanced community facilities?

Brockweir and Hewelsfield Community Shop. In addition to the shop, the facility includes a café, office space, IT facilities and a library outreach service

local community but can also have a role as part of the tourism infrastructure providing a service for visitors.

3.6 Link to the Core Strategy
The Preferred Options draft of the Core Strategy is proposing that there should be a policy to safeguard community facilities:

Proposed Core Strategy Policy (Preferred Options Draft, May 2006) - Community Facilities

CS 9 Proposals which would result in the loss of an existing community facility will not be permitted unless that facility can be shown to be no longer viable or an alternative is available elsewhere in easy reach of anticipated users. Where a particular community use ceases, attempts to secure another community use in any vacated premises must be demonstrated before a non-community use can be permitted.

3.7 Policy Intent
The intent of the policy would be to wherever possible retain community facilities and encourage their enhancement so that they can provide an economic and social function.

3.8 The proposed new policy would support the Core Strategy policy and would provide detailed guidance to assess proposals for the change the use or redevelopment of a community facility. Some community facilities are run as commercial businesses by the private sector, and naturally they need to produce an income for the owner. It is therefore recognised that there may be some circumstances when it is not realistic to retain a facility. It is suggested that the policy would provide the framework to allow a change of use if genuine but unsuccessful attempts have been made to retain the premises in a community use and there is no likelihood of a community use forthcoming in the future. It is suggested that the policy encourages an innovative approach so that variety of options are explored as a way of retaining the facility.

3.9 A key issue will be the viability or future viability of a facility, and it is suggested that a number of steps would need to be followed before a change of use could be considered. For example, before considering the redevelopment of premises for non-community use an independent assessment could be required to establish the viability of the enterprise. An assessment would include an analysis of the existing operation and whether there is potential to increase the viability of the business. The analysis would include the steps taken...
to increase viability such as seeking grant aid where appropriate, seeking advice from bodies with expertise in business and rural service provision, and considering the introduction of commercial sub-uses or an alternative community use. In considering alternative uses it is suggested that it could be established whether or not there would be the possibility of the community taking on the premises and running it as a social enterprise.

3.10 Suggested issues for the policy to cover:

1. The viability or future viability of the enterprise.
2. Consideration of sub-uses to enhance the facility
3. Consideration of alternative community uses
4. Evidence of active marketing
5. The proximity of existing community facilities

Question 9
a) Are these the right issues for the policy to consider?
b) Are there any other issues that should be included within a new policy?
Replacement dwellings and Extensions to dwellings in the open countryside

4.0 Introduction
New residential development in the open countryside is strictly controlled however it may be acceptable in certain circumstances to permit the replacement of an existing permanent, habitable dwelling with another. Extending an existing dwelling to provide additional living space is usually acceptable in principle provided that the extension does not harm the existing building or the surroundings. A fundamental principle for both forms of development is good design and a key issue for the District is ensuring that new residential development takes into account local character and promotes local identity and distinctiveness.

4.1 National Context
Government guidance as set out in Planning Policy Statement 7 requires that new housing development in the open countryside is strictly controlled, in order to protect the intrinsic character and beauty of the countryside. The guidance recognises how the built environment can make an important contribution to countryside character. The statement goes on to say that "Planning authorities should ensure that development respects, and where possible enhances these particular qualities. It should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location .....’ Planning Policy Statement 1: Delivering Sustainable Development states that a key objective should be for development to respond to local context and create or reinforce local distinctiveness.

4.2 Local Context
The District Local Plan Review contains Policy (R)FH.15 Replacement Dwellings. Replacement dwellings are permitted provided the proposal meets a number of criteria listed in the policy. The current policy does not give clear guidance about the size of the replacement in relation to the original. There is also a general design policy (R)FBE.1: Design of Development.

4.3 In the past, permission has been given for schemes that have not always taken into account local characteristics, which give each part of the District its own special sense of place and identity. The existence of these schemes has sometimes been used to support the argument that it is acceptable for new development
Section 4 – Replacement Dwellings and Extensions to Dwellings in the Open Countryside

The realisation that the Forest of Dean District was losing its traditional character through incremental change was the driving force behind the production of the District’s Residential Design Guide. The Residential Design Guide illustrates how the traditional vernacular architecture gives different areas within the District their character.

4.4 The design of development is identified in a number of completed parish plans where the issue of appropriate design for new or extended dwellings is highlighted.

4.5 Replacement dwellings that are significantly larger than the original is particularly an issue in the open countryside, where plot sizes can be spacious, therefore offering the physical space for expansion. In the more densely built up urban areas, plots are more likely to be restricted in size, and the close proximity of neighbouring dwellings naturally restricts the possibility of a larger replacement dwelling. The extent to which a house can be enlarged within a more urban setting is usually similarly restricted by the plot in which it sits and the proximity of neighbouring dwellings. In the more rural locations the opportunity to extend an existing dwelling is usually less governed by physical restrictions. This can also be an issue in some of the villages, particularly the ‘Forest Ring’ settlements where plot sizes can also be generous. The impact is considered to be twofold:

- Replacing a dwelling with one that is significantly larger than the original or adding on a large extension to a modest dwelling reduces the stock of smaller houses that although in the current market cannot be termed as ‘affordable’, nonetheless represent an element of the supply that may be accessible to local second or third time buyers

- A significantly larger replacement dwelling or extension may be out of keeping with the rural character of the area in terms of the surrounding landscape and the more traditional dwellings, the original dwelling, and the context of the site.
4.6 **Link to the Core Strategy**
The relevant Core Strategy policy that would underpin the proposed new policy is CS 15 Design.

**Proposed Core Strategy Policy (Preferred Options Draft, May 2006) – Design**

CS 15 New development will be required to be of a suitable standard and design to be compatible with its surrounds.

4.7 The draft Core Strategy’s Countryside Policy does not generally permit new housing in the open countryside, although the policy does allow for some exceptions as defined in relevant local development documents.

4.8 **Replacement Dwellings**

**Policy Intent**
The purpose of the new policy would be to ensure that replacement dwellings complement the rural character of the surroundings and minimise harm to the countryside, whilst also helping to keep a mix of houses and preserve the stock of smaller dwellings.

4.9 One method of ensuring that the replacement dwelling is not significantly larger than the existing one is to limit the percentage increase in floor space in relation to the original dwelling before any more recent additions. It is suggested that the additional space could be up to 40% in the open countryside with a reduction to a maximum of 30% in the District’s two Areas of Outstanding Natural Beauty. Some flexibility within the policy would be useful to deal with individual circumstances as there may be occasions when the guideline figures could be exceeded without unduly increasing the physical mass and vice-versa. One example where a more flexible approach could be applied is where a very small dwelling has such limited habitable floor space that it is not suitable for modern day living standards. It is therefore suggested that houses of 70 sq. metres of floor space or less could be allowed to increase to 100 sq. metres of floor space, which would compare to the size of a standard dwelling as defined in the Council’s Residential Design Guide.

4.10 It is intended that the policy would have a combined approach, where other design considerations would be of equal importance and limiting the percentage increase would not be relied upon in isolation.
Section 4 – Replacement Dwellings and Extensions to Dwellings in the Open Countryside

4.11 It is suggested that it would be beneficial for applications to be accompanied by a statement that sets out the design principles and concepts that have been applied to the proposal. This should be based on a thorough analysis of the surrounding context, and the existing dwelling and its plot.

4.12 The proposed policy would not rule out a creative contemporary design, however the design should follow the same principles as the more traditional local buildings. This would mean respecting overall scale, massing and height so that the new building is not dominant, while other aspects of the design could complement rather than copy the traditional styles while still reinforcing local distinctiveness. The existing dwelling may be of mediocre design, not reflective of the local character. In this situation a replacement dwelling offers an opportunity to enhance the area.

4.13 Suggested issues to be covered by the new policy:

1. Limiting the size of the replacement dwelling.
2. Design and materials.
3. Location of the replacement dwelling within the plot.
4. Permanency and use of the original dwelling.
5. Integration with the surrounding landscape.
6. The retention of existing features within the plot.
7. Historic or architectural value of the existing dwelling.
8. Relationship with neighbouring properties.

4.14 Extensions to Dwellings

Policy Intent

The purpose of the new policy would be to ensure that extensions are sympathetic to the original building, and complement the rural character of the surroundings, whilst also helping to keep a mix of houses and preserve the stock of smaller dwellings.

4.15 It is suggested that a key feature of the new policy would be to limit the size of the extension to a % larger than the floor space of the original dwelling. It is suggested that that the additional space could be up to 40% in the open countryside and 30% the District’s two Areas of Outstanding Natural Beauty.

Question 12

a) Is limiting the percentage increase of a replacement dwelling or an extension an appropriate policy response?

b) What do you think would be an appropriate percentage increase to use?

c) Is it necessary to have a lower percentage increase within Areas of Outstanding Natural Beauty?
4.16  Suggested issues to be covered by a new policy:

1. The size of the extension in relation to the existing dwelling.
2. Design and materials
3. The relationship of the extension to the existing dwelling i.e. its position on the existing building.
4. Historic and/or architectural value of the existing dwelling.
5. The relationship of the extension with neighbouring properties

4.17  Additional Residential Accommodation
Changing family structures, for example caring for an elderly relative has created a demand for what are sometimes referred to as ‘annexes’ to existing residential accommodation. This type of accommodation is usually designed to allow a degree of independence for the occupant by including some separate facilities. The term ‘residential annex’ has no real basis in planning law and the type of development that is being referred to is in effect additional residential accommodation.

4.18  If a householder wishes to provide additional accommodation it will normally be preferable to provide it by extending or altering the existing dwelling. There may be exceptional circumstances, for example in the case of a listed building, where it is preferable to provide the additional accommodation by the way of an outbuilding.

4.19  Policy Intent
A proposal for additional accommodation through an extension to a dwelling can be dealt with through existing policies, supplementary design guidance and other policies proposed in this document rather than a separate policy. However a specific policy could help to provide clearer guidance for applicants. It is therefore proposed that a new policy would deal with situations when additional accommodation is proposed within the curtilage of the existing dwelling either by the conversion of an existing detached outbuilding or providing a new outbuilding.

Extensions to Dwellings

Question 13
a) Are these the right issues for the policy to be covering?
b) Are there any other issues a policy should be covering?

Additional Residential Accommodation

Question 14
Option 1 – should there be a policy to provide guidance on proposals for additional residential accommodation that is not physically attached to the main dwelling?

Option 2 – Are existing policies in the District Local Plan Review adequate to assess this type of proposal?
Section 4 – Replacement Dwellings and Extensions to Dwellings in the Open Countryside

Additional Residential Accommodation

Question 15
a) Are these the right issues for the policy to cover?

b) Are there any other issues that should be covered by the policy?

4.20 Suggested issues to be covered by a new policy:

1. The proposal would not be creating a separate dwelling and its use remains subsidiary to the main dwelling house.

2. Ensuring that the additional accommodation is subservient to the existing dwelling.

3. The proposal is of an appropriate design, and in the case of a conversion is sensitive to the character of the existing building.

4. Evidence that extending or altering the existing dwelling cannot satisfactorily provide additional accommodation.

5. The impact of the proposal on neighbouring land uses.
Agricultural Development

5.0 Introduction
Although agriculture is no longer a major employer it is still forms part of the rural economy and is significant in terms of land use as well as having a defining influence on the landscape character of different parts of the District. It is important that there are policies that can support agricultural businesses and help to retain this sector as part of the rural economy. However the planning authority also needs to ensure that development associated with agriculture and forestry does not conflict with wider environmental objectives.

5.1 Section 336 of the Town and Country Planning Act 1990 defines agriculture as including:

‘horticulture, fruit growing, seed growing, dairy farming; the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); the use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.’

5.2 The planning system allows some leeway for certain types of agricultural and forestry development and planning permission is not required provided the development falls within one of the categories set out in the Town and Country Planning (General Permitted Development Order) 1995 (as amended) – ‘the GPDO’. Some of the proposals falling into the category of permitted development still need to be submitted to the Council for approval of details such as siting and external appearance. Proposals that are not covered by the Order will require planning permission.

5.3 National Context
PPS 7 recognises the varied and important roles of agriculture and advises that local development documents should support the farming industry to become more sustainable and environmentally friendly, and adapt to new opportunities and challenges within the industry.

5.4 Local Context
The District Local Plan Review policies currently used to assess a proposal for agricultural development include Policy (R)FBE.1 and policies in the Natural Environment chapter, however there is no dedicated agricultural development policy.
Section 5 – Agricultural Development

5.5 In recent years there has been increasing use of polytunnels for the protection of more delicate crops such as soft fruit and salad crops, particularly in the north of the District. The General Permitted Development Order includes some temporary uses of land as permitted development, however while polytunnels are often regarded as temporary structures, they will require planning permission in certain circumstances depending on permanence, physical structure and attachment to the land.

5.6 Link to the Core Strategy
The draft Core Strategy Policy CS 9 The Countryside would be relevant to this topic since it supports employment related development that needs to be located in the countryside provided a proposal meets the environmental objectives of the plan.

5.7 Policy Intent
The policy would provide guidance to assess development proposals for new agricultural buildings and other operations to ensure that they will integrate sensitively with the surrounding environment. An approach would be encouraged that directed activities to the most appropriate location.

5.8 There are particular issues associated with certain forms of agricultural development such as polytunnels and intensive livestock rearing. It is therefore it is suggested that the new policy should include guidance for assessing these types of proposal.

Suggested issues to be covered by a new policy:

1. Appropriate design (scale, materials, colour, detail) and landscaping.
2. The siting of the proposed development.
3. The impact of the proposal and associated infrastructure (including new or upgraded access) on the landscape.
4. The impact of the proposal on habitat and wildlife.
5. The management of water run-off.
6. Proving the need for a new building where a serviceable building meeting the needs of modern agricultural has been converted to another use.

Agricultural Development

Question 16
Option 1 – Should there be a new policy to provide specific guidance on agricultural development?

Option 2 - Should agricultural diversification also be included within this policy or should there be a separate policy?

Option 3 - Alternatively, should there be no dedicated policy with proposals continuing to be assessed using a number of existing policies in the Local Plan Review?

Question 17
Should there be a separate policy for polytunnels?

Question 18
a) Are these the right issues for the policy to consider?

b) Are there any other issues a policy should be covering?

c) In particular, are there any other issues that are important in the local context?
Section 5 – Agricultural Development

7. The impact of the proposal on the local highway network.
8. The impact on neighbours such as noise, odour, dust.
9. Encouraging the use of an existing access if feasible.
10. Storage and disposal of waste materials.
11. Restoration of the site if the operation ceases (in relation to polytunnels).
Equestrian Development

6.0 Introduction
Equestrian activities include those that are business related and can include enterprises such as livery yards, riding schools, trekking centres, horse training, horse racing, and breeding businesses. As well as businesses, there are also a large numbers of people who keep horses for their own personal enjoyment. Both forms of equestrian activity can create a demand for development. Because keeping horses is not usually defined as an agricultural activity, planning permission is required for any related development.

6.1 National Context
PPS 7 considers the role of equestrian activities within the countryside and how this activity can integrate successfully with farming activities and help with diversifying the rural economy. The Statement wishes to see local authorities setting out policies for supporting suitably located equine enterprises that maintain environmental quality and countryside character.

6.2 Local Context
The District Local Plan Review policies currently used to assess a proposal for equestrian related development include Policy (R)FBE.1 and policies in the Natural Environment chapter, however there is no dedicated policy. A separate policy for equestrian development could provide more specific guidance than offered by the existing suite of policies.

6.3 The District is predominantly rural and the area offers a reasonable level of access to the countryside for horse riders via the network of bridleways, lanes, and tracks through the statutory forest. This offers opportunities where the location is suitable for farmers to diversify into equestrian related businesses and for some types of enterprise to be developed as recreational facilities and tourist attractions.

6.4 Link to the Core Strategy
Where equestrian related development is for commercial purposes, the draft Core Strategy Policy CS 9 The Countryside would be relevant since it supports employment related development that needs to be located in the countryside provided a proposal meets the environmental objectives of the plan.

Question 19
Option 1 - Should there be a policy to provide specific guidance on equestrian related development?

Option 2 - Alternatively, should proposals continue to be assessed using a number of policies in the Local Plan Review?
Section 6 – Equestrian Development

6.5 Policy Intent
The intent of the proposed policy is to guide equestrian development so that the design and setting of new buildings and other associated facilities such as ménages are sensitive to the surrounding environment. An approach would be encouraged that directed commercial equestrian activities to the most appropriate location.

6.6 Suggested issues to be covered by a new policy:
1. The location of equestrian businesses in relation to where the customers live (this would depend on the type of business).
2. The role of existing buildings.
3. Appropriate design (scale, materials, colour, detail) and landscaping.
4. The impact of the proposal and its associated infrastructure upon landscape features and wildlife.
5. The impact on the local highway network.
6. The impact of the proposal on neighbours.
7. The storage and removal of waste.
8. Residential accommodation in association with the business.
9. The suitability of the site and its location.
Renewable Energy

7.0 Introduction
Fossil fuels (when combusted) emit carbon dioxide and other greenhouse gases, which are thought to be contributing to heating the earth’s atmosphere and causing climate change. The likely impact on the UK of climate change will be rising temperatures leading to extreme weather events and implications for habitat and wildlife. Much of the energy used to run homes and businesses, is derived from fossil fuels and contributes to carbon dioxide emissions. Fossil fuels are also a finite resource and therefore cannot be depended on indefinitely. Increasingly the utilisation of energy from renewable sources in-conjunction with reducing the overall amount of energy required is seen as part of the strategy to deal with the threat from climate change and diminishing resources.

7.1 National Context
The Government is committed to a UK target of achieving 10% of electricity from renewable sources by 2010 while aspiring to achieve 20% by 2020. There are many different kinds of renewable energy schemes to suit rural, suburban or urban locations and the Government’s publication ‘Planning for Renewable Energy A Companion Guide to PPS 22’ expects that every local authority area can bring forward schemes help achieve the targets.

7.2 PPS 22: ‘Renewable Energy’ sets out how at a local level, planning authorities should set out criteria for assessing proposals for renewable energy projects. The statement emphasises that local development documents should contain policies designed to promote and encourage, rather than restrict the development of renewable energy resources subject to environmental safeguards.

7.3 The principle types of renewable energy identified by PPS 22 are:

- Wind
- Solar Power – Solar water heating, photovoltaics
- Energy from waste
- Biomass and energy crops
- Hydro (excluding off shore)
Section 7 – Renewable Energy

7.4 The guidance also allows local planning authorities to request that a percentage of energy used in new developments should be produced from on-site renewable energy developments. Solar water heating systems, photovoltaic schemes, biomass heating schemes, energy from waste, small and medium scale wind projects are suggested as schemes which might be viable within this context. The guidance suggests that harnessing passive solar gain through the orientation and design of buildings could also be considered as contributing to the energy generated by the development. The guidance suggests that there could be some flexibility to take account of the type of development proposed, its location, and its design.

7.5 Local Context
At a regional level the draft Regional Spatial Strategy for the South West seeks to produce more energy locally and in Policy RE1 Renewable Electricity Targets, sets a threshold for onshore renewable energy to provide at least 20% of the Region’s electricity demand by 2020.

7.6 The adopted District Local Plan Review contains a general policy (R)FBE.17 Renewable Energy Development. Since this policy was created Government guidance has been updated and there is an increased emphasis at both national and regional level to increase the contribution of energy from renewable sources. Interest in renewable energy is also growing, and in particular small and medium scale renewable energy projects are attracting the attention of individuals and local communities who wish to generate energy locally in a more sustainable way.

7.7 The Community Plan for the Forest of Dean District 2004 – 2009 seeks to ‘Promote and support energy conservation and appropriate sustainable energy generation’. The community strategic plan prepared by the Lydney Partnership ‘Turning the Tide at Lydney’ includes an action to develop a community renewable energy project.

7.8 The AONB Management Plans for the Wye Valley 2004 – 2009 has an objective to ‘Support and promote the development of renewable forms of energy generation that are of a scale in the landscape that do not impact negatively on the distinctive attributes and special qualities of the AONB’.

7.9 There are characteristics of the District that may make it a favourable location for certain types of renewable energy schemes. In particular the large areas of forest

Renewable Energy

Question 21
Should there be a policy to require new developments to produce a percentage of their own energy requirements through on-site renewable energy schemes?

a) If so, what size of development should be included?

b) Should the principle be applied to all types of new build?

c) Should smaller as well as larger developments be included?

d) A minimum 10% contribution from renewable energy is typically used – is this figure about right or should a lesser or greater contribution from renewable energy sources be sought?

e) Should a lower threshold be set for smaller developments?
managed by Forest Enterprise and the smaller areas of woodland throughout the District could offer possibility of obtaining energy through biomass renewable energy schemes, where heat is supplied from wood waste or coppiced wood burnt in specially designed boilers.

7.10 **Link to the Core Strategy**
The Core Strategy includes a general policy to guide proposals for renewable energy development:

**Proposed Core Strategy Policy (Preferred Options Draft, May 2006) - Renewable Energy**

**CS 17** Proposals for the generation of electricity using renewable energy and associated infrastructure will be permitted subject to their compliance with other policies of the Development Plan and in particular their compliance with policies which seek to achieve good design and the protection of the landscape and its historic and natural features.

7.11 **Policy Intent**
The proposed policy would provide the more detailed guidance to supplement the Core Strategy policy for renewable energy. A key intention of the policy would be to ensure that appropriate renewable energy projects are guided to the best location that can suit the needs of the proposal and satisfy environmental objectives. Links would be made between the policy and the Landscape SPD to help ensure sensitive integration with the surrounding landscape.

7.12 Also under consideration is whether to include a policy that requires new developments to produce a percentage of the energy they will use from on-site renewable energy developments.

7.13 Suggested issues to be covered by a new policy:

1. The net gain of the development - the environmental, economic and social benefits.
2. Ensuring that the design of the scheme is appropriate for its location and complements the surrounding landscape and/or built form.
3. The effect of the proposal on the landscape including long-distance views.

**Renewable Energy**

**Question 22**

**Option 1**

a) Should one policy cover all of the different types of renewable energy technologies or should there be a number of policies, for example a policy to cover large and medium scale schemes and one to cover smaller scale renewable energy projects such as householder schemes?

b) Should there be a separate policy for wind turbines?

**Option 2** - Alternatively, should proposals continue to be assessed using the existing policy in the Local Plan Review?
Renewable Energy

Question 23
a) Are these the right issues for the policy to consider?

b) Are there any other issues that should be considered?

4. The cumulative impact from a number of schemes in close proximity.

5. The effect of the proposal on the built environment.

6. The potential impacts of odour, atmospheric emissions, water pollution that may arise from renewable energy schemes.

7. Environmental impacts such as noise, shadowing related to wind turbines and consideration of the need for minimum separation distances.

8. Impact on residential amenity

9. Impact on wildlife including designated areas for nature conservation.

10. The potential increase in local traffic. This would be of particular relevance to biomass schemes because of the need to transport crops.

11. Impact of associated infrastructure, including infrastructure required during the construction phase.

12. The impact of the proposal on infrastructure such as power lines, roads and railways


14. Restoration of the site in appropriate circumstances if for example a wind turbine development is no longer required or operational.
Telecommunications

8.0 Introduction
The rapid growth in mobile communications has resulted in at least 43 million users of mobile phones in the UK. Effective telecommunications can be of benefit to the economy and the local community. For example, Internet connections can open up the global market to local businesses as well as bringing learning/information straight to residents’ homes. Customer demand and technological advances necessitate the upgrading of facilities, with operators having to continually expand their networks to accommodate services and improve quality. While there are clearly benefits, telecommunications development is also quite an emotive subject and can raise strong feelings amongst the local community when development is proposed.

8.1 National Context
The Government’s policy framework for telecommunications development is set out in Planning Policy Guidance 8: Telecommunications. Government policy is to facilitate the growth of new and the existing telecommunications systems whilst taking account of environmental considerations. Local planning authorities are required to respond positively to proposals for telecommunications development, and not question the need for the equipment, or obstruct the competitiveness of operators.

8.2 Local Context
The Local Plan Review includes a general policy on telecommunications development. The current approach permits this type of development providing that the siting, design and landscaping minimise the impact of the proposal.

8.3 The District has an attractive landscape, made up of a number of different character areas. Some areas can be more vulnerable than others to the urbanising effect of poorly located mobile phone infrastructure. It is therefore considered that it is important to have a policy that can help guide telecommunications development to the most appropriate location, where through sensitive siting and design, it is more likely to integrate with the surrounding landscape. The emerging Landscape Supplementary Planning Document would also help to provide the more detailed guidance to help assess proposals.
Section 8 – Telecommunications

8.4 Link to the Core Strategy
There is no specific draft Core Strategy policy to cover telecommunications development. There are general policies including the landscape policy CS 10 Landscape Protection and Policy CS 15 Design that would be relevant when assessing a proposal for this type of development.

8.5 Policy Intent
A key intention of the policy would be to ensure that telecommunications proposals are guided to the best location that can suit the needs of the proposal and satisfy environmental objectives. Links would be made between the policy and the Landscape SPD to help ensure sensitive integration with the surrounding landscape.

8.6 Suggested issues to be covered by a new policy:
1. The impact of the proposal on the District’s landscape, including important views.
2. The impact of the proposal on Conservation Areas and Listed Buildings.
3. Whether the possibility of mast sharing has been considered.
4. Whether the proposed mast can be accommodated within an existing site.
5. The cumulative environmental impact of mast sharing or masts sharing a single site.
6. Consideration of the use of existing buildings and structures (providing this does not compromise operational efficiency).
7. The impact of associated infrastructure including infrastructure required during the construction phase.
8. Design considerations. For example using a structural form, materials and a colour that is appropriate to the location so that the structure will blend into the landscape.
9. Minimising the visual impact through appropriate siting and landscaping.
10. Operators providing evidence of the technical need for the development.
11. The implication of the proposal on subsequent network development.

12. Encouraging early consultation with those likely to be affected by a proposed development.

13. Restoration of the site in appropriate circumstances if masts no longer function and/or are surplus to requirements.
Annex 1
District Local Plan Review – Policies proposed for replacement

Policy (R)FBE.6 - Non Residential Re-Use of Buildings in the Countryside

Proposals for the re-use of existing buildings in the countryside for industrial, commercial, tourism (including holiday accommodation), recreational or community uses will be permitted where:

1. The form, bulk and general design of the building is in keeping with its surroundings and its setting within the landscape
2. The nature and scale of the proposed use will not have a detrimental impact on the landscape and amenity of its surroundings
3. The building is of permanent and substantial construction, and is structurally sound and capable of conversion without major or complete reconstruction
4. The building is reasonably capable of accommodating the proposed development without the need for substantial alteration or addition or ancillary buildings or uses which individually or taken together would adversely affect the appearance of the building or have a detrimental impact on the surrounding area
5. The vehicular movements associated with the proposed use can be safely accommodated on the highway network and will not be detrimental to the rural character of the area.

Policy (R)FBE.7 - Residential Re-Use of Buildings in the Countryside

Proposals for the re-use of existing buildings in the countryside for residential purposes will only be permitted where:

1. Every reasonable attempt has been demonstrated over a period of at least one year to secure a suitable re-use within the terms of Policy (R)FBE.6.
2. The proposal complies with criteria 1 to 5 inclusive of policy (R)FBE.6.

Policy (R)FH.15 - Replacement Dwellings

In locations where the development of new dwellings is contrary to the policies of this Plan, the replacement of an existing dwelling immediately capable of providing residential accommodation will be permitted where:

1. The present dwelling, though capable of occupation, is unable to provide a satisfactory standard of accommodation
2. The new dwelling would not detract unacceptably from the amenity of the locality
3. The new dwelling would be sited in the most advantageous position within the curtilage in relation to visual impact, its relationship to adjoining land uses, the amenity of neighbours and access and road safety considerations
4. The original dwelling will be demolished if the new siting differs from that of the original dwelling
5. The new dwelling is of a size that is in harmony with the scale and character of its surroundings.
Policy (R)FBE.17 - Renewable Energy Development

Proposals for development which enable the utilisation of renewable energy sources will be permitted where they do not have an unacceptable impact on any of the following:

1. The landscape, particularly in areas protected by the Plan
2. The undeveloped Coastal Zone
3. Areas or buildings identified as of architectural or historic interest
4. The flora or fauna of an area, particularly in areas designated as of nature conservation importance
5. The amenity of adjoining occupiers of land by reason of noise, traffic, visual or other disturbance.

Policy (R)FBE.18 - Telecommunications Development

Proposals for telecommunications development will be permitted where:

1. The proposed siting, design and landscaping minimises visual impact particularly in Areas of Outstanding Natural Beauty, and the undeveloped Coastal Zone, Conservation Areas and in the vicinity of Listed Buildings; and
2. The proposal utilises existing structures where this does not compromise operational efficiency.
Annex 2
Glossary of Terms

Area Action Plans (AAP)
These are Development Plan Documents covering parts of a District where there are opportunities for change and/or conservation. An AAP can cover a particular site, or part of a town or village.

Biodiversity
The diversity, or variety, of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Biomass
Plant material, vegetation or agricultural waste used as a fuel or energy source.

Community Plan
The overall plan for the District prepared by the Local Strategic Partnership setting out the Community Strategy. It contains proposals to improve the social, environmental and economic well being of the area and whilst covering a much broader range than the Local Development Framework (LDF) much of the context to the LDF is found in the Community Plan.

Core Strategy
A Development Plan Document which sets out the long term spatial vision for an area (district).

Curtilage
The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Development Control
This is the process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and other relevant matters.

Development Plan Document
Development Plan Documents are those documents within the Local Development Framework setting out the spatial strategy, and policies and proposals for the area.

General Permitted Development Order (GDPO)
A set of regulations made by the government, which grants planning permission for specified limited or minor forms of development.

Independent Examination
The submitted version of the Development Plan Document and also the Statement of Community Involvement is subject to examination by a Government-appointed planning inspector. The Inspector considers the document as a whole against the ‘tests of soundness’ that are set out in paragraph 4.24 of PPS 12 (reproduced in Annex 10 of this SCI) and takes into account the representations received and any changes that have been suggested.

Issues and Options
This is the earliest stage in involving and consulting the community on the various Local Development Documents.
Local Development Document (LDD)
Local Development Document is a collective term given to Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF)
This is the collective name given to the portfolio of documents, which includes both the policy documents and those that relate to the process, including the Local Development Scheme, the Annual Monitoring Report and Sustainability Appraisals.

Local Development Scheme (LDS)
This is a document, which is part of the Local Development Framework and is a three-year plan showing the Local Development Documents to be produced and the timetable for their production.

Local Strategic Partnership
A body set up to oversee the process of the Community Plan. In this District the LSP is the Forest of Dean Strategic Partnership.

Parish Plans
A Parish (or Town) Plan is prepared by parish or town council and the local community. The plan will identify social, economic and environmental issues, which affect the quality of life, and determine how the area should be improved.

Permitted Development
Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the GDPO.

Planning Policy Statements
These are the statements prepared by central government setting out national planning policy. These will progressively replace Planning Policy Guidance.

Planning Policy Guidance
The guidance produced by central government setting out national planning policy, which are progressively being replaced by Planning Policy Statements (see above).

Photovoltaic
Equipment to convert solar radiation (the sun’s rays) to electricity.

Preferred Options
This is the stage also referred to as the Pre-Submission stage where formal public participation is sought on Development Plan Documents.

Regional Spatial Strategy
This is the strategy produced by the South West Regional Assembly, setting out the Government’s policies within the region.

Social enterprise
Organisations trading in goods or services where the profit from the business is used to support related or unrelated social aims, or that the business itself accomplishes social aims through its operation. Examples of social enterprises include community enterprises, credit unions, trading arms of charities, and co-operatives.
Annexes

**Soundness**
A Government-appointed inspector tests development plan documents for soundness. ‘Soundness’ refers to the need for documents to be based on robust evidence and that they have been prepared following statutory procedures.

**Spatial (Planning)**
Spatial planning integrates policies for the development and use of land with other policies and programmes, which influence the nature of places and how they function.

**Statement of Community Involvement**
This is the document that sets out the standards which the planning authority intend to achieve in relation to involving the community in the preparation, and continuing review of all local development documents and in significant development control decisions.

**Submission Document**
A document (Development Plan Document or the Statement of Community Involvement) submitted to the Secretary of State for independent examination by a Government-appointed planning Inspector.

**Supplementary Planning Document**
These are Local Development Documents providing additional advice and information relating to specific policies or proposals in Development Plan Documents.

**Sustainable Development**
There are many definitions of sustainable development, however a widely-used international definition is ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs.’

**Vernacular Architecture**
The traditional architecture of an area, typically including domestic, agricultural and industrial buildings. The design and construction makes use of local styles, techniques and materials.
Annex 3
Sources of Information

A website address is shown if the document is available electronically

District Local Plan Review, FoDDC, November 2005. Website: www.fdean.gov.uk

The Draft Regional Spatial Strategy for the South West 2006 –2026, South West Regional Assembly (June, 2006). Website: www.southwest-ra.gov.uk


Forest of Dean Tourism Strategy 2003 - 2008, FoDDC. Website: www.fdean.gov.uk


Planning Policy Guidance (PPG) 8: Telecommunications, (2001)


All PPSs and PPGs can be downloaded from the Department of Communities and Local Government website

Website: www.dclg.gov.uk

Other sources of useful information

Further information on renewable energy can be found on the website of the Severn and Wye Energy Agency at www.swea.co.uk

The Department for Environment Food and Rural Affairs produces a guide for agricultural development: