

Forest of Dean Allocations Plan – Council’s draft Main Modifications as of July 28 2017.

The table below is a working document and represents the main modifications to the Allocations Plan that are currently proposed by the Council. These come in response to the Inspector’s questions and matters at the hearings and to the Interim findings. In addition they are in response to representations that have been received. Some arise following discussions with bodies such as the Coal Authority and others from planning permissions granted and other changes in circumstances. The changes listed below include those arising from the granting of permission for additional sites that have received planning permission since the Plan was drafted.

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
MM001	7	CH 2	<p>Representations have been made drawing attention to the need to provide housing for older persons. In agreeing that this need should be met it is considered appropriate to add a statement to the introduction of the Plan:</p> <p>Add at the introduction (after 2.14) a statement making clear the need for increasing provision for housing of older persons:</p> <p><u>“As part of the consideration for the plan the needs of various groups within the population need to be catered for having identified the likely scale and nature of any such need. The needs of an increasingly elderly population are one of the most important changing requirements that the Plan will need to meet. Some of the sites that are allocated for housing may be especially suitable for older persons and others for a mix of dwellings including some to meet their needs.”</u> published in keynote 22</p>	Monk APPV187	2	14
MM002	8	2.29	<p>A comment be added at the introduction of the AP to 2.29 after the first sentence ... <u>“CSP1 in particular requires a comprehensive assessment of the impact of any proposed development and this includes development expected in the countryside which serves agriculture such as polytunnels. Where this is not acceptable it will be refused.”</u> published in keynote 22</p>	Defeo APPV15	2	29

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MM003	9	2.36	<p>In recognition of the Council's response to the EA it is proposed to add a paragraph to the AP after 2.36...</p> <p><u>"All development proposals will require more detailed assessment when they are the subject of planning applications. Those relating to sites allocated in the AP are no exception. Two important related areas that will need to be addressed are Flood Risk Assessment and the need for the application of the sequential test. The former will be required for certain types of development and this is generally highlighted under the Allocation policies that follow. Sequential test applies firstly to the principle that the allocations in the Plan are considered able to be implemented with regard to the consideration of whether the development proposed should be directed to an alternative location. Within areas covered by some of the policies the principle will also need to be applied, for example where an allocation for mixed uses may be affected by the need to ensure some areas are developed in a particular manner".</u></p>	EA November 2015	2	36

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MM004	10	AP2	<p>Addition to policy <u>“In accordance with good practice the Council will expect evidence of consultation with communities in regards to the benefits and impacts including how consultation has informed the evolution of the proposal prior to a positive determination”</u> An additional policy criteria to be added <u>“Avoids the use of best and most versatile agricultural land, unless justified by clear and compelling evidence”</u></p> <p>Additional text to supporting text paragraph 3.8 <u>“In the case of wind energy development, the planning impacts identified by affected local communities should be fully addressed to ensure that the proposal has their backing. Whether the proposal has the backing of the affected local community is a matter of planning judgement. In considering whether a proposal has community backing the authority will consider consultation responses, in relation to a specific proposal, from a wide range of local stakeholders including local Parish Council’s and other organisations; members of the public; specific local surveys and focus groups, as well as feedback from information and stakeholder events ”</u></p>	Council	2	7
MM005		AP4	<p>Amendment to combine policies AP4 and AP5. Policies AP4 & AP5 are combined in the following suggested modification. Changes, principally additions are underlined.</p> <p>Policy AP 4 Design of Development New development will be expected to be of a high quality design making a positive contribution to the design quality of the area in which it is proposed. It should do this where appropriate by:</p> <ul style="list-style-type: none"> • Establishing or supporting a strong sense of place, • Taking account of local character and history in terms of design solutions • Being visually attractive, employing good architecture and 		3	17

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			<p><u>landscaping which respects the amenity of residents and others</u></p> <ul style="list-style-type: none"> • <u>Contributing to environmental enhancement</u> • <u>In order to propagate local distinctiveness, the style and nature of materials used in developments must demonstrate an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate.</u> <p><i>This policy complements the national guidance which requires a high quality of design. Proposals will be expected to demonstrate how they make a positive contribution in terms of design and address the individual parts of the policy. <u>Development should show how it relates to the traditional characteristics, styles and materials in the area.</u></i></p> <p>3.17 One universal principle is that new development should be of a high quality design and thereby make a positive statement itself and contribute positively to the area in which it is proposed. In the Forest of Dean the starting point for this is likely to be some form of analysis based on the history of the area and the traditional styles and forms of building. Such analysis as is required will demonstrate the way in which a scheme develops its own sense of place or adds to that which already exists. Designs are required to be physically attractive, and should in meeting all of the above contribute to environmental enhancement. None of these requirements is considered too prescriptive and contemporary solutions can comply. What the policy requires in effect is a demonstration of an understanding of the built environment and justification of how the proposed development relates to it in a manner that enhances the environment. It promotes the local distinctiveness and this alongside appropriate quality will ensure the positive overall impact of new development.</p> <p>3.18 The policy applies to all development and although some smaller schemes will need to do relatively little to comply the policy will require the application to demonstrate compliance. It will be used in conjunction with CSP1 which sets out more general principles and is not confined to</p>			

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			<p>design. It is recognised however that good design should where appropriate contribute to environmental enhancement as a matter of course. Although the term good design implies subjective judgement, the use of local and national guidance and advice will greatly assist in assessing proposals. Good quality architecture and landscaping that is fit for purpose and will work in the longer term are essential. Especially important will be the proposal's relationship with open spaces including those which help to provide its setting. Enhancement and protection of these will normally be expected particularly where they are identified in the plan as of importance.</p> <p><u>3.19 To relate to the traditional materials and styles does not mean that they must be used but it could mean that where they are appropriate use is made of them. In the same way an appreciation of the traditional building styles is important even if a proposal does not follow them, and there may be characteristics which are important to be referenced on a particular site. In some cases it may not be possible for traditional styles to be followed for development and in others it may not be desirable. Some minor developments may have little or no impact and the policy will only need to be considered in passing, though in some cases (for example visible extensions to traditional dwellings), the policy will need particular attention. What the policy requires overall is that new development makes a positive contribution to the area. In doing so it must provide a satisfactory standard of amenity for both the existing and new development.</u></p> <p><u>3.20 One of the requirements is that new development should have an understanding of the context in which it is proposed and this includes the characteristics styles and materials. Taking account of the past does not mean (and probably should not mean) that it has to be imitated. Materials and building styles are important to creating or reinforcing a sense of place just in the same way that layout can be.</u></p>			

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MM006		AP5	<p><u>Draft policy re local heritage. (AP5)</u></p> <p><u>Historic character and local distinctiveness</u></p> <p><u>Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place. Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality.</u></p> <p><u>Particular attention should be paid to the following:</u></p> <ul style="list-style-type: none"> <u>• The built form and setting of the traditional forest settlements</u> <u>• Protected buildings and structures, including designated and non-designated heritage assets</u> <u>• Remaining features (buildings, structures and sites) of the industrial history of the area</u> <p><i><u>This policy sets out the principle that where development takes place it must do so in a manner that adds to the overall quality of the area. It is a general policy which underlines the principles that apply in making the judgement about whether a development is acceptable and will make a positive contribution. This overall contribution includes providing for the protection and enhancement of the historic environment which is so important in the maintaining local distinctiveness and therefore character.</u></i></p> <p><u>There are requirements set out in legislation to protect and enhance Listed Buildings and Conservation Areas and protect ancient monuments. Any development proposals must take this into account but beyond these protected sites however is the tapestry of other features some often less important in their own right but which together underpin much of the character of the entire district. The Forest of Dean itself is clear and distinctive and it merits particular protection from this</u></p>		3	19

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			<p><u>policy and through others such as CSP9 and CSP1. Settlements within or around its edge show particular characteristics which are vulnerable and worthy of protection. This does not however lessen the importance of retaining the identity and character of the remainder of the district which is highly complex in terms of landscape, containing a wide variety of built forms. In respect of these areas and the Forest itself, the Council's Residential Design guidance provides a usable basis from which to assess built form and character.</u></p> <p><u>Whilst individual built features and the interaction between them contribute to the character of an area, it is the interaction between the built forms and the landscape or landforms that often provide local distinctiveness. Landscapes and the built features are a product of the history and are worthy of conservation. Areas of common, the forest fringes and former industrial sites, especially mineral or transport related, are good examples of protected areas where a careful evaluation of development will be essential if a positive impact is to be the result.</u></p> <p><u>The AP and the CS seek to conserve whilst providing for change in a structured manner which can benefit the district. Development which meets the terms of the above policy may include that which finds new uses for old buildings and thereby helps with long term protection.</u></p>			
MM007	11	AP7	<p>AP7 Proposed modifications (incorporating those referred to immediately below)</p> <p>Biodiversity Development proposals where protected and priority species or habitats as described by section 41 of the Natural Environment and Rural Communities Act and those covered by local biodiversity plans are concerned should provide for net biodiversity gains for these species and habitats unless it can be demonstrated that no enhancement options exist or that they are likely to be ineffectual. Developments should shall safeguard features and supporting</p>	Council/ NE December 2015 and changes discussed at Examination	3	28

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			<p><u>habitats</u> which form parts of ecological networks and where appropriate provide 'missing' connections. <u>Proposals must take account of the hierarchy of nature conservation sites and species including:</u></p> <p><u>International – Special Protection Areas (SPA) Special Areas of Conservation (SAC), Ramsar Sites</u></p> <p><u>National – Sites of Special Scientific Interest, Ancient woodland, Section 41 Species and Habitats</u></p> <p><u>Local – Key wildlife areas, Strategic Nature areas, Green Infrastructure strategies.</u></p> <p><i>Explanation text (Green box):</i> <i>This policy highlights the importance and context of biodiversity in the District and in so doing identify some of the important environmental characteristics referred to in the Core Strategy</i></p> <p><i>(CSP1). It supports the delivery of the Biodiversity 2020 strategy promoting multifunctional development and ecological networks improving ecological resilience. It requires proposals to demonstrate enhancement, to safeguard features or show that it is not possible.</i></p>			
MM008		AP7	Policy AP7: insert 'development should safeguard features and supporting habitats'.		3	28
MM009		AP7	Policy AP7: change word 'should' to 'shall'.		3	28
MM010	12	AP8 text	Add to 3.31 ... woodland " <u>and trees which can make a positive contribution to green infrastructure.</u> " Published in Kn22	Woodland Trust Reps APPV136	3	31
MM011	13	AP8 text	After "enhance the landscape" in first paragraph of policy, add ... <u>Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire"</u>	Council/	3	31
MM012		AP8	Policy AP8: delete " proposed " in last line but one.		3	31

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MM013	14	AP9 text	<p>It is agreed that the canal should be regarded as a heritage asset and that the AP should reflect this. The AP is proposed to be amended to add after the second sentence of 4.6, the wording: "<u>The canal like the former railway that shares much of its route is in its own right a heritage asset. It is for the most part non designated although the lock and cottage at Oxenhall are designated assets by virtue of their listing</u>".</p> <p>Published in Keynote 22, incorporated into revised wording below</p>	Canal trust APPV439	4	6
MM014	15	AP9	<p>An addition to AP9 is proposed in recognition of the canal's biodiversity role</p> <p>... add to the policy AP9 before "provision of green infrastructure".. "<u>Biodiversity benefits and</u>"... published in Keynote 22</p>	Canal trust APPV440	4	6

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MM015	16	4.6	<p>A revised paragraph 4.6 is proposed by the Council</p> <p>(4.6) "The Council supports the reinstatement of the Herefordshire and Gloucestershire Canal whilst recognising the rights and aspirations of businesses and property owners located along its route. The canal like the former railway that shares much of its route is in its own right a heritage asset. It is for the most part non designated although the lock and cottage at Oxenhall are designated assets by virtue of their listing. Land will be safeguarded to enable the canal to be reinstated along its original course and (by agreement with relevant landowners), diverted from this original course where necessary. The land to be protected to enable the canal, that necessary for agreed diversions and that agreed to be likely to be required for canal related facilities and agreed is shown on the proposals map. All will be protected from development unless it can be shown that such protection is not required. It is expected that as the canal is re-established the precise areas concerned will be refined, through consultation and agreement between the Canal Trust and affected landowners and occupiers. The land protected for ancillary facilities is also safeguarded from development unrelated to the canal but its development for canal related purposes is subject to the need being proven. As with all work on land, any planning permission is quite separate from the need for developers to negotiate with the relevant landowners regarding access to land".</p>	CLA APPV276	4	6
MM016	17	AP9	<p>Add a note to policy AP 9 <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u>.</p>	CA October 2015	4	7

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MM017	19	May Hill, AP14	Add to 4.18 of AP: "May hill is visible from the wider area outside the designated landscape and it follows that some developments could have an adverse effect on May Hill. These will be assessed mainly under CSP1 which will not permit development that cannot be satisfactorily be accommodated.". Published in Keynote 22	National Trust, representations APPV162	4	18
MM018	20	Stowfield AP17	Change to policy... "South of the main road an area of about 1hectare is allocated for mixed residential and employment generating uses with no more than 1/3 to be for residential use" . (change text..., in the second sentence of 4.24 add "and residential" after "employment". Published in Keynote 22	J Akers reps APPV234	4	24
MM019	21	Stowfield AP17	Add reference to sequential test in respect of flood risk, after "unacceptable flood risk" add "as demonstrated by Flood Risk Assessment and the application of the sequential test"	EA November 2015	4	24
MM020		AP18	Policy AP18 amendment to last sentence.... Insert "would" after "Ramsar sites" in the last line.		4	28
MM021	22	AP20	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	4	31
MM022	23	AP24	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	4	36

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MM023	24	AP25	Add note to policy " <u>The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	4	38
MM024		AP27	Modify wording of policy AP27. Delete words " as shown on the proposals map "	Council	4	41
MM025	25	Ch5	Add to key issues in Cinderford Chapter, under "sustainable development" point three..."To protect and enhance the biodiversity of the area in recognition of its importance"	Council	5	8
MM026	26	AP30	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	11
MM027	27	AP31	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	13
MM028	28	AP33	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	15

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MM029	68	AP35 now AP38	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	
MM030	29	AP36 now AP39	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	22
MM031	31	AP37 now AP40	Add note to policy " <u>The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information</u> ".	CA October 2015	5	24
MM032	32	AP37 now AP40	The Council proposes the changes to AP37 to read as follows: "AP 37. The Linear park as identified on the policies map is an important local recreational and natural resource which shall be protected from development incompatible with its use for informal recreation."	Council/ FoE	5	24
MM033		5.24 now 5.30	After "green infrastructure" in 5.24, add " The Linear park is a complex area of considerable importance for nature conservation"	Council/ FoE	5	24
MM034	33	Lydney 6.30	Text is recommended to be added to 6.30... " <u>The harbour was in 2015 identified as at risk in Historic England's national register and this will be taken into account with respect to the policy's requirement for safeguarding and enhancement</u> ". In published Keynote 22	HE APPV26	6	30
MM035	34	Policies Map AP43	Pine End Works- minor change to reflect land ownership (area covered by policy) In published Keynote 22	For landowner	6	31

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MM036	35	Lydney AP50 now AP53	Add reference in policy, under "special requirements" ... <u>"There will be a need for FRA and the application of the sequential test in appropriate cases"</u>	EA November 2015	6	41
MM037	36	Lydney AP51	Add reference in policy, under "special requirements" ... <u>"Although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases"</u>	EA November 2015	6	43
MM038	37	Coleford 7.5	AP54, add after second paragraph... <u>"good design is especially important in the town centre with its extensive public areas and conservation area."</u>	Williams APPV298	7	5
MM039	38	AP54	After the words: "environmental improvements" in the second paragraph change to... <u>"such as small green areas, shop front regeneration in the conservation area, consistent signage, heritage improvement improvements to heritage assets and other features"</u> . published in Keynote 22	Drury APPV362	7	5
MM040	39	AP54	Add note to policy <u>"The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	5
MM041	40	AP55	(Lawnstone House Coleford). The words <u>"if possible"</u> are recommended to be removed from the Special requirements of the policy. published in Keynote 22	Williams APPV299	7	7

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MM042	41	AP55 now AP59	It is recommended that the property "The Annexe" be included in an enlarged area covered by AP55 and that the policy be changed accordingly: Substitute " about 20 " for " up to about 8 flats " (The revised policy would cover an area of 0.2ha and allocate the site for about 20 flats, together with retail business and community use). Total revised following further information originally published in published in Keynote 22	Williams APPV300	7	7
MM043	42	AP56 now AP60	It is recommended that under landscaping in AP56 the words " ensuring good quality appropriate to the prominent location adjoining the Conservation Area " are added.	Drury APPV366	7	8
MM044	43	AP56 now AP60	Add note to policy " <u>The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information.</u> "	CA October 2015	7	8
MM045	44	AP57 now AP61	Add to policy explanation (text) "after "Conservation Area"... " <u>The loss of the main building would have to be considered in the context of national guidance and in the context of a positive conservation strategy that applies in conservation areas.</u> " published in Keynote 22	HE APPV27	7	9
MM046	45	AP58 now AP62	Add note to policy " <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information.</u> "	CA October 2015	7	12
MM047	47	Coleford AP60 now AP64	Add " <u>and must consider any possible flood risk which may be present</u> " at the end of the note.	EA November 2015	7	15

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MM048	46	AP59 now AP63	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	15
MM049	48	AP60 now AP64	Add note to policy <u>"The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	15
MM050	49	AP61 now AP65	Add note to policy <u>"The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	18
MM051	50	AP62 now AP66	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	19
MM052 superceded	51	AP62	Clarify policy and text to make clear the area likely to be occupied by development is about 2.6ha, within a site of about 3.2ha overall.	APPV421 Pegasus	7	19
MM053	52	AP63 now AP71	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	7	20
MM054	53	Newent AP71 now	Add note: "FRA may be required in appropriate cases" to the policy text	EA November	8	17

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		AP82		2015		
MM055	54	Newent AP72 now AP83	Add note: "FRA may be required in appropriate cases" to the policy text	EA November 2015	8	18
MM056	56	AP76 now AP88	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	13	12
MM057	55	Policies Map	Winding Wheel House Bream Defined Settlement Boundary-minor correction to align settlement boundary with Locally Distinctive Area notation which correctly covers hard surfaced yard	Council	13	Policies map
MM058	57	Policies Map	Amend settlement boundary at Brierley and delete part of IOA at The Swan PH	Council	14	Policies Map
MM059	58	Dymock 19.3	19 APPV4 (B Davis 097/004/19.3) Paragraph 19.3 addition of the following... add after current paragraph: <u>... "These footpaths and associations are important features as which can help encourage tourism but also need to be respected in considering any proposals for development". In addition reference to the Geopark may be added to the summary information under "designations".</u>	Davis APPV4	19	3
MM060	59	Littledean Ch26	In recognition of the now permitted appeal which gave permission for the development of the site referred to in this representation it will be necessary to allocate the site in the AP for the development of 17 dwellings. <u>Land off Beech Way Littledean "About 0.84ha of land is allocated for up to 17 dwellings on land off Oak Way."</u>	Pegasus APPV419	26	

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			<u>Access for vehicles: from Beech Way/ Three Trees Way</u> <u>Open space On site protecting existing tree at entrance</u> <u>Landscape to incorporate above and according to an illustrative masterplan to be approved</u> <u>Housing up to 17 units</u> <u>Special features: protect and reinforce boundary hedges. A mitigation strategy for bats will be required to be proposed and implemented</u> <u>Affordable housing: 40% sought in accordance with CS policy CSP5</u>			
MM061	60	Longhope 27	Add a policy to allocate affordable housing off The Wend which has permission- P1888/14, 16 affordable homes. The policy is intended to safeguard the land for affordable housing in accordance with the permission granted in 2015. Land Off The Wend Longhope <u>About 0.8ha of land at The Wend is allocated for up to 16 affordable homes to be delivered in accordance with the existing commitment.</u>	Council	27	0
MM062	61	MitcheldeanA P85	In policy "features" amend text to read " <u>The site adjoins the Conservation Area and the site is close to and part of the setting of the Grade 1 listed church. Development must take full account of this</u> ". The statement should be referred to in the text of the plan. published in Keynote 22	HE APPV29	29	
MM063	62	Newnham 31	Add to text of 31.5 ... " <u>As with all proposals the development of this site will need to consider flood risk and this should include the consideration of access being able to be maintained</u> "	EA November 2015	31	

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MM064	63	Newnham AP89	To highlight the potential suitability of the allocation of the Victoria hotel for older persons... insert after "housing in the village" (para31.4) ... <u>"The site and especially the new build element may be particularly suitable for accommodation for older persons"</u> . published in Keynote 22	Monk APPV188	31	
MM065	64	AP94	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	41	6
MM066	65	Staunton Corse 44	AP95 in respect of "access for vehicles" should be modified to read: <u>"direct from the A417, possibly via the existing access currently serving Staunton Lodge"</u> . published in Keynote 22	Steele APPV69	44	
MM067	66	AP97	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	49	4
MM068	67	AP98	Add note to policy <u>"The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix # for additional information"</u> .	CA October 2015	49	5

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MM069		AP79	<p>Add a revised policy Land off Church Road, Longhope. <u>About 1.34 ha of land off Church Rd is allocated for about 28 dwellings. Development must be able to demonstrate that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean bat SAC.</u></p> <table border="1"> <tr> <td><u>Subject</u></td> <td><u>Requirements</u></td> </tr> <tr> <td><u>Access for vehicles</u></td> <td><u>From Church Road and from School Lane. May also be from Rectory Meadow.</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>Pedestrian access required from School Lane, Rectory Meadow and from Church Road.</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>An area of at least 0.18ha preferably situated within the allocation to the southwest is required within the allocation. This should either be in addition to or include a LAP</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>Especially important for the Church Rd entrance, and in respect of the impact of the development on the Conservation Area and setting of the Church and other Listed Buildings.</u></td> </tr> <tr> <td><u>Features on site</u></td> <td><u>Trees to be protected and retained where possible especially on the Church Rd frontage.</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Development should take account of and where necessary incorporate measures to protect the adjoining bat colony</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy Policy CSP5</u></td> </tr> </table> <p><i><u>The policy above identifies land for a housing development.</u></i></p> <p><u>The policy above revises a previous allocation and enables a larger site to be developed for about 28 dwellings. Much of the land was allocated in the 2005 Local Plan and did obtain planning permission. The scheme was however not implemented and an alternative scheme was the subject of a planning application which was subsequently dismissed at appeal for the sole reason that additional ecological information was</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Church Road and from School Lane. May also be from Rectory Meadow.</u>	<u>Access connections</u>	<u>Pedestrian access required from School Lane, Rectory Meadow and from Church Road.</u>	<u>Open space</u>	<u>An area of at least 0.18ha preferably situated within the allocation to the southwest is required within the allocation. This should either be in addition to or include a LAP</u>	<u>Landscaping</u>	<u>Especially important for the Church Rd entrance, and in respect of the impact of the development on the Conservation Area and setting of the Church and other Listed Buildings.</u>	<u>Features on site</u>	<u>Trees to be protected and retained where possible especially on the Church Rd frontage.</u>	<u>Special features</u>	<u>Development should take account of and where necessary incorporate measures to protect the adjoining bat colony</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy Policy CSP5</u>	Council/ Result of Appeal Decision Cross ref ED032	27	1
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Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<u>required. This is capable of being provided and the allocation can be implemented either generally as proposed or could be varied within the terms of the above policy. It is unlikely that the site could accommodate in excess of the allocated number of dwellings and particular attention will need to be paid to the relationship of the proposed development with the Conservation Area and nearby Listed Buildings. The site is very close to a well established bat colony and any development will need to protect its interests.</u>			

The following changes are changes that have been proposed in response the Inspectors Interim Findings.

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para						
MM070		Policy AP34	<p><u>Cinderford Football Club and adjoining land (delete previous policy)</u></p> <p><u>Cinderford Football Club and adjoining land</u></p> <p><u>Land at Causeway Road is allocated for housing and for recreational use.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Capacity</u></td> <td><u>4.2 ha of land to include about 80 dwellings, at least 1ha formal accessible recreation space (which may be shared with the FC using it as their pitch) and 0.5ha informal open space.</u></td> </tr> <tr> <td><u>Access for vehicles</u></td> <td><u>For the housing site from Edge Hills Rd, Latimer Rd, Causeway Rd or a combination. Otherwise to use existing accesses.</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Capacity</u>	<u>4.2 ha of land to include about 80 dwellings, at least 1ha formal accessible recreation space (which may be shared with the FC using it as their pitch) and 0.5ha informal open space.</u>	<u>Access for vehicles</u>	<u>For the housing site from Edge Hills Rd, Latimer Rd, Causeway Rd or a combination. Otherwise to use existing accesses.</u>		5	
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Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<p><u>Access connections</u> Foot and cycle connections to Causeway Road and to open space, to Edge Hills Road, Latimer Rd and possibly Pinewood Close.</p> <p><u>Open space</u> Integral to housing LAPs and LEAP (the latter may be provided on adjoining open area). An area of at least 1.0ha to be available for formal recreational use. This may be shared with the Football Club using it as their main pitch and may be located where the existing football ground is. The site shall also include 0.5ha of informal open space immediately south of Causeway Road.</p> <p><u>Landscape</u> To incorporate the open space immediately south of Causeway Rd and provide for wildlife corridors and green links</p> <p><u>Special requirements</u> The allocated area is identified for about 80 houses, for the football club together with recreational space. This may take the form of a dual use of the club pitch providing at least 1.0ha of land. If the football club is not provided for within the allocation it must be relocated elsewhere before the housing development is commenced. The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix D for additional information.</p> <p><u>Affordable housing</u> 40% sought in accordance with Core Strategy policy CSP5</p>			

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para				
			<p><u>The purpose of the policy is to provide new housing and secure a long term future for the present football club whilst increasing the range of recreation facilities.</u></p> <p><u>The above allocation enables the development of the present site of the Football club for housing or allows for it to be retained for the club if the land is available for recreational use jointly with the club. In this case the remainder of the site (except for the informal landscaped area) could be developed for housing subject to appropriate landscaping. Alternatively the club could be provided for elsewhere and the balance of the site could be developed for housing, with an appropriate area (1.0ha) of formal recreation also provided.</u></p> <p><u>If it relocates, the football club must be able to operate from the new site before the existing one can be developed, unless any interruption is agreed with the club.</u></p> <p>Cinderford Football Club</p> <p>Land at Causeway Road is allocated for recreation and open space, for the relocation of the Cinderford Football Club and for housing development.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Capacity</td> <td> <p>About 80 dwellings on about 2.6 ha of land including the entire land occupied by the present football club</p> <p>4.2 ha of land in total north of Causeway Rd to be used for recreation space, to include the relocation of the football</p> </td> </tr> </tbody> </table>	Subject	Requirements	Capacity	<p>About 80 dwellings on about 2.6 ha of land including the entire land occupied by the present football club</p> <p>4.2 ha of land in total north of Causeway Rd to be used for recreation space, to include the relocation of the football</p>			
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Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<p>club</p> <p>0.9ha of open land used for informal recreation south of Causeway Rd predominantly using land in the northeast of the allocated area</p>			
			<p>Access for vehicles</p> <p>For the housing site from Edge Hills Rd, or Causeway Rd or from both. Otherwise to use existing accesses.</p>			
			<p>Access connections</p> <p>Foot and cycle connections to Causeway Road and to open space, and to Edge Hills Road and Pinewood Close.</p>			
			<p>Open space</p> <p>South of Causeway Road – Integral to housing LAPs and LEAP (the latter may be provided on adjoining open area). Adjoining this an area of at least 0.9ha to be developed on existing open land east of housing area to provide informal open areas. This area to be located so as to continue to provide views through the site from Causeway Road.</p> <p>North of Causeway Road – New land east of existing school playing field to be developed as an integral part of it. The new site for football club to be provided within the allocated area.</p>			
			<p>Landscaping</p> <p>South of Causeway Rd – To relate to open area to east and provide suitable screening elsewhere, and provide for wildlife corridors.</p>			

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<p>North of Causeway Rd- some screening and strategic landscaping within the site according to location of buildings.</p> <p>Special requirements The football club relocation is required before the housing development commences but the development of supporting facilities may be phased. The enhanced open space south of Causeway Rd must be delivered before the housing site is completed.</p> <p><u>The area allocated is in part or wholly within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix D for additional information.</u>^{MM029}</p> <p>Affordable housing 40% sought in accordance with Core Strategy policy CSP5</p>			
			<p>The purpose of the policy is to provide for a long term future for the present football club whilst increasing the range of recreation space. The policy also provides for housing which has an enabling role. It provides for the establishment of a larger area of recreation land which will include the Cinderford Football Club on land north of Causeway Road. To the south there is an area to be developed for housing and a further area of informal recreation. The latter is proposed on land that is currently open but is no longer used except informally.</p>			

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para																
MM071		New Policy AP35	<p><u>Land off Sneyd Wood Road, Cinderford</u></p> <p><u>About 0.6ha of land at Sneyd Wood Road is allocated for about 18 dwellings.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Sneyd Wood Road.</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above.</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Incidental open space within site.</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>To reinforce northern edge of site and to form partial gateway to larger development adjoining.</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and the Forest of Dean Bat SAC.</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>About 18 units of mixed types and sizes.</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy policy CSP5.</u></td> </tr> </tbody> </table> <p><u>This policy allocates a housing site on land adjoining another recent</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Sneyd Wood Road.</u>	<u>Access connections</u>	<u>As above.</u>	<u>Open space</u>	<u>Incidental open space within site.</u>	<u>Landscape</u>	<u>To reinforce northern edge of site and to form partial gateway to larger development adjoining.</u>	<u>Special features</u>	<u>Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and the Forest of Dean Bat SAC.</u>	<u>Housing</u>	<u>About 18 units of mixed types and sizes.</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5.</u>	Policy FC1	5	5.22
<u>Subject</u>	<u>Requirements</u>																					
<u>Access for vehicles</u>	<u>From Sneyd Wood Road.</u>																					
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			<p><u>development.</u></p> <p><u>This site is part of what was once a larger field now severed by a new access route passing through. It is capable of development in a manner that retains the generally open approach to the larger adjoining site, and also provides a partial gateway to that site. The area allocated is considered to represent the limit of the scope for additional housing in the vicinity, with the exception of conversions which have been approved around the St Whites Farm buildings. The land adjoining has been the subject of archaeological investigation in some detail and the same may be required for this site.</u></p>															
MM072		AP36	<p><u>Former St Whites School, Cinderford</u></p> <p><u>About 0.62 ha of land is allocated for housing including the former St Whites School at Cinderford</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From existing frontages</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>To St Whites Road and Buckshaft Road and for pedestrians to access to the new school</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Integral with the site</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>Landscaping to site</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Retain main school building on Ruspidge Road, develop the site in a manner that takes account of the access to the new school off Buckshaft Rd.</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From existing frontages</u>	<u>Access connections</u>	<u>To St Whites Road and Buckshaft Road and for pedestrians to access to the new school</u>	<u>Open space</u>	<u>Integral with the site</u>	<u>Landscape</u>	<u>Landscaping to site</u>	<u>Special features</u>	<u>Retain main school building on Ruspidge Road, develop the site in a manner that takes account of the access to the new school off Buckshaft Rd.</u>	Policy FC2	5	5.23
<u>Subject</u>	<u>Requirements</u>																	
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MM073		New Policy AP37	<p><u>Former Baths Site (Ruspidge)</u></p> <p><u>0.48 of land is allocated for about 24 dwellings at the former pit bath site, Ruspidge Road.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Ruspidge Road</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above but with possible provision for future connection to land to the east</u></td> </tr> <tr> <td><u>Open</u></td> <td><u>Within site and related to adjoining Ruspidge Road including</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Ruspidge Road</u>	<u>Access connections</u>	<u>As above but with possible provision for future connection to land to the east</u>	<u>Open</u>	<u>Within site and related to adjoining Ruspidge Road including</u>	Policy FC3	5	5.24
<u>Subject</u>	<u>Requirements</u>													
<u>Access for vehicles</u>	<u>From Ruspidge Road</u>													
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MM074		6.6	At the time of writing a Neighbourhood Development Plan was in preparation by the Lydney Town Council. This is expected to contain a range of policies that will apply over the entire Parish although most will be directed to Lydney town. In early 2016 the Lydney NDP (covering the entire Parish) was "made".	Factual update	6	6.6				
MM075		Policy AP43 para 6.25	<p>Policy deleted</p> <p><u>Mixed Use Allocation Hill Street 1.1 ha</u></p> <p>Hill Street Lydney</p> <p>Land off Hill Street is allocated for mixed uses to include housing and retail/ commercial uses. The land allocated presently includes a number of businesses the largest of which would benefit from a more appropriate location. The site including this business use is therefore identified as suitable for redevelopment to include housing and to retain a commercial/ retail frontage. It is allocated for about 25 dwellings but that figure is flexible depending on the type of units proposed. The design should however be a single cohesive scheme although it may be divided into a number of sections which may also be able to be phased. The frontage of the site includes several buildings which may be retained (subject to satisfactory access) but equally could be redeveloped. A frontage of substantial buildings onto Hill Street should be one end result of the development.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From Hill Street</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From Hill Street		6	6.25
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Landscaping	As required by development in order to make a positive contribution to its setting.																			
Features on site	<u>The development must provide:</u> <ul style="list-style-type: none"> Satisfactory access for the site for pedestrians and vehicles A frontage of commercial, retail or restaurant/ food uses/ other active frontage to Hill Street (if it is redeveloped) 																			
Features on site (continued)	<u>The development may provide:</u> <ul style="list-style-type: none"> Flats over other uses Community buildings/ space 																			
Special requirements	May require access improvements, and therefore need to redevelop the frontage to Hill Street. It should be designed to take account of Dean Forest Railway.																			
Affordable housing	40% sought in accordance with Core Strategy policy GSP5																			
			Development proposals must demonstrate that the treatment of waste																	

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para				
			<p>water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites result</p> <p>This policy enables the redevelopment of the site and promotes housing as part of a mixed use. It must retain or provide a new a retail or other active frontage onto Hill Street</p> <p>The main occupier of the above site has permission to relocate elsewhere in Lydney. The bulk of the site is considered suitable for uses that benefit from but do not necessarily rely on a town centre location. The frontage forms an integral part of the town centre and should continue to do so whether or not it is redeveloped as part of the wider scheme. The site is therefore identified as suitable for housing with a retail/ commercial frontage.</p> <p>The allocation is for a scheme to include about 25 dwellings and should be designed as a single entity. It may be suited to a particular type of market, possibly for older persons who are mobile and wish to live close to a town centre. There may be scope for a community use within the whole.</p>							
MM076		New Policy 57	<p><u>Augustus Way, Lydney</u></p> <p><u>About 6.5ha of Land off Augustus Way and Court Road Lydney will be allocated for about 120 new dwellings, to include a mixture of house types and for associated open space.</u></p> <table border="1"> <tr> <td><u>Subject</u></td> <td><u>Requirements</u></td> </tr> <tr> <td><u>Access for vehicles</u></td> <td><u>From Court Road and Augustus Way.</u></td> </tr> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Court Road and Augustus Way.</u>	Policy FC4	6	
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<u>Access for vehicles</u>	<u>From Court Road and Augustus Way.</u>									

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<p><u>Access connections</u> As above but with footpath connections to existing PROWs through site and also to the school.</p> <p><u>Open space</u> Integral to development, but designed to provide settings for the main east west and north south rights of way through the site.</p> <p><u>Landscaping</u> Structural and more local landscaping will be required to include strategic open areas as part of a landscape/ecological plan to assimilate the development into the wider landscape and providing Green Infrastructure.</p> <p><u>Special features</u> Design of development should show how the relief has been taken into account and is employed to enhance the overall layout.</p> <p>Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result.</p> <p>Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.</p> <p><u>Housing</u> 120 mixed units.</p> <p><u>Affordable housing</u> 40% sought in accordance with Core Strategy policy CSP5.</p>			

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para
			<p><u>This policy allocates land for housing and open space, to provide about 120 units. The open space element is considered necessary in respect of the extensively used footpaths present which should be afforded appropriate settings. It will also be necessary to provide open landscaped areas for the needs of the development itself and to make it an attractive part of the town.</u></p> <p><u>Land is allocated for development based around two closely related areas close to the present built up area. The first lies immediately north of Augustus Way, and the second is closer to Court Road. They could be developed separately or together but should form part of a single unified whole when complete.</u></p> <p><u>Open space, (likely to be of the order of 1.5-2ha overall) both to preserve the immediate setting for key footpaths and to provide for the needs of the development is an essential part of the scheme. Ideally the open areas which will remain should facilitate views through the landscape and connect with other features (eg paths and hedgerows in the locality) providing new and connecting with existing Green Infrastructure.</u></p>			
MM077		AP60 New AP64	<p>Tuffhorn Avenue and Pingry Farm - Employment sites</p> <p>About 20 <u>18.3ha</u> of land off Tuffhorn Avenue</p>		7	
MM078		AP62 now AP66	<p><u>Housing Site at Poolway Farm</u></p> <p>Land At Poolway Farm, Coleford</p> <p>About 3.2ha <u>5.9ha</u> of land at Poolway Farm is allocated for up to about</p>	FC8	7	

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para														
			<p>80 <u>140</u> dwellings and associated open space and landscaping.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From Gloucester Road</td> </tr> <tr> <td>Access connections</td> <td>To existing footpath network through site (east west and diagonally north south)</td> </tr> <tr> <td>Open space</td> <td>Integral but based around footpaths and stream and the need to provide a setting for the Farmhouse</td> </tr> <tr> <td>Landscaping</td> <td>To provide new edge to Coleford and accommodate features as referred to in the policy, <u>and to include a landscaped buffer of at least 40m width to the western edge of the site</u></td> </tr> <tr> <td>Features on site</td> <td>Stream and former tramway to be treated as features for conservation</td> </tr> <tr> <td>Special requirements</td> <td>Development should be designed to present a new <u>landscaped</u> edge of the town. It should retain the existing farmhouse and any buildings that are of sufficient merit to be converted. <u>It should</u> take account of protected species and biodiverse grassland as part of a landscape/ ecological plan for the development. In addition the site's vulnerability to flooding will need to be considered and development, informed by FRA, will need to be suitably located and designed.</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From Gloucester Road	Access connections	To existing footpath network through site (east west and diagonally north south)	Open space	Integral but based around footpaths and stream and the need to provide a setting for the Farmhouse	Landscaping	To provide new edge to Coleford and accommodate features as referred to in the policy, <u>and to include a landscaped buffer of at least 40m width to the western edge of the site</u>	Features on site	Stream and former tramway to be treated as features for conservation	Special requirements	Development should be designed to present a new <u>landscaped</u> edge of the town. It should retain the existing farmhouse and any buildings that are of sufficient merit to be converted. <u>It should</u> take account of protected species and biodiverse grassland as part of a landscape/ ecological plan for the development. In addition the site's vulnerability to flooding will need to be considered and development, informed by FRA, will need to be suitably located and designed.			
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			<p><u>To the western edge a new landscaped boundary is required to be established incorporating the existing right of way and hedgerow.</u></p> <p><u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment Please see appendix D for additional information.</u>^{MM051}</p> <table border="1"> <tr> <td>Affordable housing</td> <td>40% sought in accordance with Core Strategy policy CSP5</td> </tr> </table> <p>The policy allocates land for new housing with certain requirements of the site including the retention of the existing farmhouse, and the creation of new landscape features which define the edge of the town</p> <p>An allocation similar to <u>smaller than</u> that proposed was made in the 2005 Local Plan. By the end of 2013 2015 the site has not yet been the subject of a planning application. The 5.2ha site is considered capable of accommodating up to 80 <u>about 140 dwellings and is on land approximately 2.6ha 5.9ha in extent after taking account of the need to retain the farmhouse, protect the existing rights of way and the watercourse and provide a new western landscaped buffer.</u> This number whilst achievable is probably at the upper end of the likely range. <u>The original area allocated included a number of constraints the effect of which can be mitigated by allocating a larger area of land.</u> The site will need to form a new landscaped boundary for part of the town and should be designed so as to present an attractive gateway. It should retain the farmhouse which is a notable feature at present and use could be made of the more substantial barns by way of conversion. The site is crossed by a sewer which will need to be taken</p>	Affordable housing	40% sought in accordance with Core Strategy policy CSP5			
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			<p>into account.</p> <p><u>The site is on the edge of Coleford town and lies between it and Berry Hill. It is not considered that the development of the site will have a detrimental effect on the aims of policy Coleford- Locally Valued Landscape which seeks to retain the open setting of Coleford. Any development proposal will need to bring suitable landscaping and demonstrate how the policy is respected both to this edge and also to the western edge of the site where there is a requirement for the retention of a strong boundary capable of including the right of way and forming a landscape buffer. The eastern edge of this feature will be expected to form part of the setting for the development and be treated accordingly.</u></p>													
MM079		New AP67 FC 5	<p><u>Land at Ellwood Road Milkwall</u></p> <p><u>1.6ha of land off Ellwood Road Milkwall is allocated for about 48 dwellings.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Ellwood Rd</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above and with cycle/ pedestrian connections to Station Road and to forest waste to southeast.</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Within site as required.</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>To provide landscaped edge to town and to nearby residential areas. To protect and enhance adjoining</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Ellwood Rd</u>	<u>Access connections</u>	<u>As above and with cycle/ pedestrian connections to Station Road and to forest waste to southeast.</u>	<u>Open space</u>	<u>Within site as required.</u>	<u>Landscape</u>	<u>To provide landscaped edge to town and to nearby residential areas. To protect and enhance adjoining</u>	FC5	7	
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			<u>be designed in such a way as to take advantage of the forest waste to the southeast with pedestrian/ cycle access as well as visual connections. The site is close to a former Iron mine and may be affected by this. Small parts are within high risk areas in respect of former mining activity and risk assessments will be required. The site lies within a source protection zone (zone 2) for groundwater vulnerability.</u>																	
MM080		AP69 FC 6	<p><u>North Road Broadwell</u></p> <p><u>2.4ha of land at North Road Broadwell is allocated for about 70 dwellings</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From North Road.</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above but also to Edge End Rd for pedestrian/ cycles. A vehicle access from this route is also acceptable subject to highway authority comments</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Incidental to development</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>Landscaping where necessary including to western edge of the site</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>About 70 dwellings including a variety of types and sizes</u></td> </tr> <tr> <td><u>Affordable</u></td> <td><u>40% sought in accordance with Core Strategy policy</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From North Road.</u>	<u>Access connections</u>	<u>As above but also to Edge End Rd for pedestrian/ cycles. A vehicle access from this route is also acceptable subject to highway authority comments</u>	<u>Open space</u>	<u>Incidental to development</u>	<u>Landscape</u>	<u>Landscaping where necessary including to western edge of the site</u>	<u>Housing</u>	<u>About 70 dwellings including a variety of types and sizes</u>	<u>Affordable</u>	<u>40% sought in accordance with Core Strategy policy</u>	FC6	7	
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			<table border="1"> <tr> <td><u>housing</u></td> <td><u>CSP5</u></td> </tr> </table> <p><u>This is an allocation for about 70 dwellings</u></p> <p><u>The allocation identifies land close to Coleford and suitable for a variety of dwellings. It adjoins the area of open landscape between Coleford and the surrounding settlements and can take advantage of this without detracting from the open setting of Coleford, which is protected by policy (Coleford- Locally Valued Landscape). Development should have this setting in mind and layouts should reflect this and the “frontage” onto Edge End Rd, from which some of the site is visible. Any development proposal will need to bring suitable landscaping and demonstrate how the policy is respected both to this edge and also to the south western edge of the site where there is a requirement for the retention of a strong landscape buffer.</u></p> <p><u>The site is within easy access of Coleford town (750m) and more local services (including buses) are available in Broadwell itself. Schools are within 1.8km. The site is suitable for a variety of family housing.</u></p>	<u>housing</u>	<u>CSP5</u>							
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MM081		FC 7	<p><u>Kings Meade Coleford</u></p> <p><u>A site of 1.6ha is allocated for about 48 dwellings</u></p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>Via Kings Meade</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above, with access to cycle track/ path for pedestrians</u></td> </tr> </tbody> </table>	Subject	Requirements	<u>Access for vehicles</u>	<u>Via Kings Meade</u>	<u>Access connections</u>	<u>As above, with access to cycle track/ path for pedestrians</u>	Policy FC7	7	
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			<p><u>Open space</u> <u>Within site taking account of relief and providing an attractive access to the cycle track.</u></p> <p><u>Landscaping</u> <u>To take account of the adjoining land around the golf course and the change in height between it and the allocation, and between the nearby housing and the allocation site.</u></p> <p><u>Special features</u> <u>Due in part to its immediate surroundings the site may be best suited to housing likely to attract older persons.</u></p> <p> <u>The area allocated is in part within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment. Please see appendix D for additional information.</u></p> <p> <u>An adjoining water course is identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation.</u></p> <p><u>Housing</u> <u>48 dwellings likely to be smaller and with a proportion of bungalows.</u></p> <p><u>Affordable housing</u> <u>40% sought in accordance with Core Strategy policy CSP5.</u></p> <p><u>Land is allocated for about 48 dwellings, likely to be smaller units including single storey and more suitable for older persons.</u></p> <p><u>This site is allocated for general housing but its location makes it best</u></p>			

Main Mod Ref No	Change Ref from ED25	Policy / Para	Proposed Change	Source	Ref chapter	Ref para						
			<p><u>sited to a variety of smaller units including some single storey and these and the general location make it potentially a good site for dwellings which will be suitable for older persons. The access is likely to be thorough a development of bungalows for the over 55s and this site could cater at least in part for a similar market.</u></p> <p><u>The location is between the existing town of Coleford but although this area is generally protected from development which could detract from the setting of Coleford, this site is not prominent and its development will have little or no effect on the present setting of the town. It is not considered that the development of the site will have a detrimental effect on the aims of policy Coleford- Locally Valued Landscape which seeks to retain the open setting of Coleford. Any development proposal will need to bring suitable landscaping and demonstrate how the local landscape policy is respected having regard to the neighbouring uses.</u></p> <p><u>A mining risk assessment is required and attention is drawn to the watercourse and identified potential for surface water flooding from the adjoining watercourse on the southwestern boundary.</u></p>									
MM082		Policy FC 10	<p><u>North of Southend Lane, Newent</u></p> <p><u>About 7.3 of land is allocated for about 180 dwellings at land off Southend Lane to include at least 1.4ha open space/ green infrastructure on the eastern boundary of the site.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>Principally from the North into Foley Road with limited vehicle access to Southend Lane.</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>For pedestrian and cycles, as above, via Southend Lane and into the open space to the north</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>Principally from the North into Foley Road with limited vehicle access to Southend Lane.</u>	<u>Access connections</u>	<u>For pedestrian and cycles, as above, via Southend Lane and into the open space to the north</u>	FC10	8	
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			<p><u>the remainder of the town.</u></p> <p><u>The site will need to be developed so as to provide a large area of open space to the eastern edge capable of accommodating the existing (diverted) right of way or providing an alternative to it. This new edge should function both as an area predominantly for informal recreation and as a GI feature connecting to the north and south for both purposes. It may incorporate some of the play provision sought on the site subject to suitable design and layout. The site will because of its size also require some additional open areas within it.</u></p>													
MM083		AP70	<p>Foley Road, Newent</p> <p>About 4.6ha of land off Foley Road is allocated for up to 120 dwellings.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From Foley road and via adjoining Linden Homes development.</td> </tr> <tr> <td>Access connections</td> <td>As above but also to adjoining recreation land by footpath and to rights of way.</td> </tr> <tr> <td>Open space</td> <td>Within site to be designed to provide access to adjoining recreation land.</td> </tr> <tr> <td>Landscape</td> <td>To provide southern edge to town and adjoining recreation area, protect trees on site including where possible those crossing site.</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From Foley road and via adjoining Linden Homes development.	Access connections	As above but also to adjoining recreation land by footpath and to rights of way.	Open space	Within site to be designed to provide access to adjoining recreation land.	Landscape	To provide southern edge to town and adjoining recreation area, protect trees on site including where possible those crossing site.		8	
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MM084		Policy FC11	<p><u>Cleeve Mill Lane/ Gloucester Street Newent</u></p> <p><u>About 4.6 of land is allocated for about 60 dwellings (on 1.9ha of land to the west of the allocation) and open space/ formal sports pitches at Gloucester Street/ Cleeve Mill Lane.</u></p>	FC11								

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			<p><u>Land is allocated for about 60 dwellings and for open space to include formal recreation (probably sports pitches).</u></p> <p><u>The above allocation is for housing and also for recreation on a prominent site on the edge of the town. It should be developed in order to provide a clear landscaped edge to the town and will accommodate a variety of new housing. There are constraints imposed by the fact that the site adjoins three roads and also by the proximity of the sewage treatment works and the filling station. Landscaping will be important as will a layout that takes advantage of the existing trees and boundary hedges.</u></p>											
MM085		<u>Appeal decision</u>	<p><u>Housing Allocations: Ross Road, Newent</u></p> <p><u>About 5.0ha of land off Ross Road is allocated for up to 85 dwellings and for 2ha open space including access</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Ross Road</u></td> </tr> <tr> <td><u>Access connections (pedestrian and cycling)</u></td> <td><u>As above but also with additional access to Ross Rd and to Horsefair Lane</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Within site to include LEAP, play area and 0.36ha sports provision</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Ross Road</u>	<u>Access connections (pedestrian and cycling)</u>	<u>As above but also with additional access to Ross Rd and to Horsefair Lane</u>	<u>Open space</u>	<u>Within site to include LEAP, play area and 0.36ha sports provision</u>			
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MM086		Policy AP73	<p>Extra Care Accommodation, Cleeve Mill Lane</p> <p>About 0.53ha of land off Cleeve Mill Lane is allocated for an extra care development, to provide about 40 units.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>As existing</td> </tr> <tr> <td>Access connections</td> <td>As existing including public footpath through site</td> </tr> <tr> <td>Open space</td> <td>As necessary to provide amenity space for the residents and provide a buffer from adjoining uses</td> </tr> <tr> <td>Landscaping</td> <td>To screen from neighbouring uses and provide setting for the development</td> </tr> <tr> <td>Affordable housing</td> <td>40% sought in accordance with Core Strategy policy CSP5</td> </tr> <tr> <td>Special requirements</td> <td>The current site has permission for a scheme which also includes live work units and other workspace. This may be provided for in any revision but is not a requirement of this policy.</td> </tr> </tbody> </table> <p>This policy allocates land for a development similar to that which currently has outline permission. It protects the site for this use and would also enable but not require the development of new workspace.</p>	Subject	Requirements	Access for vehicles	As existing	Access connections	As existing including public footpath through site	Open space	As necessary to provide amenity space for the residents and provide a buffer from adjoining uses	Landscaping	To screen from neighbouring uses and provide setting for the development	Affordable housing	40% sought in accordance with Core Strategy policy CSP5	Special requirements	The current site has permission for a scheme which also includes live work units and other workspace. This may be provided for in any revision but is not a requirement of this policy.		<u>8</u>	
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			The policy above identifies land at Newent which has outline permission for an extra care scheme. Either the scheme that is permitted or a similar development would be permitted on the site. The permission also included some employment space and this may still be able to be accommodated on the site. This is not a requirement however but an option. The allocation is made in order to secure the provision of an extra care development.															
MM087		9.2	The settlement boundary has been tightly drawn around the built up area of Alvington. As a result the settlement will see only limited change during the plan period <u>with the exception of the development of the allocated site</u> . The Conservation Area and especially its open sporadically developed nature will be protected	Consequential change	<u>9</u>													
MM088		Policy AP96 Policy FC12	<p><u>Clanna Road, Alvington - Allocation for housing.</u></p> <p><u>About 0.5ha of land at Clanna Rd. Alvington is allocated for housing.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Clanna Road</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>As required within site</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>To road boundary and within site</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Development to take account of potential surface water flooding in Clanna Road</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Clanna Road</u>	<u>Access connections</u>	<u>As above</u>	<u>Open space</u>	<u>As required within site</u>	<u>Landscape</u>	<u>To road boundary and within site</u>	<u>Special features</u>	<u>Development to take account of potential surface water flooding in Clanna Road</u>	Policy FC12	<u>9</u>	
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MM089		Key issues	<p>Point 4 under Key Issues update</p> <p>The former goods station to the south of the village benefits from planning permission for 17 dwellings (now under construction).</p>		12	<u>12.1</u>				
MM090		13.11	<p>As of <u>mid 2017</u> the part of the site occupied by the rugby club had permission for development compatible with this policy to replace the club and provide 14 new dwellings <u>and nine dwellings were permitted by an outline application on allocated land to the north.</u></p>	update	13	13.11				
MM091		18.8 and Policy AP77 Policy FC13	<p>Paragraph 18.8</p> <p>The requirement for Drybrook is that about 50 additional dwellings can be provided for <u>The Plan allocates land for an new site of about 110 dwellings, over and above those with permission.</u></p> <p><u>Land off High Street, Drybrook, - Housing Allocation</u></p>	Policy FC13	18	18.8				

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			<p>High Street, Drybrook</p> <p>Land amounting to 4.8 <u>3.9</u> hectares is allocated for residential development of approximately 50 <u>110</u> dwellings off High Street.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From High Street</td> </tr> <tr> <td>Access connections</td> <td>As above <u>but connections are required for pedestrians from two locations on the frontage. The northeastern edge of the site adjoins a right of way which should be protected and enhanced.</u></td> </tr> <tr> <td>Open space</td> <td>Integral to site</td> </tr> <tr> <td>Landscape</td> <td>Consider impact on hillside and create new landscape boundary to agricultural land.</td> </tr> <tr> <td>Features on site</td> <td>Watercourse at entrance.</td> </tr> <tr> <td>Special requirements</td> <td>Development will need to ensure that it does not increase downstream flood risk. <u>The design should take account of the proximity of the RFC building to the north.</u> <u>Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and</u></td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From High Street	Access connections	As above <u>but connections are required for pedestrians from two locations on the frontage. The northeastern edge of the site adjoins a right of way which should be protected and enhanced.</u>	Open space	Integral to site	Landscape	Consider impact on hillside and create new landscape boundary to agricultural land.	Features on site	Watercourse at entrance.	Special requirements	Development will need to ensure that it does not increase downstream flood risk. <u>The design should take account of the proximity of the RFC building to the north.</u> <u>Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and</u>			
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MM092		19.5 to 19.6	<p>Policies and Proposals</p> <p>19.4 Retain a close control over development</p> <p>19.5 Allocation for mixed housing and canal reinstatement.</p> <p><u>Canal Restoration and Housing Allocation - Western Way Dymock</u></p> <p>19.6 A scheme for the restoration of the canal and development of associated housing is currently being <u>has recently been</u> implemented off Western Way. This will provide <u>s</u> affordable and market housing</p>	update	19	19.5 to 19.6						

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			together with other benefits for the village and wider area. The scheme is expected to be implemented as permitted and any variation would need careful justification.																	
MM093		Policy FC14	<p>23.2 The settlement boundary is capable of accommodating a modest degree of change but the plan seeks a close control <u>beyond one specific allocation</u> this in order to protect the open countryside. Open areas are either protected by being outside the settlement boundary or are otherwise protected.</p> <p><u>Hartpury, Adjoining Village Hall</u></p> <p><u>0.48ha of land adjoining the village hall at Hartpury is allocated for about 12 dwellings.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Over Old road</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Integral to development</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>local landscaping</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>12 units</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy policy CSP5</u></td> </tr> </tbody> </table> <p><u>This policy allocates land for housing</u></p> <p><u>The site is relatively small, and adjoins a recently constructed hall. It is</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Over Old road</u>	<u>Access connections</u>	<u>As above</u>	<u>Open space</u>	<u>Integral to development</u>	<u>Landscaping</u>	<u>local landscaping</u>	<u>Housing</u>	<u>12 units</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5</u>	<u>Policy FC14</u>	23	23.2
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			<u>expected to provide about 12 mixed dwellings which will be within easy access of the village facilities.</u>																	
MM094		Policy FC15 now Policy AP92	<p>Policies and Proposals</p> <p>24.2 The Plan enables only <u>one modest allocation, and other small scale development and retains a tightly drawn settlement boundary.</u></p> <p><u>Land Adjacent the Poplars, Huntley</u></p> <p><u>About 0.7ha of land is allocated to provide up to 12 dwellings and associated open space on land off Tibberton Lane, Huntley.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Tibberton lane</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>From the main access and to public right of way running through site</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>To be planned around tree protection</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>To site to take best advantage of the trees on the site</u></td> </tr> <tr> <td><u>Special requirements</u></td> <td><u>Development proposals should include a plan showing how the trees on the site can be best protected, and should minimise the loss of any that need to be removed. Design should provide for the retention of the existing right of way in a manner that is attractive.</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accord with CSP5.</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Tibberton lane</u>	<u>Access connections</u>	<u>From the main access and to public right of way running through site</u>	<u>Open space</u>	<u>To be planned around tree protection</u>	<u>Landscaping</u>	<u>To site to take best advantage of the trees on the site</u>	<u>Special requirements</u>	<u>Development proposals should include a plan showing how the trees on the site can be best protected, and should minimise the loss of any that need to be removed. Design should provide for the retention of the existing right of way in a manner that is attractive.</u>	<u>Affordable housing</u>	<u>40% sought in accord with CSP5.</u>	Policy FC15	24	24.2
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			<p><u>This policy allocates land for housing.</u></p> <p><u>The allocation is for up to 12 dwellings on a site that could normally accommodate a larger number. In this case however there is substantial tree cover and it is desirable to retain trees on the site in a manner that results in a sustainable and attractive development.</u></p>																	
MM061			<p>Land off Church Road, Longhope</p> <p>About 1ha of land off Church Rd is allocated for about 15 dwellings</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From School Lane or Rectory Meadow, or both.</td> </tr> <tr> <td>Access connections</td> <td>On foot from School Lane and Rectory Meadow and preferably Church Rd too, it should connect to the footpath network</td> </tr> <tr> <td>Open space</td> <td>Integral to the site</td> </tr> <tr> <td>Landscaping</td> <td>Within site with appropriate structural planting appropriate to rural location.</td> </tr> <tr> <td>Features on site</td> <td>None</td> </tr> <tr> <td>Special</td> <td>Site is required to be developed for open space and</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From School Lane or Rectory Meadow, or both.	Access connections	On foot from School Lane and Rectory Meadow and preferably Church Rd too, it should connect to the footpath network	Open space	Integral to the site	Landscaping	Within site with appropriate structural planting appropriate to rural location.	Features on site	None	Special	Site is required to be developed for open space and			
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MM095		Policy AP85 Policy FC16 now policy AP100	<p>Old Coach Depot, Mitcheldean - Housing Allocation</p> <p>The former coach depot at St Michaels Close (0.4ha) is allocated for about 12 dwellings</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From existing</td> </tr> <tr> <td>Access connections</td> <td>As above</td> </tr> <tr> <td>Open space</td> <td>Integral to site</td> </tr> <tr> <td>Landscaping</td> <td><u>Landscaping as part of an overall landscape/ ecological plan to ensure that the development is properly able to enhance the setting of the church and Conservation Area</u></td> </tr> <tr> <td>Features of site</td> <td>Adjoins Conservation Area and is part of setting of church. <u>The site will need careful design to minimise impact on the locality and to ensure that its development provides suitable enhancement.</u> MM062</td> </tr> <tr> <td>Affordable Housing</td> <td>40% sought in accordance with Core Strategy policy CSP5</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From existing	Access connections	As above	Open space	Integral to site	Landscaping	<u>Landscaping as part of an overall landscape/ ecological plan to ensure that the development is properly able to enhance the setting of the church and Conservation Area</u>	Features of site	Adjoins Conservation Area and is part of setting of church. <u>The site will need careful design to minimise impact on the locality and to ensure that its development provides suitable enhancement.</u> MM062	Affordable Housing	40% sought in accordance with Core Strategy policy CSP5	Discussions at hearing FC16	29	
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			<p>This policy identifies the site of a former coach depot for redevelopment for housing</p> <p>This site has been vacant for a number of years. Although employment sites such as this are generally expected to remain in employment use (CSP7), there is a great deal of easily accessible employment space available in Mitcheldean and it is considered that the location of this former depot makes it best suited to an alternative use for housing. <u>The redevelopment of the site must bring an overall enhancement to the area, and to the setting of both the Conservation area and St Michael's and All Angel's Church.</u> Although not a requirement of the policy it is considered that the site is best suited to a group of smaller dwellings.</p>							
MM096		Policy AP 90 Policy FC17 New policy AP100	<p>Land North of Newnham on Severn and adjoining Unlawater Lane</p> <p>About 2.2ha <u>4ha</u> of land is allocated to provide about 40 <u>95</u> dwellings and associated access and open space on land north of Newnham and adjoining Unlawater Lane.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>New access from A 48.</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	New access from A 48.	Policy FC17	31	31.5
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			<p>Severn Estuary SAC, SPA and Ramsar. All proposals must be compatible with the Habitats Regulations.</p> <p>This policy allocates land for housing and requires a new access from the A48. It also requires the new access to be landscaped and to incorporate open space at the entrance to the development <u>as well as landscaping to and around the area to be developed.</u></p> <p>The only area around Newnham which is not heavily constrained and is therefore suitable to be considered for development is to the north of the village. In keeping with the <u>strategy of the CS which identifies Newnham as a major village</u>, an allocation is proposed for about 40 95 dwellings and associated open space. The site area is sufficient to accommodate a relatively low density development and a variety of dwellings is expected. <u>As with all proposals the development of this site will need to consider flood risk which affects the A48 and this should include the consideration of access being able to be maintained. It is suitable for a variety of dwellings designed to be fully compatible with the various conservation and ecological interests that need to be taken into account.</u></p>					
MM097		Policy FC18 (new policy AP106)	<p>The settlement boundary for Redmarley has been drawn tightly around the built up area offering very few opportunities for further development. As a result it is likely to see only limited change during the plan period <u>(with the exception of the implementation of a recent appeal decision)</u> having just seen the completion of a scheme for affordable housing.</p> <p><u>Land off Drury Lane, Redmarley</u></p> <p><u>Land (1.2ha) is allocated for up to 11 dwellings</u></p> <table border="1" data-bbox="584 1361 1512 1409"> <tr> <td><u>Subject</u></td> <td><u>Requirements</u></td> </tr> </table>	<u>Subject</u>	<u>Requirements</u>	Policy FC18 following appeal decision	36	36.2
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MM098		New policy following appeal decision	<p><u>Housing Allocation at Gloucester Road, Tutshill</u></p> <p><u>Land off Gloucester Road/ Elm Road Tutshill</u></p> <p><u>About 6.2 of land is allocated to provide up to 95 dwellings and associated access including at least 3ha open space on land adjoining Gloucester Road and Elm Road, Tutshill.</u></p>	Update following appeal decision	40															

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			<p><u>landscaping in accord with the indicative scheme associated with a planning consent (allowed in 2016 following an appeal).</u></p> <p><u>This policy provides for an additional site to be developed for housing. The outline permission granted is for up to 95 dwellings and this allocation reflects that permission. One of the key issues in granting the appeal was the potential impact on the nearby Listed Buildings especially Wirewoods Green Manor. The indicative plan which accompanies the application shows open space close to this and provides for the reinstatement of a nearby orchard with further open space to its south. The allocation reflects this and requires 3ha of land to remain undeveloped. This includes the hedgerows within and on the edge of the site, an area likely to accommodate a balancing pond and the orchard and public open space in the eastern part of the site. All these were part of the indicative plan on which the appeal decision is based and which is referred to in the decision notice. The development of the site will therefore need to conform to this or if a new full application is made should make equivalent provision.</u></p> <p><u>Impacts on the Severn Estuary, River Wye and Forest of Dean Bat SAC were considered at outline planning application stage. Comments from agencies (eg Severn Trent Water, Welsh Water and the Environment Agency) address the majority of the concerns. Proposals will be required to demonstrate they meet policy safeguards in Core Strategy, CSP1. - Design and Environmental Protection, CSP2 – Climate Change Policy and AP7 - Biodiversity. Proposals will be required to provide hydrological modelling and/or construction Environmental Management plans.</u></p>					
MM099		Policy FC19	<p><u>Land off Sedbury Lane, Sedbury</u></p> <p><u>A site of 2.0ha is allocated for about 40 dwellings</u></p> <table border="1" data-bbox="584 1390 1512 1437"> <tr> <td><u>Subject</u></td> <td><u>Requirements</u></td> </tr> </table>	<u>Subject</u>	<u>Requirements</u>	Policy FC19	40	
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			<p><u>This policy allocates land for housing</u></p> <p><u>The above allocation amounts to 2.0ha. It is considered suitable for about 40 dwellings of a variety of types and sizes. The main access will be from Sedbury Lane and this may require suitable improvements. These should aim to provide associated landscaping where possible.</u></p>																	

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MM100		Policy FC20 new policy AP114	<p><u>Chartist Way Staunton/ Corse</u></p> <p><u>Approximately 1.2ha of land is identified for up to 27 dwellings at Chartist Way Staunton.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Chartist way</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Integral to the site and as identified on the policies map to the north</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>Structural and more local landscaping will be required</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Design and layout will need to demonstrate that any scheme complies with AP4 and 5 and also AP96. In order to achieve this, the development will need to be accompanied by information sufficient to show how it will not harm the nearby heritage assets and to the Conservation Area.</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>Up to 27 units</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy policy CSP5</u></td> </tr> </tbody> </table> <p><u>Land is allocated for about 15 dwellings and for open land.</u></p> <p><u>The above allocation enables the development of land to provide additional dwellings at Chartist Way, Staunton/ Corse. It is made in response to an appeal decision in mid 2017 which allowed 27 dwellings. It is expected that the site will be developed in the manner set out in the appeal decision, and in keeping with the policies in the AP</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Chartist way</u>	<u>Access connections</u>	<u>As above</u>	<u>Open space</u>	<u>Integral to the site and as identified on the policies map to the north</u>	<u>Landscaping</u>	<u>Structural and more local landscaping will be required</u>	<u>Special features</u>	<u>Design and layout will need to demonstrate that any scheme complies with AP4 and 5 and also AP96. In order to achieve this, the development will need to be accompanied by information sufficient to show how it will not harm the nearby heritage assets and to the Conservation Area.</u>	<u>Housing</u>	<u>Up to 27 units</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5</u>	Policy FC20	44	
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			<p><u>and CS. Likewise any further approvals or variations including revised schemes will be expected to comply with those plans and policies. The main considerations are likely to relate to the impact on the settlement and its heritage assets and policy AP96, below. Of particular importance will be the developed sites' relationship with the nearby heritage assets especially those in Ledbury Rd Crescent.</u></p>																			
MM101		FC21 new policy AP118	<p>Land adjoining Health Centre Yorkley</p> <p><u>Approximately 0.44ha of land is identified for 12 dwellings</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Tower Road</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above, pedestrian links to Forest and recreation ground are encouraged</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Integral to the site in a manner that relates the site to the adjoining forest</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>Local to site</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>Design to respect the edge of forest location and protect the amenity of adjoining dwellings</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>About 12 units</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy policy CSP5</u></td> </tr> </tbody> </table> <p><u>Land is allocated for about 12 dwellings</u></p> <p><u>The above allocation is for a small site adjoining the present village and close to its amenities. It should be designed in a manner that ensures it relates well to the adjoining forest, recreation area and nearby dwellings.</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Tower Road</u>	<u>Access connections</u>	<u>As above, pedestrian links to Forest and recreation ground are encouraged</u>	<u>Open space</u>	<u>Integral to the site in a manner that relates the site to the adjoining forest</u>	<u>Landscaping</u>	<u>Local to site</u>	<u>Special features</u>	<u>Design to respect the edge of forest location and protect the amenity of adjoining dwellings</u>	<u>Housing</u>	<u>About 12 units</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5</u>	FC21	49	
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MM102			<p><u>Housing land supply, FoDDC 23/9/2016</u></p> <p>This is a proposed MM in order to reflect the reviewed OAN resulting from the Councils response to the Inspector's Interim findings.</p> <p>Additional sections of AP as submitted to be MMs</p> <p>2.10 A full review of the Objectively Assessed Need (OAN) has been completed. <u>This supported the submitted Plan and was further reviewed and updated in accordance with the examination Inspector's wishes as contained in his Interim Findings.</u> It now relates to the housing need over the plan period 2006-26. This <u>The reviews</u> concluded that a basic demographic requirement very close to the CS level of provision was appropriate. The figure takes account of the post- recession situation and trends in household formation. Material supporting the revised level of provision is contained within the evidence base. The AP provides for a scale of new housing which can ensure that the needs are met and contains an allowance over and above the numerical requirement. Should there be any need to review aspects of the Plan this can be undertaken on an ad hoc basis but in any event it will be comprehensively reviewed and rolled forward probably on a five year cycle. The level of provision that the AP has been written to deliver is 320310 per year or 4800 3100 dwellings over <u>the remaining ten years of the plan period (to 2026).</u></p>			
MM103			<p>At the end of paragraph 2.9</p> <p><u>Affordable housing continues to be an important aspect of overall provision and the AP will support this either in accord with CS policy CSP5 and CS 6.34 or as it may be updated by changes in national or other policy, including any changes in the definition of what constitutes affordable homes. The prevailing definition and methods of provision will affect what affordable housing is delivered, and the Council will</u></p>			

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			<u>seek the most appropriate provision for the area within the overall (national) guidance</u>																			
MM104		FC9	<p><u>Tufthorn Avenue, Coleford</u></p> <p><u>About 1.7ha of land at Tufthorn Avenue Coleford is allocated for up to 60 dwellings and for employment (B1) use.</u></p> <table border="1"> <thead> <tr> <th><u>Subject</u></th> <th><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td><u>Access for vehicles</u></td> <td><u>From Tufthorn Avenue</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Incidental open space within site</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>Within the site in a manner which defines the uses and provides landscaping to neighbouring employment uses</u></td> </tr> <tr> <td><u>Special features</u></td> <td><u>The site must be designed to provide a satisfactory environment for both new dwellings and any proposed employment</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>Up to 60 units subject other uses and an acceptable design</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>40% sought in accordance with Core Strategy policy CSP5</u></td> </tr> </tbody> </table> <p><u>This policy allocates a site for mixed use to include housing and employment in a manner that enables development of previously unused land and the redevelopment of a largely redundant industrial</u></p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Tufthorn Avenue</u>	<u>Access connections</u>	<u>As above</u>	<u>Open space</u>	<u>Incidental open space within site</u>	<u>Landscape</u>	<u>Within the site in a manner which defines the uses and provides landscaping to neighbouring employment uses</u>	<u>Special features</u>	<u>The site must be designed to provide a satisfactory environment for both new dwellings and any proposed employment</u>	<u>Housing</u>	<u>Up to 60 units subject other uses and an acceptable design</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5</u>	FC9		
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			<p><u>unit.</u></p> <p><u>This site is partly vacant and partly occupied by a large factory unit, still in use but not to its full extent. It lies between existing and active industry and an area of housing. The development allocated can provide both a renewal of employment space and additional housing. It is envisaged that an element of B1 use or equivalent will be able to be accommodated on the site of the present factory and will form a buffer between the adjoining employment uses and the housing element of the new allocation. Careful design will be necessary and use will need to be made of landscaped areas and possibly bunds within the allocation. The actual capacity will depend on the mix proposed and that itself is to a degree dependant on the market and the ability to create a satisfactory environment for the B1 uses and the new dwellings. Although allocated for B1, alternative employment generating uses that are capable of existing alongside the housing (existing and proposed) would be acceptable.</u></p>			