BERRY HILL, CHRISTCHURCH & EDGE END NDP ANALYSIS OF EVENT 2				
1 Distinctive character and architecture comments				
2. Potential development comments				
3-8 Objectives check & comments on objectives				

DISTINCTIVE/UNIQUE PLACE (green)		**ARCHITECTURE (orange)**	
WILDLIFE/ BIODIVERSITY	The recently formed Dean Meadows Group - deanmeadows.org.uk - expresses its interest in supporting owners of small parcels of land - gardens, orchards, small holding type fields - so that biodiversity is improved - members might like to know about this NDP	**COMMUNITY**	We are a village we don't want to become a town
	The variety of wildlife on the green + forest areas of our area.	**ENVIRONMENT / NATURAL**	Wonderful views towards St.Briavels will be lost if building takes place on Lower Lane
ENVIRONMENT/ VIEWS	The peace and quiet fantastic views from Coopers Road when I walk the dog in the morning + evening a rural setting which is very special.		Pro-actively keep green areas, even small islands + trees as soak aways as well as attractive areas. My experience of central Coleford + other towns is that the sewer of these, the more flood + flash flooding there will be.
	Wonderful view to Malvern Hills	**ENVIRONMENT / BUILT**	Derelict homes would be better refurbished back to their original states instead of modern ad-ons being included - use local stone. There is no reason why they cannot be ecofriendly and have minimal effect on climate change. Maintain the traditional "Forest Village Vision"!
ENVIRONMENT / NATURAL	Natural grass verges keeping eye lines informal		Small infill builds that encourage imaginative buildings that work well in the rural landscape
ENVIRONMENT / BUILT	Berry Hill must remain a unique place and must not be allowed to be engulfed by a building development at lower lane (that is Coleford area) but links to Berry Hill. If this happens the community at Berry Hill will be lost.		Use forest stone and forest timber on façade
	The buildings don't compete with the landscape		Local materials to be used. Taking advanatge of improved building methods to ensure environment is protected i.e - carbon neutral, water saving systems etc.
OTHER	Our interest is should the rugby club move. The entrance would be opposite our drive for disabled access I have to swing round and reverse into our drive. At a T junction!		Would like create self-builds that reflect the location!
			New & refurbished developments - increased use of forest stone & slate!
			Working & usable gardens on new builds
			Buildings that reflect too the F.O.D, nothing modern.
			Housing development may be costly if it takes place away from mains drainage - I am very concerned that the water table should not be polluted because much of it drains very quickly, with little filtering effect, through underground water ways to the Wye - one of the clearest rivers in England.
			Wooden bus shelters to fit in with the Forest

CROW ASH FARM	COOPERS RD	WATER-DRAINAGE, SEWAGE	STAGECOACH SITE	CHRISTCHURCH	BELMONT RD	MARIANS WALK	OTHER
Crowash farm needs to be used as a buffer to separate Berry Hill and Coleford	Land on Coppers Road. Development needs to be small scale + blend with the landscape so as to preserve the existing environment which is quiet + semi-rural. No large scale development please!	At Christchurch water pressure is extremeley hit & miss	Stagecoach site would make a good O.A.P site.	If all the land at Christchurch is developed it will totally ruin a beautiful small village. It is just too much	Land between the Lonk and Belmont lane should be considered for development	The site at Marians walk makes sense if kept minimal	Do not allow development between settlements out towards Shortstanding.
The natural rural eye line of the countryside which is Crow Ash Farm should never be built on or it will join up with Coleford.	Land across coopers road (opposite identified site) should be considered for development.	Water pressure is an issue at present and should houses in large quantities be built this would effect the houses already there.		The Christchurch land should not be allowed to be developed			Keep development small + minimal
If any development happens on Crow Ash fields - it showed be a minimal amount to protect the current residents & keep a green space between Berry Hill & Coleford	Keep Coleford away from Berryhill perhaps other places with small developments might be the way forward - sewage going down hill towards Lydbrook.	lack of surface water drainage in Tudor Walk		There is a site in Christchurch which would possibly be appropriate next to village green - Cy Maril (I think) which could hold 3-4 houses + improve the current edge of the green.			Keep sites small and do not accept large building projects
The fields at Lower Lane should be kept Green Fields use Brownfield sites Berryhill is big enough it doesn't need to be any bigger.	Coopers Road. Cannot support development along it - many appilications already turned down because of access - this is a country lane on important breathing space between village	Sewage. Camp sites. Broadlands - smells! Knock on to Coleford.		Keep Christchurch small and beautiful as it is because that is why tourists come.			Good idea to infill single or double properties rather than bigger development
The area of Crowash Farm is a buffer zone and must not be built on Berry Hill will be lost for ever.	Coopers Road. Housing in keeping will already exist houses would be a psitive to the area to address shortage within that area.	Sewage. Any developments - drainage + sewage sorted before development + as part of plans.		Allocation at Ross Road Woodland Road Christchurch. This the largest suggested site on the map. It is of rural semi nature + marks the edge of the village. Planning consents have been consistenly withheld in recent years. Which presumably reflect a perceived need to retain its existing nature. Large scale development would fundamentally change the character of the area to the detriment of its inhabitants. Wildlife to tourist visitors* Small scale plots could work close to the village green on a gradual basis if well considered in terms of position. NB Visitors to Forest Nowadays.			Good idea to use back-gardens of those residents with vast plots, as long as they are willing to sell the land + will not affect the environment
Crow Ash Farm provides the natural boarder between Berry Hill and Coleford, any development of this land would damage the landscape and community!		I'm really concerned about the sewage provision for any infill housing at Edge End - That will not effect existing homes in any way. Also parking of too many vehicles to close to surrounding properties.		The land at Ross Road if developed would block light on houses on other side of road + spoil views from Christchurch cut towards short 'standing + starts spread of village to far.			Only use brownfield sites where possible + stay within existing planning lines
Grow Ash Farm area is beautiful @gives Coleford much of its character. Do not let it become a "sprawling conversation"	small scale development in keeping with the character of the area appropriate	Sewage is already and issue in Christchurch + the Tudor Walk area, it can't be made worse by further development.		If the land between Ross Road + Woodlands Road is developed it will ruin the rural space that we came to + why we moved here. Our business (at The House of Broad) relies on a rural non-overlooked position + proposed dev is outside exisiting planning lines which we checked before we moved here. We would be very dissappointed if this was developed.			development must assimilate into the landscape.
Grow Ash Farm is a natural barrier between Coleford + Berry Hill. If it is developed then Berry Hill becomes part of this "Coleford urban area". Please keep it grow.		If sewage runs down through Coleford to Newland then this need to be sorted first!		The large area between Ross Road + Symonds Yat (Woodlands Road) should not be developed as this would triple the size of Christchurch.			any development must be spaced out.
We have interest that Crow Ash farm is not developed on - we need 'Green Land' surroundings/bufferings Berry Hill.							
distinct settlements-Berry Hill and Coleford							

Housing Objectives	Nos in agreement (ticks) 19/6	Nos in agreement (ticks) 20/6	TOTAL Agree	Agree % of respondents	Disagree	Disagree % of respondents	Amend	Amend %	No of respondents	Comments											
1. provide a mix of housing types including smaller homes for the elderly, who wish to downsize and for young singles, couples or families needing their first home.	36	39	**75**	96%	1	1%	2	3%	78	All new built housing should/must include sustainable/eco friendly aspects/social panels. Ground/on air source heating.		where referring to housing in the plan suggest using a per hectare density no. instead of a max figure to ensure developments are apropriately spaced.	please refer to foddc mhousing needs assessment to help identify future trends for housing types/sites/tenure.								
2.ensure that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.	34	34	**68**	97%	0	0%	2	3%	70	Brown/water rain - stonage for flushing toilets	Provided they don't look like that mess as Mitcheldean										
3.All developments above six properties shall include 40% affordable/ social housing. The design and distribution shall not differentiate between social and non-social housing. There shall be prior consultation/agreement with the West Dean Parish Council to ensure that these conditions are complied with .	14	28	**42**	88%	5	3%	1	2%	48	Housing 40% affordable housing too high	I would like to see examples of social housing integrating successfully in this way. Good idea > but examples!	40% on too small a development. People who have bought can get a little cross when they end up maybe living next dor to a social housing tenant who often does not look after their properties	You say local people for social housing. We all know this is not the case. Also limit children to the PTO	Believe 40% of affordable housing is too much	why mix affordable with unaffordable						
4.encourage the use of local employment opportunities, using local building contractors, and local materials.	40	39	**79**	100%	0	0%		0%	79												
5.encourage self-build opportunities, use of infill sites & the rebuild of derelict buildings	36	35	**71**	97%	1	1%	1	1%	73	I disagree with back gardens being used for infill. We need to keep our traditional back gardens.		It seems that a high % of building plots get "snapped" up immediately by building companies, individuals don't seem to get a look in!									
6.give preferential access in line with the information available, via the housing needs survey to provide new homes for people with a strong local connection	30	23	**53**	95%	0	0%	3	5%	56	Is this a 'keep out the foreigners' policy?	No preference beyond need	Maybe difficult to enforce a Gloucestershire Homeseekers is carry wide to benefit the whole of glos.									
7.Design & location of new development is resilient to the effects of climate change & does not have a knock on effect	27	31	**58**	100%	0	0%	0	0%	58												
8.Keep all new developmetns to less than 32 homes with protection for current neighbours & developed at low density	40	35	**75**	97%	1	1%	1	1%	77	Probably impractical	I think 32 is too high										
Comments not numbered							3			More houses only when schools have been upgraded to the new capacity	jobs not houses	what is the policy regarding houses that are dormant occupancy	we are villages not towns	Houses not required here. Occupants only have to work - make jobs 1st				all Berryhi	Keep bern	Housing ke	

Environment

Objectives	Nos in agreement (ticks) 19/6	Nos in agreement (ticks) 20/6	TOTAL Agree	Agree % of respondents	Disagree	Disagree % of respondents	Amend	Amend %	No of respondents	Comments			
1 .seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	38	36	**74**	99%	1	1%	0	0%	75	Looks good on paper but so does bacon on your plate. Wild pigs don't follow this rule.			
2 .protect and enhance the historic environment of the village and District	44	42	**86**	98%	0	0%	2	2%	88	Must keep space behind lower lane as buffer zone between Coleford and keep Berry Hill as a village	Protect open spaces expecially fields at Lower Lane which back to house in Berry Hill but comes under Coleford. This needs to remain to keep Berry Hill a village not part of Coleford.		
3. protect, enhance and conserve the landscape and views.	40	39	**79**	98%	0	0%	2	2%	81	The ridge behind lower lane is a landmark around Coleford. Should not be spoiled by additional housing.	Views from Berry Hill would be lost if field at Lower Lane is full of not wanted houses for Coleford		
4. protect and enhance the historic environment of the village and District.	32	35	**67**	100%	0	0%	0	0%	67				
5. conserve and enhance biodiversity	33	36	**69**	100%	0	0%	0	0%	69				
6. use land efficiently, preserve the statutory forest, and protect Amenities/Heritage valued by the community	36	41	**77**	100%	0	0%	0	0%	77				
7. reduce harm to the environment by seeking to minimize pollution.	37	41	**78**	99%	0	0%	1	1%	79	&/or Climate Change Act and target Emission Rate Standards			
8. position development in order to avoid increasing pollution from traffic congestion.	34	36	**70**	97%	0	0%	2	3%	72	probably impossible but a worthy aim	Forest holiday cabins. Bracelands drive Christchurch. 1. With the change of seasonal campers to all year tourists. What is being done to cater for the increased traffic - increased litter -NO BIN OUTSIDE CAMP SHOP. Increase in amount of litter strewn in forest walks by tourists. Extra signage required to prevent motorists missing the 'sharp left turning' into Bracelands from Grove Road. This causes drivers to panic and attempt 3 point turns in residential driveways Woodland Road increasing risk of casualties/collisions. Mr Maurice Penny Montana, Woodland Rd. GL16 YNR		
9. require that development meets standards in accordance with The Code of Sustainable Homes and/or BREEAM	31	34	**65**	96%	1	1%	2	3%	68	climate change act + target emission rate standards	Don't want homes	&/or Climate Change Act and target Emission Rate Standards	
Not numbered							4			Welsh water should let on about future drainage work (etc) out of housing in site.	Use of infill & Brownfield sites as a 1st option for new build schemes.	to keep Berry Hill a village. The fields/ view need to remain at Lower Lane or Coleford will spread and Berry Hill will not be a village or a community anymore.	Breeam building reg. establishment energy assessment method.

Economy														
Objectives	Nos in agreement (ticks) 19/6/14	Nos in agreement (ticks) 20/6/14	TOTAL Agree	Agree % of respondents	Disagree	Disagree % of respondents	Amend	Amend %	No of respondents	Comments				
1. enhance the prospects for local employment, and training	42	42	**84**	99%	1	1%	0	0%	85	Our economy should not rely on tourism. Local people need permanent local work.				
2 .encourage and support home working	29	36	**65**	98%	0	0%	1	2%	66	I feel that a support hub or network should be implemented to encourage homeworking and that there is somewhere for people to gain access to knowledge and mentorship. I don't disagree, but would encourage mentorship				
3. provide local affordable housing to include affordable rent and sheltered housing for local employees	26	38	**64**	93%	3	2%	2	3%	69	Strongly disagree! Houses nor required here, people have to travel miles to work - houses cause congestion	No houses	We need expensive housing to bring money into the area	Does this mean people who work locally would get preferential treatment on housing applications? Not sure what this means in practice.	No more housing projects
4 .link to fast secure broadband/ phone services	38	33	**71**	99%	1	1%	0	0%	72		Don't need broadband			
5. increase tourism and visitor spend	40	35	**75**	95%	0	0%	4	5%	79	Any 'poor weather' options for tourists	To re-open TIC	Re-open Tourist information office	Publish current benefits to local community and emphasise the negative aspects	
6. increase visitor accommodation	39	35	**74**	99%	1	1%	0	0%	75	I think we have more than enough cycle trails and would not encourage more. What money is going into the local community if we do?				
7. work in partnership with Forest Holidays, and Wye Valley Tourism	34	36	**70**	97%	1	1%	1	1%	72	More litter bins required. 1. Forest Holidays site (none) 2. The Dairy, Park Road (this one is overflowing by Sunday!)	Forest Holiday Houses are ruining the campsites and countryside			
Not numbered														

5Acres Site														
Objectives	**Nos in agreement (ticks) 19/6/14**	**Nos in agreement (ticks) 20/6/14**	**TOTAL Agree**	**Agree % of respondents**	**Disagree**	**Disagree % of respondents**	**Amend**	**Amend %**	**No of respondents**	**Comments**				
1 .work with partners to develop, and improve facilities to the highest standard that will encompass culture, education, health & wellbeing, sport & leisure for the benefit of the community, and region	44	47	**91**	98%	**1**	1%	**1**	**1%**	**93**	Local people need to be involved with all 3. Not unacountable idiots with no knowledge of the area and people.		Who are the partners? We are falling into a big society which benefits those who have already.		
2 .create a safe and inclusive community hub that gives local residents improved access to essential services, and invites universal participation in community events/activities	43	49	**92**	98%	**0**	0%	**2**	**2%**	**94**	Local people need to be involved with all 3. Not unacountable idiots with no knowledge of the area and people.	Yes, start a community café, information centre. Repair café but start now/test it out			
3. develop the site to provide an all-embracing sustainable regional tourist attraction	42	43	**85**	97%	**2**	1%	**1**	**1%**	**88**	Local people need to be involved with all 3. Not unacountable idiots with no knowledge of the area and people.	Might conflict with peace and tranquility of local population	No - enough tourist traffic already. Deer fatalities on roads		
Not numbered							**4**				The increased use of local stone and slate roofs	No housing ever on our sports fields and leisure centre. None on 5 Acres	Keep our sports fields for us	No housing on 5 Acres

Community													
Objectives	Nos in agreement (ticks) 19/6/14	Nos in agreement (ticks) 20/5/14	TOTAL Agree	Agree % of respondents	Disagree	Disagree % of respondents	Amend	Amend %	No of respondents	Comments			
1. maintain the character and vitality of the area	36	37	**73**	99%	0	0%	1	1%	74	Yes, But it has to be a community actively doing things			
2. provide homes for younger people and young families and so counter the growing demographic imbalance	28	37	**65**	96%	2	3%	1	1%	68	No more homes	2,4,6 & 7 - Large scale building will ruin the area. All these things are available close by.	Concerned FODDC onus is on housing development more than community development. We don't have a population rise but we are loosing young people who are our future experts. I agree with affordable/starter homes and flats. Bungalows for aged only.	
3. preserve important village assets	34	40	**74**	100%	0	0%	0	0%	74	What's meant by vague phrase in No. 3 '(preserve) important village assets'?			
4. create a new housing style/identity for Berry Hill that can embrace modern design	25	21	**46**	92%	4	8%	0	0%	50	There are too many houses already. So many have to commute, the houses should be built after work places	sounds dangerous - get it wrong and	only if it is sympathetic	Too many council houses
5. provide a mix of single person homes for young and old	23	35	**58**	97%	1	2%	1	2%	60	Disagree	Single homes - not young mother and child		
6. provide a Doctors Surgery, a Community Health & Wellbeing centre	35	35	**70**	99%	0	0%	1	1%	71	Very important to enable earlier appointments	and a café community run and a radio station community run		
7. provide a Children's Nursery/Day Care centre	30	27	**57**	95%	2	3%	1	2%	60	Satisfactory provision at present	Youth activities, play projects. Train young people and parents to run them as local employees (part time)	Already have a playschool and a nursery in Five Acres area	
8. preserve and enhance Theatre facilities	36	45	**81**	96%	1	1%	2	2%	84	A theatre needs things to go on stage and audiences to support. The building alone is not the answer	Important - for local interest & visitors too	Is the theatre building worth 'preserving'? Should this be a bolder statement - may be more cost effective to build a new space.	
9. Encourage locally grown produce/allotments/ community orchards	37	38	**75**	97%	2	3%	0	0%	77	Not allotments	By not having infill housing on large back gardens		
Not numbered							1			The green open space opposite Christchurch (the building) is not easily usable due to the fact that the grass is left to grow. During the winter it becomes a mud pool because people use it to park at church. Why not tarmac part of it for parking facilities?			

Transport														
Objectives	**Nos in agreement (ticks) 19/6/14**	**Nos in agreement (ticks) 20/6/14**	**TOTAL Agree**	**Agree % of respondents**	**Disagree**	**Disagree % of respondents**	**Amend**	**Amend %**	**No of respondents**	**Comments**				
1. reduce where possible the need for travel by car and shorten the length and duration of journeys	34	34	**68**	**94%**	1	1%	3	4%	**72**	Reduction of use of car is impossible if you are disabled and rely on a car (i.e. specialised conversion)	Have walking only days to increase community cohesion	Difficult to achieve in a rural setting	Community transport a good idea? On working model	
2. position development within easy walking distance of bus stops, the schools, a community health, wellbeing and fitness centre, a shop and other community facilities	32	32	**64**	**97%**	0	0%	2	3%	**66**	(comment taken off flip chart) I think new housing will attract commuters as they will already have a job to be able to afford mortgages. I prefer no. 3 as otherwise those new commuters may not be encouraged to use the towns and 'dormitories' will be encouraged.	Geographically difficult due to existing infrastructure			
3 .link all developments to the village/ community hub centre with footpaths, and cycle tracks where appropriate	37	36	**73**	**99%**	0	0%	1	1%	**74**	We do not have a community hub				
4. reduce road traffic congestion	28	31	**59**	**97%**	1	2%	1	2%	**61**	(comment taken off flip chart) I feel 'air quality' electric buses, etc. could be mentioned. The UK is being sued for missing targets	Only limited congestion	Attracting population increase conflicts with this aim		
5. position new development such that current problems e.g. congestion, parking and road safety are not created/exacerbated.	31	37	**68**	**97%**	1	1%	1	1%	**70**	(comment taken from flip chart) Free parking !!!!	These problems are already present. Increased population will make it worse			
6. optimise a walking and cycling network.	30	36	**66**	**97%**	0	0%	2	3%	**68**	Might be costly to upkeep	Link new cycle routes into the excellent current ones that we have; provide new safe walkways suitable for the disabled and mobility scooters			
7. increase bus services via public /private operators and voluntary services	33	35	**68**	**94%**	0	0%	4	6%	**72**	Cost will be a major factor	Increase public transport but keep it affordable for all	Encourage any transport help - different sizes of buses mini vans etc.	include community and/or users + planning routes + timetable	
8 reduce the speed limit to 20mph within school zones	35	36	**71**	**93%**	1	1%	4	5%	**76**	only at primary (school)	20 mph does more harm than good. The only ones to benefit is government with fines	20mph traffic in school zones at appropriate times i.e. not after 5pm	Not only keep 20 mph in school areas but also adhere to 30 mph limit on Woodland Road	Most 'school zone' areas have some sort of traffic calming located outside them. The road outside the main entrance to Lakers has a speed limit but isn't always adhered to
Not numbered							2			Slow Horses sign on Joyford Lane	Christchurch Speed of through traffic Woodland Road 'Rat Run' No repeater 30mph signs. Council stance is that they are not necessary due to the 'system of street lighting' which are orange lights stuck on GPO wooden poles and not proper lamp posts Most drivers do not know that this system indicates 30 mph. Many do 50 mph! Identity signage at Hillersland/Ross Rd. should be placed 'CHRISTCHURCH WELCOMES CAREFUL DRIVERS' this should re-inform the village identity and the need to reduce speed. Your statement is incorrect - ref. Symonds Yat Road. There is no such road it is Woodland Road and the Post Office mover several years ago!! This is incorrectly assessed by VAL!!			