

7. Settlement Policies

Settlement		policy approach	Policy
Tibberton, Upleadon, Upper Soudley, Viney Hill, Woodcroft,			
Small settlements without defined settlement boundaries-	small settlement	Will be regarded as part of the open countryside for most purposes, but may be appropriate locations for limited affordable housing and rural employment as defined in Core Policies.	-

Key settlement characteristics

7.66 The above table includes the towns which are considered in the policies above, and those villages that have settlement boundaries in the outgoing Local Plan. Small settlements without boundaries are referred to in general terms to indicate their place in the overall hierarchy. Also apparent is the way in which the grouping of certain settlements takes into account shared facilities and close proximity. The settlement boundaries will be reviewed as part of the allocations DPD, and the need to allocate land to meet the prevailing requirements will also be reviewed at this time.

Policy CSP. 16

Development proposals at villages will be required to comply with the "Core policies" and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned and will be guided by the table above.

About 1212 dwellings will be required outside the town locations before 2026, mainly on small sites in villages and on allocated sites yet to be developed.

Employment will be encouraged in accordance with the Core Policies (especially Policy CSP5)

The Core Strategy will provide for the following development in villages over the period to 2026:

About 976 new dwellings over the period to 2026. On eligible sites (over 10 dwellings/ 0.3ha, in Tutshill and Sedbury and 5 dwellings/0.16 ha elsewhere), a 40% share of affordable housing will be sought).

These will be provided approximately as follows and include existing commitments:

Tutshill and Sedbury, about 111 new dwellings, Bream about 100, Drybrook about 100, Mitcheldean about 101, Newnham, about 65, Yorkley, Pillowell and Whitecroft about 45, Lydbrook, Joys Green and Worrall Hill about

In Service villages about 283, and in small villages about 89.

Additional employment using new or existing sites will be permitted inside settlements and new service provision will be encouraged.

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Outside villages which have a defined settlement boundary, a further about 236 additional dwellings are expected over the period to 2026.

7.67 The five major villages in the district together have a population of over 12000, and the largest, Tutshill and Sedbury approaches that of Newent with about 4500 residents. It does very much function as part of Chepstow and for that reason does not have the level of services and facilities which may be expected in a settlement of its size. The Core Strategy does recognise that Tutshill and Sedbury is the fifth largest settlement in the district but also recognises that its main links are to the neighbouring areas. A large proportion of the residents leave the district for work and additional housing would add to this. There are only limited opportunities for expansion and the strategy is therefore one of supporting only locally based growth and a relatively modest amount of new development when compared to the size of the settlement.

7.68 Bream is another of the larger villages and is closely related to Lydney but also to Whitecroft and Pillowell. Its population is about 2600 and it is quite well placed on the secondary road network. The village has a good range of services and lies on the edge of the forest. It is heavily constrained by landscapes which in turn provide much of its attractive setting. New development within the settlement boundary will be expected to be subject to the constraints identified in the saved Local Plan but these will allow some change. While any changes will need to conform with the development plan, the Core Strategy will allow for minor changes and allocations that are consistent with the overall pattern of development that is being promoted.

7.69 Drybrook has seen considerable changes in the recent past with the completion of two new housing sites. As part of the review of the settlement boundaries, further more modest change may take place but the strategy is to expect most development within what is the present (Local Plan) boundary, utilising previously developed sites. Parts of Drybrook and especially Harrow Hill contain areas of the forest fringe type of landscape which is both an asset and is particularly vulnerable to change. The Core Strategy will seek to protect these.

7.70 Mitcheldean with a population of over 2200 is also the location of Vantage Point, a business estate which with its neighbouring MEWS workshops covers about 28ha. This includes by far the largest range of workspace available for rent in the district ranging from high quality offices to large areas suitable for manufacturing or warehousing. The Core Strategy recognises this and will permit further intensification of employment on existing sites in Mitcheldean. There are other smaller employment sites at Mitcheldean and although the services in the centre have declined over recent years there is still a range including a library and health centre. The review of settlement boundaries to be undertaken is unlikely to make major changes and as a result the village is likely to experience steady development, including some intensification within the existing built up area and realisation of existing commitments over the next few years.

7.71 Historically Newnham was more important in the settlement hierarchy than it is now. It still has a good range of facilities and there is scope for further development including the completion of a site for housing allocated under the Local plan. Beyond that the settlement boundary, which is unlikely to be greatly amended in review, and the relative lack of employment are likely to limit the level of change. The overall strategy is intended to retain the character of the settlement and allow a modest level of change. Newnham is quite vulnerable to commuting pressures and this and the need to protect its Conservation Area are two major influences on the strategy.