

Appendix –Schedule of Recommended Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The Main Modification reference numbers follow those in the schedule published by the Council in October 2017 for consultation purposes. However, not all of those potential modifications are now recommended, so that certain numbers are omitted from this schedule.

The page numbers and policy and paragraph numbering refer to the Submission Draft Allocations Plan, and do not take account of the deletion or insertion of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM001	7	1.2	1.2 The main influence on the AP is the adopted (2012) Core Strategy (CS) and the aims and objectives of this are common to the AP. It follows that the allocations made are underpinned by common evidence although the evidence base for the AP is an extended and updated version of that used for the CS. This is primarily because of the greater level of detail needed to support the individual allocations <u>and because of the introduction of new up to date material supporting the AP's housing provision.</u>
MM002	10	2.9	2.9 The overall scale of change that the CS provides for is set by that document. It is however necessary to establish that it is still an appropriate base from which to plan. The calculation of future housing requirements needs to be shown to be up to date and to represent the assessment of need in terms of numbers overall and type. At the time of the CS examination the current evidence was that the planned housing provision as supported in the then RSS draft was appropriate. The needs of the district were assumed to be met within it and the needs of neighbouring areas were also assumed to be met within them. The planned provision for the Forest of Dean District was shown to be in tune with two later forecasts. Since that date the ONS projections based on the 2011 census have been published and these suggest a modest reduction in the need for housing in the district. They were however prepared in the light of the recent recession and possibly include low assumptions of new household formation. More recent evidence published alongside this Plan supports the continued use of a figure <u>slightly above</u> the

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			<p>CS figures for housing provision overall, though the maintenance of an adequate supply of land for <u>to enable this housing to be built</u> is also a vital consideration. <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 seek the most appropriate provision for the area within the overall (national) guidance.</u></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. It now relates to the housing need over the plan period 2006-26. This</u> The reviews 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 #320-330 per year or 4800 <u>6600</u> dwellings over <u>the</u> plan period (<u>2006</u> to 2026).</p>

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MM003	11	2.13	<p>2.13 The housing provision made in the AP is sufficient to meet the present five year requirement and the overall need for the plan period. # <u>The Plan assumes that the so called backlog will be met over the whole of the remaining plan period, often known as the "Liverpool" method.</u> Sites are identified that provide for this when taken together with an assumed contribution from small sites (five or fewer dwellings) and from presently unidentified land though the latter is a very small contribution for the first five years. In making provision for the first five year period, the actual rate of development that could be supported by this provision is well in excess of the CS requirement when averaged over the plan period. Although this will be kept under review, the 20% additional provision (not the backlog) provides additional flexibility in terms of availability, the ability to support an enhanced requirement should there be any need, and continuity of supply until the scale of provision is in step with the identified needs.</p>
MM004	12	After 2.14, insert new paragraph and re-number accordingly	<p><u>2.14A 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. The Plan allows for a range of housing in terms of type and also means of delivery. Increased access to housing can be achieved by encouraging starter homes (which are delivered at lower cost)¹ and also by enabling self build schemes or allowing an element of self build within larger schemes. The Council have a register of persons interested in self build and at least one allocated site which is the subject of a planning application has identified an element of provision for this are of the market.</u></p> <p><u>Footnote</u> ¹ <u>Starter Homes, are new homes offered for sale at a minimum of 20% below the open market value of the property, and are aimed at first time buyers who are below the age of 40 at the time of purchase. The discounted price should be no more than £250,000.</u></p>

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MM005	15	2.29	Development expected to take place in the countryside, most notably that associated with agriculture, will continue. <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>
MM006	18	After 2.36, insert new paragraph and re-number accordingly	<u>2.36A 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. The 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>
MM007	22	AP2, 3.8	<div data-bbox="658 1034 1608 1444" style="border: 1px solid black; padding: 5px;"> <p>AP2 Renewable Energy</p> <p>Proposals for renewable energy installations and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily in accordance with Core Strategy Policy CSP1 (Design and environmental protection) and other policies in the development plan. In accordance with good practice the Council will expect evidence of consultation with communities in regards to the benefits and impacts of the proposal prior to a positive determination. Proposals must consider any likely impacts associated with the whole scheme including grid connection, access, transport, construction and operational impacts.</p> </div>

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			<p>Proposals which result in a significant adverse impact are likely to be considered unacceptable unless there is clear evidence of local community involvement and leadership.</p> <p><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></p> <p>The following topic areas should be appropriately assessed:</p> <ol style="list-style-type: none"> 1. The landscape and visual impacts; its features, character and accessibility for residents and visitors 2. Residential amenity and impacts on residential areas; 3. Heritage asset and cultural impacts; 4. Cumulative impacts; 5. Environmental factors including noise, odour, water usage, biodiversity and risks of pollution; 6. Shadow Flicker and/or glare 7. Safety; residential and commercial areas, public rights of way, open access areas, transport networks and aviation 8. Communications; 9. Separation distances from: <ol style="list-style-type: none"> a. Residential dwellings in order to protect residential amenity and to minimise any impact of noise or shadow flicker b. Public footpaths and bridleways c. Power lines, roads and railways 10. Decommissioning and reinstatement 11. <u>Avoids the use of best and most versatile agricultural land, unless justified by clear and compelling evidence</u> <p>3.8 The policy applies to all renewable energy installations, not just to the two most apparent at</p>

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			<p>the time of writing, solar photo voltaic (PV) and wind turbines. It is written with the intent of being able to encourage development in the right context. <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>
MM008	25	AP4 Amend policy, insert new paragraphs and re-number accordingly	<p>AP4 Design of Development</p> <p>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 landscaping <u>which respects the amenity of residents and others.</u> • Contributing to environmental enhancement • <u>The propagation of local distinctiveness by ensuring that the style and nature of materials used in developments demonstrates 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> • <u>Adopting an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups</u>

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			<p data-bbox="658 248 1608 320"><u>in the community</u></p> <p data-bbox="658 344 1608 517">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></p> <p data-bbox="658 557 1930 959">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 data-bbox="658 999 1917 1337">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 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 data-bbox="658 1377 1917 1439"><u>3.18A 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</u></p>

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			<p><u>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 #and cater for all potential users.</u></p> <p><u>3.18B 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> <p><u>3.18C Design should be inclusive, that is it should ensure that buildings are accessible to everyone and can be used by an appropriately wide range of users according to the purpose of the building concerned.</u></p>
MM009	26	AP5 Delete	<div data-bbox="658 1042 1608 1289" style="border: 1px solid black; background-color: #d3d3d3; padding: 5px;"> <p>Policy AP5 Style and Materials</p> <p>In order to propagate local distinctiveness, the style and nature of materials used in developments must take account of the traditional characteristics, styles and materials that are in use in the locality.</p> </div> <div data-bbox="658 1315 1608 1415" style="border: 1px solid black; background-color: #90ee90; padding: 5px;"> <p>The intention of the policy is to ensure that proposals take account of traditional building styles and materials. It is not a requirement to use them although this is likely to be an option.</p> </div>

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			<p>3.19 The policy above supplements CSP1 and provides the link between site-specific development proposals and the more generalised principles of the CS. To take account of the traditional materials and styles does not mean that they must be used but it does mean that for example an area of walling stone should usually be of the appropriate type if it is intended that a proposal is seeking to provide a cue to local traditional material. 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. What this policy requires is that new development makes a positive contribution to the area and one of the requirements of this is that it should have an understanding of the context in which it is proposed. 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.</p>
MM010	26	Insert new Policy AP5 and paragraphs	<p>Local Character and Assets <u>Historic Character and Local Distinctiveness</u></p> <div style="border: 1px solid black; background-color: #e6e6fa; padding: 10px;"> <p>AP5 Historic character and local distinctiveness</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. 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> </div>

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			<p><u>• Remaining features (buildings, structures and sites) of the industrial history of the area.</u></p> <p>The Council will engage with local councils and other bodies in order to promote better and more comprehensive locally based studies of design and character of both the built and natural environment. Information in relation to heritage features and in particular heritage assets which can be part of the natural and built environment, (to add to existing information on known assets or to add new ones) and local landscape character will be welcomed where supported by evidence.</p> <p>This statement above expresses the intention to use and improve local evidence to inform planning decisions including plan making. It applies to character and design generally but also to information in respect of additional or existing heritage assets.</p> <p>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.</p> <p>Character</p> <p>3.20 The character of the landscape and the built form of the area has been taken into account at all levels in the Plan. In the CS there are considerations of wider character areas and landscape types within a district wide assessment. Individual Conservation Areas and their supporting appraisals have been taken into account in the various settlement boundaries and detailed proposals. Protected features and monuments are also accounted for. Heritage assets are an important aspect of character but not the only one, and their setting may be part of that character</p>

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			<p>in addition to the contribution made by the asset itself. There is scope to add to the body of knowledge about settlement character and the importance of heritage assets in order to improve decision making about both policy formulation and development management. It can help better inform decisions in all areas including protected landscapes such as AONBs. There is at present some locally gathered evidence which can be considered alongside that from other sources. As this accumulates (possibly through the neighbourhood planning process or as a result of increased interest in planning at a local level), it will become an increasingly important consideration. This is especially true if it is supported by the type of high quality evidence that already exists in some local studies that have been completed. Documents such as design appraisals and character assessments can form material considerations in planning applications, and can be used to support the Plan as it is implemented. They will by their nature probably contain a level of detail and material that can be especially relevant when considering individual planning applications. The Council will engage with local councils and other bodies in order to promote better and more comprehensive local and more detailed studies.</p> <p>3.21 Material relating to local character is often a mixture of factual evidence and opinion. This mix is expected to remain but will need to be appropriate to the subject matter. An example may be the need for hard evidence to support the history of a particular site or artifact whereas a view considered to be important in a particular village would be expected to be evidenced by illustrative material and support from a survey or expression of local opinion.</p> <p>Heritage Assets</p> <p>3.22 Whilst heritage assets often make a major contribution to local character and the overall built form, this is not always the case. In any event their importance often goes beyond the local level and they make a contribution in a wider context. Heritage assets may include landscapes some of which may be characterised by the underlying archaeology and may also comprise buildings or other features (monuments and milestones for example) or wider landscapes. Nationally protected assets are well known and are well safeguarded and many more local features are also already protected by the Plan (for example mine remains or railway structures within Forest Waste). Many more are not and the importance of some is only realised when they are under threat. In the same way as the building of more comprehensive and well evidenced information is supported for character and design, so greater and better information about heritage assets is welcomed.</p>

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			<p>3.23 Information about the above will be used in decision making and where necessary in establishing priorities in terms of balancing needs for development and the way in which assets can be preserved, conserved and/ or recorded. In some cases there will be a need for compromises to be made but these will be better informed by greater knowledge of the assets involved. One example of this is Lydney harbour where the sensitive development of its tourism and recreational potential is an important part of the Plan. Knowledge of the various heritage assets beyond those that are statutorily protected will better inform any proposals. Where included in allocated sites there is an expectation that any heritage assets will be preserved, conserved or enhanced. Such buildings or features are referred to where possible in the individual allocation policies.</p> <p><u>3.19 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 these 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 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, # including the Former Chartist settlements of Staunton/ Corse and Lowbands. In respect of all 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>3.19A 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>3.19B 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>

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MM011	30	AP7	<div data-bbox="658 509 1608 1058" style="border: 1px solid black; background-color: #e6e6fa; padding: 5px;"> <p>AP 7 Biodiversity</p> <p>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 <u>shall</u> safeguard features <u>and supporting 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: International – Special Protection Areas (SPA) Special Areas of Conservation (SAC), Ramsar Sites; National – Sites of Special Scientific Interest, Ancient woodland, Section 41 Species and Habitats; Local – Key wildlife areas, Strategic Nature areas, Green Infrastructure strategies.</u></p> </div> <div data-bbox="658 1093 1608 1401" style="border: 1px solid black; background-color: #90ee90; padding: 5px; margin-top: 10px;"> <p>This policy highlights the importance and context of biodiversity in the District <u>and in so doing identify some of the important environmental characteristics referred to in the Core Strategy (CSP1)</u>. 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.</p> </div>

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MM012	31	AP8, 3.31	<div data-bbox="658 304 1606 1094" style="border: 1px solid black; padding: 5px;"> <p>AP8 Green Infrastructure</p> <p>New development proposals must consider and where appropriate provide green infrastructure² as an integral part of development schemes. Such provision must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned and its surroundings, and these should consider how they can also enhance the landscape. <u>Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire.</u> In order to achieve this some or all of such provision may be made off site subject to the agreement of the Council.</p> <p>Where specific opportunities arise for the further development of Green infrastructure, they will be taken and planning agreements or other mechanisms will be used to secure appropriate provision. In particular the restoration of the Herefordshire and Gloucestershire Canal is expected to provide an important new or enhanced GI corridor. Other features, not all linear will also be expected to consider and fulfil a dual role and these include proposed cycle tracks, footpaths and the possible extension of the Dean Forest Railway along with any new roads.</p> </div> <p>²generally spaces and corridors which are able to be used for the benefit of wildlife and which form part of a network</p> <div data-bbox="658 1238 1606 1439" style="border: 1px solid black; padding: 5px;"> <p>As part of its drive for increased biodiversity the plan is required to increase GI and this policy ensures that it is considered as part of development proposals and where possible provided. Provision should be proportionate to the development concerned and should take account of any features within the development site itself and nearby</p> </div>

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			<p>3.32 Throughout the district there are protected areas which are of importance to wildlife. In addition are many areas that provide habitats but are not protected. All are individually important but invariably have a greater significance when regarded as parts of networks. Connections between areas which provide habitats are of vital importance and can be threatened by new development, and by other changes such as farming practice. The intention behind the above policy is to preserve and enhance those connections and to use new development to provide and safeguard them. When development takes place opportunities will be taken where appropriate to remove barriers to species movement and habitat connectivity. The policy supports the Gloucestershire Local Nature Partnership emerging Green Infrastructure Framework. Although often thought of as linear features, Green Infrastructure is about linkages generally and consequently the policy refers to spaces and corridors, it often includes woodland <u>and trees which can make a positive contribution to green infrastructure.</u></p>
MM013	39	4.6, AP9	<p>Herefordshire and Gloucestershire Canal</p> <p>4.6 The Council supports the reinstatement of the Herefordshire and Gloucestershire Canal <u>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. In terms of land uses, Land will be safeguarded to enable the canal to be reinstated and where necessary diverted from 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 likely to be required for canal related facilities and agreed is shown on the Proposals <u>policies</u> 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 <u>through consultation and agreement between the Canal Trust and affected landowners and occupiers.</u> The protection of the route of the canal and agreed diversions as shown on the plan may be varied with the consent of the Canal Trust. 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 landowners <u>developers</u> to agree <u>negotiate with the relevant landowners regarding</u> access to land.</u></p>

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			<p>AP9 Herefordshire and Gloucestershire Canal</p> <p>The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Plan and land <u>as specified below</u> is protected from other development in order to achieve this.</p> <ol style="list-style-type: none"> 1) The original route <u>as shown on the policies map</u> where it has not been subsequently obstructed and is not the subject of agreed diversions. 2) agreed diversions or <u>diversions agreed with the landowner that have the support/ approval of the LPA.</u> 3) <u>land as shown on the policies map which provides for a continuous route where 1 or 2 above do not apply</u> 4) land agreed to be protected for essential ancillary structures <p>The reinstatement of the canal may use alternative areas to those protected and may divert from the protected lines (<u>either the original route or additional land under 3 above</u>) where there is agreement with the landowner to do so. These alternatives will require planning permission as will various other work associated with the canal.</p> <p><u>A small section of the canal route lies 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> <p>In evaluating planning applications for the canal, the full range of policies in the local plan will be relevant and evaluation of the impact on the landscape will be especially important. Overall the canal like other development will be expected to make a positive contribution to the area through which it passes especially in respect of its impact on</p>

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			<p>the landscape, recreational benefits, <u>biodiversity benefits</u> and provision of green infrastructure.</p> <p>The requirements of the Environmental Impact Assessment Regulations, including cumulative impacts, will need to be considered, any may apply whether or not planning permission is required.</p>
MM014	45	4.16	<p>Add at end of paragraph 4.16</p> <p><u>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 accommodated.</u></p>
MM015	Various	AP9, AP10, AP20, AP24, AP25, AP30, AP31, AP33, AP34, AP36, AP37, AP38, AP54, AP56, AP58, AP59, AP60, AP61, AP62, AP63, AP76, AP94, AP97 AP98.	<p>Add to Policy AP9: <u>A small section of the canal route lies 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>Add to other policies: <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></p>

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MM016	49	AP17	<p>AP17 Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.</p> <p>Redevelopment of the land at Stowfield will be supported by the Allocations Plan but only where:</p> <ul style="list-style-type: none"> • The environmental impacts can be shown to be acceptable and • The development proposed will not be subject to unacceptable flood risk <u>as demonstrated by Flood Risk Assessment and the application of the sequential test.</u> • There will be no adverse effects on European nature conservation designations, • Development will not be adversely affected by any legacy including contamination from the past uses and • Clear benefits to the AONB can be demonstrated. <p>Development may include the following:</p> <p>North of the Main road within an area of about 8ha:</p> <ul style="list-style-type: none"> • About 45 dwellings • At least 4ha employment land, 3ha of which is industrial commercial and/ or retail. Employment generating uses may include business units, B1, B2 and B8 uses and other employment generating development, also an hotel and pub and retail units which do not compete with town centres (eg garden centre)

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		<ul style="list-style-type: none"> • Recreation facilities and tourist accommodation. • A care home <p>Tourism related uses may comprise serviced or non-serviced accommodation. Recreation uses include leisure and recreation facilities and ancillary retail, offices and other accommodation in connection with the main uses will also be permitted.</p> <p>The disposition of uses should be agreed on an indicative masterplan to be prepared as part of the planning process. This should include HRA and a plan for the phasing of development.</p> <table border="1" data-bbox="674 667 1592 1430"> <thead> <tr> <th data-bbox="674 667 862 743">Subject</th> <th data-bbox="862 667 1592 743">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 743 862 852">Access for vehicles</td> <td data-bbox="862 743 1592 852">Primary from existing road using present access road, pedestrian/ cycle access where necessary</td> </tr> <tr> <td data-bbox="674 852 862 960">Access connections</td> <td data-bbox="862 852 1592 960">Footpaths along Wye Valley which adjoin the site including the existing footbridge</td> </tr> <tr> <td data-bbox="674 960 862 1037">Open space</td> <td data-bbox="862 960 1592 1037">According to agreed masterplan</td> </tr> <tr> <td data-bbox="674 1037 862 1114">Landscaping</td> <td data-bbox="862 1037 1592 1114">Extensive according to masterplan</td> </tr> <tr> <td data-bbox="674 1114 862 1289">Features on site</td> <td data-bbox="862 1114 1592 1289">Retain boardroom and associated structure, retain chimney if possible, provide interpretation regarding history, which may retain other features and or use artifacts relating to the site.</td> </tr> <tr> <td data-bbox="674 1289 862 1430">Special requirements</td> <td data-bbox="862 1289 1592 1430">Proposals should be of a high standard providing a unique sense of place. Masterplan and development to be fully compatible with Wye Valley Woodland SAC, River Wye SAC Wye Valley and Forest of Dean bat</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	Primary from existing road using present access road, pedestrian/ cycle access where necessary	Access connections	Footpaths along Wye Valley which adjoin the site including the existing footbridge	Open space	According to agreed masterplan	Landscaping	Extensive according to masterplan	Features on site	Retain boardroom and associated structure, retain chimney if possible, provide interpretation regarding history, which may retain other features and or use artifacts relating to the site.	Special requirements	Proposals should be of a high standard providing a unique sense of place. Masterplan and development to be fully compatible with Wye Valley Woodland SAC, River Wye SAC Wye Valley and Forest of Dean bat
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			<table border="1" data-bbox="674 248 1608 536"> <tr> <td></td> <td>SACs. Must take full account of and be compatible with AONB designation. Proposals will need to be prepared and considered in relation to the Habitats Regulations</td> </tr> <tr> <td>Affordable housing</td> <td>40% sought in accord with CSP5</td> </tr> </table> <p data-bbox="674 576 1608 679">South of the main road an area of about 1ha is allocated for <u>mixed residential and employment generating uses with no more than 1/3 to be for residential use.</u></p> <table border="1" data-bbox="674 719 1608 1046"> <thead> <tr> <th data-bbox="674 719 860 794">Subject</th> <th data-bbox="860 719 1608 794">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 794 860 903">Access for vehicles</td> <td data-bbox="860 794 1608 903">From existing road using present access road, pedestrian/ cycle access where necessary</td> </tr> <tr> <td data-bbox="674 903 860 1046">Access connections</td> <td data-bbox="860 903 1608 1046">Footpaths if desired</td> </tr> </tbody> </table> <p data-bbox="651 1078 1939 1350">4.24 The above site is divided into two areas both of which have potential for change. The smaller area of just under 1hectare is suitable for a variety of employment generating uses. These may include the simple redevelopment of the present building for business uses or for alternative employment <u>and residential</u> uses. The larger element of the allocation is currently occupied by a largely empty factory complex. The various unused buildings are all unsuited to providing modern floorspace but there are some elements that should be retained in any scheme for redevelopment. The former boardroom, and adjoining hallway should be retained and it is desirable to retain the chimney.</p> <p data-bbox="651 1382 1939 1449">4.26 The scale of any housing to be provided should not be significantly greater than 45 <u>55</u> units. This could however be in addition to any tourism accommodation which may be limited to that use</p>		SACs. Must take full account of and be compatible with AONB designation. Proposals will need to be prepared and considered in relation to the Habitats Regulations	Affordable housing	40% sought in accord with CSP5	Subject	Requirements	Access for vehicles	From existing road using present access road, pedestrian/ cycle access where necessary	Access connections	Footpaths if desired
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			<p>by legal agreement, bona fide live work units and accommodation for staff who may need to live on the premises to look after the property. The reason for this limitation is to enable a genuine mixed use to be established. As far as location is concerned, there will be a need to establish the potential of the various areas of the site as detailed proposals are compiled. A detailed study of flood risk will be necessary and its findings will need to be taken into account especially in respect of the location of the proposed housing and any other residential accommodation such as a care home. For this reason it is not appropriate to make a more precise allocation. Over 25% of the site lies within flood zone 3 as drawn in late 2014. Planned development will need to take account of drainage constraints including capacity at the treatment works.</p>
MM017	67	AP27, 4.41	<p>Modify wording of Policy AP27. Delete words “as shown on the proposals map”</p> <div data-bbox="658 756 1608 927" style="border: 1px solid black; background-color: #d9ead3; padding: 5px;"> <p>This policy safeguards land where needed in order to establish supports the establishment of an important planned cycle link. Development which takes place on the route <u>when known</u> will <u>may</u> be required to safeguard a dedicated cycle route with a minimum of conflicting junctions etc.</p> </div> <p>4.42 Although much of the above route is <u>likely to be</u> within land in the control of the Forestry Commission not all of it is. and the Plan shows the route of the entire link for illustrative purposes. Land not in the control of the Commission is safeguarded for the establishment of the cycle route. The safe cycle connection between Lydney and Parkend has been the subject of discussion for a number of years. It is an important connection capable of serving a variety of functions and will also be quite level. As it passes through Whitecroft it will also serve it and adjoining settlements. Where the route corridor adjoins suitable land (eg mixed woodland) this will act as green infrastructure however where not the case, additional provision is expected within the route corridor.</p>

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MM018	73	5.7 Key issues	<p>Add to key issues in Cinderford Chapter, under “Sustainable development” point 3</p> <p><u>To protect and enhance the biodiversity of the area in recognition of its importance.</u></p>
MM020	76	AP32, 5.14	<div data-bbox="658 499 1608 847" style="border: 1px solid black; padding: 5px;"> <p>AP32 24 High Street, Cinderford and related area</p> <p>A site of approximately 0.32ha is allocated for continuing use for retail and ancillary uses. Unless relocated satisfactorily elsewhere the present police station is expected to remain if operational. In the event of redevelopment of the remainder of the site, any scheme should include continuous ground floor retail uses of an appropriate design along the entire High Street and Market Place frontage.</p> </div> <div data-bbox="658 882 1608 954" style="border: 1px solid black; padding: 5px; background-color: #d9ead3;"> <p>This policy draws attention to an important site and safeguards its present use while enabling its redevelopment primarily for retailing.</p> </div> <p>5.14 The purpose of the above allocation is to protect a potentially important site within the town centre in order to ensure that it remains in retail use. The allocated area includes the largest convenience store in the town and this has been an important use for many years albeit with various occupiers. The site includes an area used for parking and access. and the current police station, which is expected to remain unless it moves to another location elsewhere in the town (or the service itself is withdrawn). It also includes another relatively large shop unit. As indicated by this policy and supported by the frontage policy, the present uses are expected to continue if the site is wholly or partially redeveloped.</p>

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MM021	78	Replace AP34 and paragraphs 5.16 - 5.18	<p><u>AP34 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 data-bbox="674 496 801 544"><u>Subject</u></th> <th data-bbox="801 496 1592 544"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 544 801 695"><u>Capacity</u></td> <td data-bbox="801 544 1592 695"><u>4.2 ha of land to include about 80 dwellings, at least 1ha formal accessible recreation space (which may be shared with the Football Club using it as their pitch) and 0.5ha informal open space.</u></td> </tr> <tr> <td data-bbox="674 695 801 815"><u>Access for vehicles</u></td> <td data-bbox="801 695 1592 815"><u>For the housing site from Edge Hills Rd, Latimer Rd, Causeway Rd or a combination. Otherwise to use existing accesses.</u></td> </tr> <tr> <td data-bbox="674 815 801 935"><u>Access connections</u></td> <td data-bbox="801 815 1592 935"><u>Foot and cycle connections to Causeway Road and to open space, to Edge Hills Road, Latimer Rd and possibly Pinewood Close.</u></td> </tr> <tr> <td data-bbox="674 935 801 1182"><u>Open space</u></td> <td data-bbox="801 935 1592 1182"><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.</u></td> </tr> <tr> <td data-bbox="674 1182 801 1302"><u>Landscaping</u></td> <td data-bbox="801 1182 1592 1302"><u>To incorporate the open space immediately south of Causeway Rd and provide for wildlife corridors and green links</u></td> </tr> <tr> <td data-bbox="674 1302 801 1406"><u>Special requirements</u></td> <td data-bbox="801 1302 1592 1406"><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</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 Football Club 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>	<u>Access connections</u>	<u>Foot and cycle connections to Causeway Road and to open space, to Edge Hills Road, Latimer Rd and possibly Pinewood Close.</u>	<u>Open space</u>	<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.</u>	<u>Landscaping</u>	<u>To incorporate the open space immediately south of Causeway Rd and provide for wildlife corridors and green links</u>	<u>Special requirements</u>	<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</u>
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			<p>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> <p>North of Causeway Rd- some screening and strategic landscaping within the site according to location of buildings.</p> <p>Special requirements</p> <p>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>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>Affordable housing</p> <p>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</p>

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		<p>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> <p>5.18 The policy enables the development of the present site of the Football club for housing and also a portion of the open land to the east. It is considered that about 2.6ha of land can be developed to provide about 80 houses. The majority of the open land will then be developed as informal recreation. If there is any variation it will need to be justified and be compatible with the establishment of functional open space south of Causeway Road which should total at least 0.9ha but may include areas within and adjoining the housing itself. This may be developed in stages but from the occupation of the first house it should be available for use as open space with the basic routes through established. Additional landscaping and in particular planting will be required though the views over and through the land should be retained where possible.</p> <p>5.19 The football club must move and be able to operate from the new site before the existing one can be developed, unless any interruption is agreed with the club. The relocation may however be in phases, first to establish the playing pitch and then to provide ancillary facilities. The new site will be shared with the present school and there may be scope for some joint use of buildings.</p> <p>5.20 The proposal is compatible with the school's status as a sports academy and enables it to share improved facilities.</p>	

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MM022	79	After AP34 insert new policy and paragraphs 5.16-5.18	<p><u>AP## 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" data-bbox="663 488 1603 1334"> <thead> <tr> <th data-bbox="674 488 846 560"><u>Subject</u></th> <th data-bbox="846 488 1603 560"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 560 846 671"><u>Access for vehicles</u></td> <td data-bbox="846 560 1603 671"><u>From Sneyd Wood Road.</u></td> </tr> <tr> <td data-bbox="674 671 846 783"><u>Access connections</u></td> <td data-bbox="846 671 1603 783"><u>As above.</u></td> </tr> <tr> <td data-bbox="674 783 846 863"><u>Open space</u></td> <td data-bbox="846 783 1603 863"><u>Incidental open space within site.</u></td> </tr> <tr> <td data-bbox="674 863 846 967"><u>Landscape</u></td> <td data-bbox="846 863 1603 967"><u>To reinforce northern edge of site and to form partial gateway to larger development adjoining.</u></td> </tr> <tr> <td data-bbox="674 967 846 1142"><u>Special features</u></td> <td data-bbox="846 967 1603 1142"><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 data-bbox="674 1142 846 1214"><u>Housing</u></td> <td data-bbox="846 1142 1603 1214"><u>About 18 units of mixed types and sizes.</u></td> </tr> <tr> <td data-bbox="674 1214 846 1334"><u>Affordable housing</u></td> <td data-bbox="846 1214 1603 1334"><u>40% sought in accordance with Core Strategy policy CSP5.</u></td> </tr> </tbody> </table> <p data-bbox="663 1366 1603 1433"><u>This policy allocates a housing site on land adjoining another recent development.</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>
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			<p><u>5.21 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>
MM023	82	AP37	<div data-bbox="658 592 1608 975" style="border: 1px solid black; padding: 5px;"> <p>AP38 Linear Park, Cinderford</p> <p>The Linear Park as identified on the proposals policies map is <u>an important local recreational and natural resource which shall be protected from development incompatible with its use for informal recreation.</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> </div> <div data-bbox="658 1010 1608 1078" style="border: 1px solid black; padding: 5px; background-color: #d4edda;"> <p>This policy protects the Linear Park from development not related to recreation</p> </div> <p>5.24 The Cinderford Linear Park was created in the early 1990s and involved extensive reclamation of land that was either derelict or degraded by past activity. It is now a well established and complex area spanning the transition between planted forest and the town along its western edge. The Northern Quarter AAP contains some of the Linear Park and the remainder is covered by the AP. The policy above is written to ensure its continuation as an important recreation resource and item of green infrastructure. The area is a complex one <u>The Linear park is a complex area of considerable importance for nature conservation</u> and within the overall management there will be a variety of aims and objectives. The land will be transferred to the ownership of the Forestry Commission for continued management as a recreation and natural</p>

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			resource early in the plan period. Development not in keeping with the recreational use of the Linear Park will not be permitted with the possible exception of minor essential items.				
MM025	86	6.6	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". NDPs when completed and "made" become parts of the Development Plan and are used as such in the assessment of development proposals.				
MM026	94	AP40	<p>Mixed Use Allocation Hill Street 1.1 ha</p> <div style="border: 1px solid black; padding: 5px;"> <p>AP40 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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for</td> <td>From Hill Street</td> </tr> </tbody> </table> </div>	Subject	Requirements	Access for	From Hill Street
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			<p data-bbox="658 248 1608 491">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 result</p> <p data-bbox="658 528 1608 632">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 data-bbox="658 671 1906 836">6.25 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 data-bbox="658 879 1890 1007">6.26 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>
MM027	98	6.30	<p data-bbox="658 1086 1200 1118">Add to paragraph 6.30 (after 3rd sentence)</p> <p data-bbox="658 1155 1921 1219"><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></p>

Ref	Page	Policy/ Paragraph	Main Modification						
MM028	106	AP50	<p>Add to policy AP50 Special requirements</p> <p><u>There will be a need for FRA and the application of the sequential test in appropriate cases.</u></p>						
MM029	108	AP51	<p>AP51 Railway Station Area</p> <p>An area of about 2.2ha north of the mainline railway is allocated for the development of the station, its associated facilities and for related mixed uses. These include providing additional parking, physical improvements to the station itself and providing connections to the Dean Forest Railway. In order to support the development some enabling development is expected and this may include a certain amount of business related or other commercial developments. In addition the allocation includes an element of housing, intended to be complementary to the whole whilst helping to enable the development of the whole allocation. Development should include the elements listed in the policy and may be phased. The layout of the allocated area should either follow that shown on the proposals <u>policies</u> map or accord with a masterplan to be agreed as part of the planning process.</p> <table border="1"> <thead> <tr> <th>Subject</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>Access for vehicles</td> <td>From existing road frontage</td> </tr> <tr> <td>Access connections</td> <td>From Station approach/ Harbour Road in addition to existing vehicle access and via footpaths to Dean Forest Railway</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From existing road frontage	Access connections	From Station approach/ Harbour Road in addition to existing vehicle access and via footpaths to Dean Forest Railway
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MM030	110	After AP53 insert new policy and paragraphs	<p data-bbox="658 1241 981 1278"><u>Augustus Way, Lydney</u></p> <p data-bbox="658 1315 1077 1351"><u>AP## Augustus Way, Lydney</u></p> <p data-bbox="658 1388 1581 1425">About 6.5ha of Land off Augustus Way and Court Road Lydney will be</p>								

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			<p data-bbox="660 252 1619 336"><u>Affordable housing</u> 40% sought in accordance with Core Strategy policy CSP5.</p> <p data-bbox="660 371 1608 576"><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 data-bbox="660 619 1910 751"><u>6.46A 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 data-bbox="660 794 1933 959"><u>6.46B 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>
MM031	116	AP54	<p data-bbox="660 1094 1608 1121">AP54 Coleford Town Centre</p> <p data-bbox="660 1166 1597 1431">Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the proposals <u>policies</u> map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Proposals to change to retail will be supported subject to other plan</p>

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			<p>policies. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front.</p> <p>Throughout the plan period opportunities for environmental improvements <u>such as small green areas, shop front regeneration in the conservation area, consistent signage, improvements to heritage assets and other features</u> will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. <u>Good design is especially important in the town centre with its extensive public area and conservation area.</u></p> <p>The site for the recently commenced convenience store off Lords Hill as shown on the proposals <u>policies</u> map is identified for retail use, to be developed as permitted or in a similar manner (retail unit or units and associated parking and circulation space). New development should be well integrated into the remainder of the centre with suitable access, design and visual connections.</p> <p><u>The area identified 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>
MM032	117	AP55, 7.7	<p>AP55 Lawnstone House</p> <p>Land including Lawnstone House is allocated for retail, business and or community use and for residential development (up to about 8 flats <u>about 12 flats</u>).</p>

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			<table border="1" data-bbox="663 248 1603 882"> <thead> <tr> <th data-bbox="676 248 869 328">Subject</th> <th data-bbox="869 248 1594 328">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="676 328 869 435">Access for vehicles</td> <td data-bbox="869 328 1594 435">From High Street via existing Council Office access</td> </tr> <tr> <td data-bbox="676 435 869 542">Access connections</td> <td data-bbox="869 435 1594 542">Footway towards council offices and from High Street adjoining "The Annexe"</td> </tr> <tr> <td data-bbox="676 542 869 619">Open space</td> <td data-bbox="869 542 1594 619">Small integral amenity area(s)</td> </tr> <tr> <td data-bbox="676 619 869 695">Landscaping</td> <td data-bbox="869 619 1594 695">Within site</td> </tr> <tr> <td data-bbox="676 695 869 882">Special requirements</td> <td data-bbox="869 695 1594 882">Development should extend the active frontage and form part of a gateway to the town. If possible It should create some public amenity space. Existing trees should be used as part of landscaping to provide an improved street appearance.</td> </tr> </tbody> </table> <p data-bbox="663 919 1603 1023" style="background-color: #92d050; padding: 5px;">This policy is intended to guide the redevelopment or conversion of the site in such a manner as to ensure that it makes a positive contribution to the town centre.</p> <p data-bbox="663 1062 1939 1398">7.7 This allocation is flexible and is intended to allow the development by either a combination of conversion and new build or complete redevelopment of a site of about 0.2ha in the town's main street. The site is an important one and is able to provide new retail frontage or at least an active frontage sustained by a variety of uses. These could be business or community uses, or a combination. It is a small site but also a prominent one. It is envisaged that the land will be developed with business, retail and or community uses on the ground floor and flats above. Development may include the building close to the cinema which is presently a combination of offices and retail, but this is not essential. The main purpose of the allocation is to provide scope for the site to once more be used to make a positive contribution to the town centre while providing opportunities for business.</p>	Subject	Requirements	Access for vehicles	From High Street via existing Council Office access	Access connections	Footway towards council offices and from High Street adjoining "The Annexe"	Open space	Small integral amenity area(s)	Landscaping	Within site	Special requirements	Development should extend the active frontage and form part of a gateway to the town. If possible It should create some public amenity space. Existing trees should be used as part of landscaping to provide an improved street appearance.
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MM033	118	AP56	<p data-bbox="667 501 1603 533">AP56 Former Courts and Police Station</p> <p data-bbox="667 576 1603 740">The former courts and current police station site is allocated for community uses, which may include the use of all or part of the site as a place of assembly. In the event that the adjoining dwellings are also proposed to be redeveloped, then new housing (up to one third of the site area) will also be permitted.</p> <table border="1" data-bbox="674 783 1597 1401"> <thead> <tr> <th data-bbox="674 783 887 858">Subject</th> <th data-bbox="887 783 1597 858">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 858 887 970">Access for vehicles</td> <td data-bbox="887 858 1597 970">From existing off Lords Hill</td> </tr> <tr> <td data-bbox="674 970 887 1082">Access connections</td> <td data-bbox="887 970 1597 1082">To Gloucester Road and Lords Hill</td> </tr> <tr> <td data-bbox="674 1082 887 1157">Open space</td> <td data-bbox="887 1082 1597 1157">Incidental within site</td> </tr> <tr> <td data-bbox="674 1157 887 1294">Landscaping</td> <td data-bbox="887 1157 1597 1294">As an integral part of the development <u>ensuring good quality appropriate to the prominent location adjoining the Conservation Area.</u></td> </tr> <tr> <td data-bbox="674 1294 887 1401">Features on site</td> <td data-bbox="887 1294 1597 1401">The building(s) will be the feature on this prominent site</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	From existing off Lords Hill	Access connections	To Gloucester Road and Lords Hill	Open space	Incidental within site	Landscaping	As an integral part of the development <u>ensuring good quality appropriate to the prominent location adjoining the Conservation Area.</u>	Features on site	The building(s) will be the feature on this prominent site
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			<div style="border: 1px solid black; padding: 5px;"> <p>Special requirements</p> <p>Design of a building which is part of a gateway to the town centre; use existing stone boundaries.</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> </div>
MM034	119	7.9	<p>Add to paragraph 7.9</p> <p><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></p>
MM035	121	AP58	<p>Delete ..or replaced... and insert <u>...or a replacement theatre/performance space be provided.</u></p>
MM036	124	AP60	<div style="border: 1px solid black; padding: 5px;"> <p>AP60 Tufthorn Avenue and Pingry Farm - Employment sites</p> <p>About 20 <u>18.3</u>ha of land off Tufthorn Avenue is allocated for employment generating uses and for the intensification of existing sites.</p> <p>About 1.1ha of land at Pingry Farm is allocated for retention of employment generating uses.</p> <p>About 1.4ha of undeveloped land is allocated for employment generating uses at the junction of Tufthorn Avenue and the B4228.</p> <p><u>The area allocated is in part within a high risk area in respect of former</u></p> </div>

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			<p><u>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>Note: the development of the land will need to take account of the location of various sewers which cross it <u>and must consider any possible flood risk which may be present.</u></p>												
MM037	126	AP62, 7.19 and new paragraph	<p>AP 62 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 80 <u>140</u> dwellings and associated open space and landscaping.</p> <table border="1" data-bbox="674 815 1603 1433"> <thead> <tr> <th data-bbox="674 815 869 890">Subject</th> <th data-bbox="869 815 1603 890">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 890 869 1002">Access for vehicles</td> <td data-bbox="869 890 1603 1002">From Gloucester Road</td> </tr> <tr> <td data-bbox="674 1002 869 1114">Access connections</td> <td data-bbox="869 1002 1603 1114">To existing footpath network through site (east west and diagonally north south)</td> </tr> <tr> <td data-bbox="674 1114 869 1225">Open space</td> <td data-bbox="869 1114 1603 1225">Integral but based around footpaths and stream and the need to provide a setting for the Farmhouse</td> </tr> <tr> <td data-bbox="674 1225 869 1401">Landscaping</td> <td data-bbox="869 1225 1603 1401">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 data-bbox="674 1401 869 1433">Features on</td> <td data-bbox="869 1401 1603 1433">Stream and former tramway to be treated as features</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	Stream and former tramway to be treated as features
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			<p>2.6ha <u>5.9ha</u> in extent <u>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. This number whilst achievable is probably at the upper end of the likely range. 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 into account.</p> <p><u>7.19A 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>										
MM038	126	After AP62 insert new policy and paragraph	<table border="1" data-bbox="658 959 1608 1434"> <thead> <tr> <th colspan="2" data-bbox="658 959 1608 1023"><u>AP## Land at Ellwood Road Milkwall</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="658 1023 1608 1102"><u>1.6ha of land off Ellwood Road Milkwall is allocated for about 48 dwellings.</u></td> </tr> <tr> <th data-bbox="658 1139 864 1214"><u>Subject</u></th> <th data-bbox="864 1139 1608 1214"><u>Requirements</u></th> </tr> <tr> <td data-bbox="658 1214 864 1326"><u>Access for vehicles</u></td> <td data-bbox="864 1214 1608 1326"><u>From Ellwood Rd</u></td> </tr> <tr> <td data-bbox="658 1326 864 1434"><u>Access connections</u></td> <td data-bbox="864 1326 1608 1434"><u>As above and with cycle/ pedestrian connections to Station Road and to forest waste to southeast.</u></td> </tr> </tbody> </table>	<u>AP## Land at Ellwood Road Milkwall</u>		<u>1.6ha of land off Ellwood Road Milkwall is allocated for about 48 dwellings.</u>		<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>
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			<p><u>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></p>														
MM039	126	After AP62 insert new policy and paragraphs	<p><u>AP## 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" data-bbox="667 703 1603 1433"> <thead> <tr> <th data-bbox="676 703 846 778"><u>Subject</u></th> <th data-bbox="846 703 1603 778"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="676 778 846 887"><u>Access for vehicles</u></td> <td data-bbox="846 778 1603 887"><u>From North Road.</u></td> </tr> <tr> <td data-bbox="676 887 846 1034"><u>Access connections</u></td> <td data-bbox="846 887 1603 1034"><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 data-bbox="676 1034 846 1142"><u>Open space</u></td> <td data-bbox="846 1034 1603 1142"><u>Incidental to development</u></td> </tr> <tr> <td data-bbox="676 1142 846 1251"><u>Landscape</u></td> <td data-bbox="846 1142 1603 1251"><u>Landscaping where necessary including to western edge of the site</u></td> </tr> <tr> <td data-bbox="676 1251 846 1326"><u>Housing</u></td> <td data-bbox="846 1251 1603 1326"><u>About 70 dwellings including a variety of types and sizes</u></td> </tr> <tr> <td data-bbox="676 1326 846 1433"><u>Affordable housing</u></td> <td data-bbox="846 1326 1603 1433"><u>40% sought in accordance with Core Strategy policy CSP5</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 housing</u>	<u>40% sought in accordance with Core Strategy policy CSP5</u>
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			<p><u>This is an allocation for about 70 dwellings</u></p> <p><u>7.22B 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>7.22C 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>										
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			<p><u>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>7.22F A mining risk assessment is required and attention is drawn to the watercourse and identified potential for surface water flooding from it on the southwestern boundary.</u></p>														
MM041	126	After AP62 insert new policy and paragraph	<p>AP## Land off Tuffthorn Avenue, Coleford</p> <p><u>About 1.7ha of land at Tuffthorn Avenue Coleford is allocated for about to 60 dwellings and for employment (B1) use.</u></p> <table border="1" data-bbox="674 868 1592 1445"> <thead> <tr> <th data-bbox="674 868 869 919"><u>Subject</u></th> <th data-bbox="869 868 1592 919"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 919 869 1002"><u>Access for vehicles</u></td> <td data-bbox="869 919 1592 1002"><u>From Tuffthorn Avenue</u></td> </tr> <tr> <td data-bbox="674 1002 869 1085"><u>Access connections</u></td> <td data-bbox="869 1002 1592 1085"><u>As above</u></td> </tr> <tr> <td data-bbox="674 1085 869 1136"><u>Open space</u></td> <td data-bbox="869 1085 1592 1136"><u>Incidental open space within site</u></td> </tr> <tr> <td data-bbox="674 1136 869 1251"><u>Landscape</u></td> <td data-bbox="869 1136 1592 1251"><u>Within the site in a manner which defines the uses and provides landscaping to neighbouring employment uses</u></td> </tr> <tr> <td data-bbox="674 1251 869 1366"><u>Special features</u></td> <td data-bbox="869 1251 1592 1366"><u>The site must be designed to provide a satisfactory environment for both new dwellings and any proposed employment</u></td> </tr> <tr> <td data-bbox="674 1366 869 1445"><u>Housing</u></td> <td data-bbox="869 1366 1592 1445"><u>about 60 units subject other uses and an acceptable design</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Tuffthorn 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>about 60 units subject other uses and an acceptable design</u>
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MM042	136	AP66	<p><u>AP66 Newent Town Centre Mixed Development Allocation</u></p> <p>Insert additional bullet point:</p> <ul style="list-style-type: none"> • <u>Enhance heritage assets and their settings</u>

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MM043	140	Replace Policy AP70 and add paragraphs	<p><u>AP 70 North of Southend Lane, Newent</u></p> <p><u>About 7.3 of land is allocated for about 170 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> <tr> <td><u>Open space</u></td> <td><u>Within site and well related to adjoining land including open space provided in conjunction with housing to the north.</u></td> </tr> <tr> <td><u>Landscape</u></td> <td><u>Within site and related to adjoining open areas.</u></td> </tr> <tr> <td><u>Housing</u></td> <td><u>About 170 dwellings in a range including mainly family houses.</u></td> </tr> <tr> <td><u>Special Features</u></td> <td><u>Site fronts onto Southend Lane which will have limited vehicle access only. An area of strategic landscaping/ Green infrastructure is required to form the eastern boundary of the site. This may include areas for informal recreation and should be at least 40m deep, providing good connectivity with land to the north and an open green aspect to Southend Lane itself. The existing right of way through the site should be diverted and provided for using the new open space feature.</u></td> </tr> <tr> <td><u>Affordable housing</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>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>	<u>Open space</u>	<u>Within site and well related to adjoining land including open space provided in conjunction with housing to the north.</u>	<u>Landscape</u>	<u>Within site and related to adjoining open areas.</u>	<u>Housing</u>	<u>About 170 dwellings in a range including mainly family houses.</u>	<u>Special Features</u>	<u>Site fronts onto Southend Lane which will have limited vehicle access only. An area of strategic landscaping/ Green infrastructure is required to form the eastern boundary of the site. This may include areas for informal recreation and should be at least 40m deep, providing good connectivity with land to the north and an open green aspect to Southend Lane itself. The existing right of way through the site should be diverted and provided for using the new open space feature.</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy policy</u>
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			<p data-bbox="660 248 1608 331">CSP5.</p> <p data-bbox="660 363 1608 502"><u>Land is allocated for about 170 dwellings and for open space. The site is expected to deliver housing and open space well related to the land to the north and south and continue the theme of open space and GI along the eastern edge of the town</u></p> <p data-bbox="660 544 1921 707"><u>8.16 The above allocation is for about 170 dwellings on a site that adjoins recent development. The main vehicle access will be from the north but the site will front onto Southend Lane with limited vehicle access from here as well as pedestrian and cycle connections. The allocation comprises about 7.3ha presently a single field which is substantially separated from the nearby countryside yet has easy access to it and the remainder of the town.</u></p> <p data-bbox="660 748 1910 981"><u>8.16A 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 area occupied by housing will because of its size also require some additional open areas within it.</u></p>				
MM044	140	Delete submission draft Policy AP70 and paragraph 8.16	<p data-bbox="660 1118 1608 1153">AP70 Foley Road, Newent</p> <p data-bbox="660 1193 1462 1257">About 4.6ha of land off Foley Road is allocated for up to 120 dwellings.</p> <table border="1" data-bbox="674 1297 1592 1414"> <thead> <tr> <th data-bbox="674 1297 840 1369">Subject</th> <th data-bbox="840 1297 1592 1369">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1369 840 1414">Access for</td> <td data-bbox="840 1369 1592 1414">From Foley road and via adjoining Linden Homes</td> </tr> </tbody> </table>	Subject	Requirements	Access for	From Foley road and via adjoining Linden Homes
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			that the development that has been permitted will be built but if that is not the case then the allocation remains and would permit a development similar to that allowed on appeal.												
MM045	144	Replace Policy AP73 and paragraph 8.21	<p><u>AP73 Cleeve Mill Lane/ Gloucester Street Newent</u></p> <p><u>About 4.6 of land is allocated for about 45 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> <table border="1" data-bbox="667 703 1603 1428"> <thead> <tr> <th data-bbox="676 710 846 778"><u>Subject</u></th> <th data-bbox="846 710 1594 778"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="676 786 846 954"><u>Access for vehicles</u></td> <td data-bbox="846 786 1594 954"><u>Principally from south into Gloucester Street. Limited vehicle access to Cleeve Mill Lane, or onto Gloucester Street and Croft Road. Two main access likely to be required for the different uses.</u></td> </tr> <tr> <td data-bbox="676 962 846 1066"><u>Access connections</u></td> <td data-bbox="846 962 1594 1066"><u>For pedestrian and cycles, to Gloucester Street, Cleeve Mill Lane and Croft Road.</u></td> </tr> <tr> <td data-bbox="676 1074 846 1177"><u>Open space</u></td> <td data-bbox="846 1074 1594 1177"><u>Within housing site and adjoining land to the east of this, to include formal and informal open space (2.7ha total)</u></td> </tr> <tr> <td data-bbox="676 1185 846 1289"><u>Landscape</u></td> <td data-bbox="846 1185 1594 1289"><u>Within site to protect and provide setting for protected trees on site, and according to layout of formal pitches.</u></td> </tr> <tr> <td data-bbox="676 1297 846 1422"><u>Housing</u></td> <td data-bbox="846 1297 1594 1422"><u>About 45 dwellings in a range including mainly family houses on land identified on policies map (about 1.9ha to the west of the allocation)</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>Principally from south into Gloucester Street. Limited vehicle access to Cleeve Mill Lane, or onto Gloucester Street and Croft Road. Two main access likely to be required for the different uses.</u>	<u>Access connections</u>	<u>For pedestrian and cycles, to Gloucester Street, Cleeve Mill Lane and Croft Road.</u>	<u>Open space</u>	<u>Within housing site and adjoining land to the east of this, to include formal and informal open space (2.7ha total)</u>	<u>Landscape</u>	<u>Within site to protect and provide setting for protected trees on site, and according to layout of formal pitches.</u>	<u>Housing</u>	<u>About 45 dwellings in a range including mainly family houses on land identified on policies map (about 1.9ha to the west of the allocation)</u>
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			<p><u>8.21A This site is located on the western edge of the town and up to 85 dwellings were permitted early in 2017 in outline form following an appeal. The above policy seeks to allocate land for development in the manner of the appeal permission. The landscaping of the site is of particular importance and this will need to address the need to provide a satisfactory revised setting for the listed buildings and also create a new edge to this part of the western edge of the town. The open space which is to be included will include an area for sport and recreation as well as a single LEAP and some less formal areas, including some with trees that are capable of providing green infrastructure. More detailed guidance is contained in the appeal decision which includes</u></p>												

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			<u>conditions relating to the development of the site and provision for landscaping, access, green infrastructure. The development of the site will be expected to comply fully with these unless varied with the consent of the LPA.</u>														
MM047	140, 141	AP71 AP72	To Special Features, add: <u>FRA may be required in appropriate cases</u>														
MM048	144	Delete submission draft Policy AP73 and paragraph 8.21	<p>AP73 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>	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.
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			<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> <p>8.21 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.</p>												
MM049	147	Amend paragraph 9.2 and insert new policy	<p>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</p> <div data-bbox="658 874 1608 1415" style="border: 1px solid black; padding: 5px;"> <p><u>AP## Clanna Road, Alvington</u></p> <p>About 0.5ha of land at Clanna Rd. Alvington is allocated for housing.</p> <table border="1" data-bbox="674 1023 1592 1415"> <thead> <tr> <th data-bbox="674 1023 857 1070"><u>Subject</u></th> <th data-bbox="857 1023 1592 1070"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1070 857 1155"><u>Access for vehicles</u></td> <td data-bbox="857 1070 1592 1155"><u>From Clanna Road</u></td> </tr> <tr> <td data-bbox="674 1155 857 1240"><u>Access connections</u></td> <td data-bbox="857 1155 1592 1240"><u>As above</u></td> </tr> <tr> <td data-bbox="674 1240 857 1287"><u>Open space</u></td> <td data-bbox="857 1240 1592 1287"><u>As required within site</u></td> </tr> <tr> <td data-bbox="674 1287 857 1335"><u>Landscape</u></td> <td data-bbox="857 1287 1592 1335"><u>To road boundary and within site</u></td> </tr> <tr> <td data-bbox="674 1335 857 1415"><u>Special features</u></td> <td data-bbox="857 1335 1592 1415"><u>Development to take account of potential surface water flooding in Clanna Road</u></td> </tr> </tbody> </table> </div>	<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>
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Affordable housing	40% sought in accordance with Core Strategy Policy CSP5 subject to threshold being reached.								
MM052	176 177	18.8, 18.9, AP77, 18.11	<p data-bbox="658 809 1939 975"><u>18.8 The requirement for Drybrook is that about 50 additional dwellings can be provided for. The Plan allocates land for a new site of about 110 dwellings, over and above those with permission. These will be provided for in the form of a single allocation but there may also be a limited number of completions from small unidentified sites which do not at present have planning permission. The latter are expected to provide only a small number of additional dwellings.</u></p> <p data-bbox="658 1015 1939 1114"><u>18.9 There is one large commitment which has previously received planning permission – Drybrook Farm which will provide an additional 17 dwellings when fully developed. As it has not commenced it is allocated below.</u></p> <table border="1" data-bbox="658 1153 1608 1406"> <tr> <td colspan="2" data-bbox="658 1153 1608 1225">AP77 High Street, Drybrook</td> </tr> <tr> <td colspan="2" data-bbox="658 1225 1608 1334">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.</td> </tr> <tr> <td data-bbox="658 1334 869 1406">Subject</td> <td data-bbox="869 1334 1608 1406">Requirements</td> </tr> </table>	AP77 High Street, Drybrook		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.		Subject	Requirements
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			<p>This policy identifies land for about 50 <u>110</u> additional dwellings at</p>																

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			<p>Drybrook</p> <p>18.11 The above policy together with sites that already have planning permission will provide for development of the scale required by <u>appropriate for a major village identified in the CS. Drybrook has a relatively good range of services including GP surgery, shops, school and places of assembly (halls, churches etc).</u> The site is capable of yielding a variety of dwellings and is reasonably accessible. Although visible from a number of locations it relates well to the existing settlement although ecology and landscape will need to be carefully considered.</p>														
MM055	196	Amend 23.2 and after 23.3 Hartpury College text box insert new policy and paragraph	<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>AP## Hartpury, Land 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" data-bbox="663 951 1603 1394"> <thead> <tr> <th data-bbox="663 951 887 999"><u>Subject</u></th> <th data-bbox="887 951 1603 999"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="663 999 887 1078"><u>Access for vehicles</u></td> <td data-bbox="887 999 1603 1078"><u>From Over Old road</u></td> </tr> <tr> <td data-bbox="663 1078 887 1158"><u>Access connections</u></td> <td data-bbox="887 1078 1603 1158"><u>As above</u></td> </tr> <tr> <td data-bbox="663 1158 887 1206"><u>Open space</u></td> <td data-bbox="887 1158 1603 1206"><u>Integral to development</u></td> </tr> <tr> <td data-bbox="663 1206 887 1254"><u>Landscaping</u></td> <td data-bbox="887 1206 1603 1254"><u>local landscaping</u></td> </tr> <tr> <td data-bbox="663 1254 887 1302"><u>Housing</u></td> <td data-bbox="887 1254 1603 1302"><u>12 units</u></td> </tr> <tr> <td data-bbox="663 1302 887 1394"><u>Affordable housing</u></td> <td data-bbox="887 1302 1603 1394"><u>40% sought in accordance with Core Strategy policy CSP5</u></td> </tr> </tbody> </table>	<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>
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			<p><u>This policy allocates land for housing</u></p> <p>23.4 <u>The site is relatively small, and adjoins a recently constructed hall. It is expected to provide about 12 mixed dwellings which will be within easy access of the village facilities.</u></p>														
MM056	199	Amend 24.2 and insert new policy and paragraph	<p>24.2 The Plan enables only <u>one modest allocation, and other</u> small scale development and retains a tightly drawn settlement boundary.</p> <p><u>AP## 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" data-bbox="674 815 1592 1430"> <thead> <tr> <th data-bbox="674 815 869 868"><u>Subject</u></th> <th data-bbox="869 815 1592 868"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 868 869 951"><u>Access for vehicles</u></td> <td data-bbox="869 868 1592 951"><u>From Tibberton lane</u></td> </tr> <tr> <td data-bbox="674 951 869 1034"><u>Access connections</u></td> <td data-bbox="869 951 1592 1034"><u>From the main access and to public right of way running through site</u></td> </tr> <tr> <td data-bbox="674 1034 869 1086"><u>Open space</u></td> <td data-bbox="869 1034 1592 1086"><u>To be planned around tree protection</u></td> </tr> <tr> <td data-bbox="674 1086 869 1139"><u>Landscaping</u></td> <td data-bbox="869 1086 1592 1139"><u>On site to take best advantage of the trees on the site</u></td> </tr> <tr> <td data-bbox="674 1139 869 1353"><u>Special requirements</u></td> <td data-bbox="869 1139 1592 1353"><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 to users.</u></td> </tr> <tr> <td data-bbox="674 1353 869 1430"><u>Affordable housing</u></td> <td data-bbox="869 1353 1592 1430"><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>On 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 to users.</u>	<u>Affordable housing</u>	<u>40% sought in accord with CSP5.</u>
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			<p><u>This policy allocates land for housing.</u></p> <p><u>24.3 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>																
MM057	203	Amend 26.2 and insert new policy and paragraph	<p>Add to end of paragraph 26.2</p> <p><u>One housing site, permitted on appeal, is allocated for housing.</u></p> <table border="1" data-bbox="658 671 1626 1394"> <thead> <tr> <th colspan="2" data-bbox="658 671 1626 719"><u>AP ## Land off Beech Way Littledean</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="658 719 1626 847"><u>About 0.84ha of land is allocated for up to 17 dwellings on land off Oak Way.</u></td> </tr> <tr> <td data-bbox="658 847 842 975"><u>Access for vehicles</u></td> <td data-bbox="842 847 1626 975"><u>from Beech Way/ Three Trees Way</u></td> </tr> <tr> <td data-bbox="658 975 842 1062"><u>Open space</u></td> <td data-bbox="842 975 1626 1062"><u>On site protecting existing tree at entrance</u></td> </tr> <tr> <td data-bbox="658 1062 842 1142"><u>Landscape</u></td> <td data-bbox="842 1062 1626 1142"><u>to incorporate above and according to an illustrative masterplan to be approved</u></td> </tr> <tr> <td data-bbox="658 1142 842 1190"><u>Housing</u></td> <td data-bbox="842 1142 1626 1190"><u>up to 17 units</u></td> </tr> <tr> <td data-bbox="658 1190 842 1310"><u>Special features</u></td> <td data-bbox="842 1190 1626 1310"><u>protect and reinforce boundary hedges. A mitigation strategy for bats will be required to be proposed and implemented</u></td> </tr> <tr> <td data-bbox="658 1310 842 1394"><u>Affordable housing</u></td> <td data-bbox="842 1310 1626 1394"><u>40% sought in accordance with CS policy CSP5</u></td> </tr> </tbody> </table>	<u>AP ## Land off Beech Way Littledean</u>		<u>About 0.84ha of land is allocated for up to 17 dwellings on land off Oak Way.</u>		<u>Access for vehicles</u>	<u>from Beech Way/ Three Trees Way</u>	<u>Open space</u>	<u>On site protecting existing tree at entrance</u>	<u>Landscape</u>	<u>to incorporate above and according to an illustrative masterplan to be approved</u>	<u>Housing</u>	<u>up to 17 units</u>	<u>Special features</u>	<u>protect and reinforce boundary hedges. A mitigation strategy for bats will be required to be proposed and implemented</u>	<u>Affordable housing</u>	<u>40% sought in accordance with CS policy CSP5</u>
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			<p><u>The above policy allocates a site for housing in keeping with a recent appeal decision</u></p> <p><u>26.3 The above site received permission on appeal in 2015 and reserved matters have been approved subsequently. This allocation supports a development which meets that approval.</u></p>														
MM058	205	Delete submission draft policy AP79	<p>AP79 Land off Church Road, Longhope</p> <p>About 1ha of land off Church Rd is allocated for about 15 dwellings</p> <table border="1" data-bbox="667 675 1624 1398"> <thead> <tr> <th data-bbox="676 675 887 751">Subject</th> <th data-bbox="887 675 1615 751">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="676 751 887 858">Access for vehicles</td> <td data-bbox="887 751 1615 858">From School Lane or Rectory Meadow, or both.</td> </tr> <tr> <td data-bbox="676 858 887 1003">Access connections</td> <td data-bbox="887 858 1615 1003">On foot from School Lane and Rectory Meadow and preferably Church Rd too, it should connect to the footpath network</td> </tr> <tr> <td data-bbox="676 1003 887 1080">Open space</td> <td data-bbox="887 1003 1615 1080">Integral to the site</td> </tr> <tr> <td data-bbox="676 1080 887 1187">Landscaping</td> <td data-bbox="887 1080 1615 1187">Within site with appropriate structural planting appropriate to rural location.</td> </tr> <tr> <td data-bbox="676 1187 887 1294">Features on site</td> <td data-bbox="887 1187 1615 1294">None</td> </tr> <tr> <td data-bbox="676 1294 887 1398">Special requirements</td> <td data-bbox="887 1294 1615 1398">Site is required to be developed for open space and for about 15 dwellings in a similar manner to the 2011 planning permissions. Mitigation will be required in</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 requirements	Site is required to be developed for open space and for about 15 dwellings in a similar manner to the 2011 planning permissions. Mitigation will be required in
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MM059	205	Insert new Policy AP79 and paragraph 27.2	<table border="1" data-bbox="663 911 1626 1422"> <tr> <td colspan="2" data-bbox="663 911 1626 951">AP 79 <u>Land off Church Road, Longhope</u></td> </tr> <tr> <td colspan="2" data-bbox="663 983 1626 1023"><u>About 1.34 ha of land off Church Rd is allocated for about 28 dwellings.</u></td> </tr> <tr> <td data-bbox="663 1054 869 1102"><u>Subject</u></td> <td data-bbox="869 1054 1626 1102"><u>Requirements</u></td> </tr> <tr> <td data-bbox="663 1110 869 1190"><u>Access for vehicles</u></td> <td data-bbox="869 1110 1626 1190"><u>From Church Road and from School Lane. May also be from Rectory Meadow.</u></td> </tr> <tr> <td data-bbox="663 1198 869 1270"><u>Access connections</u></td> <td data-bbox="869 1198 1626 1270"><u>Pedestrian access required from School Lane, Rectory Meadow and from Church Road.</u></td> </tr> <tr> <td data-bbox="663 1278 869 1422"><u>Open space</u></td> <td data-bbox="869 1278 1626 1422"><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> </table>	AP 79 <u>Land off Church Road, Longhope</u>		<u>About 1.34 ha of land off Church Rd is allocated for about 28 dwellings.</u>		<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>
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MM060	219	29	<p data-bbox="658 1203 1133 1238">Add to Summary in Features section</p> <p data-bbox="658 1275 1845 1342">Large village with distinct centre, major employment area adjoining; some important notable buildings <u>and a Conservation Area.</u></p> <p data-bbox="658 1378 1868 1409"><u>There is a Conservation Area and a Grade 1 listed church together with other Listed buildings</u></p>								

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			<u>which new development must take full account of.</u>														
MM061	221	AP85, 29.4	<p>AP 85 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" data-bbox="663 671 1621 1286"> <thead> <tr> <th data-bbox="674 671 887 719">Subject</th> <th data-bbox="887 671 1610 719">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 719 887 804">Access for vehicles</td> <td data-bbox="887 719 1610 804">From existing</td> </tr> <tr> <td data-bbox="674 804 887 888">Access connections</td> <td data-bbox="887 804 1610 888">As above</td> </tr> <tr> <td data-bbox="674 888 887 936">Open space</td> <td data-bbox="887 888 1610 936">Integral to site</td> </tr> <tr> <td data-bbox="674 936 887 1050"><u>Landscaping</u></td> <td data-bbox="887 936 1610 1050"><u>Landscaping as part of an overall plan to ensure that the development is properly able to enhance the setting of the church and Conservation Area</u></td> </tr> <tr> <td data-bbox="674 1050 887 1198">Features of site</td> <td data-bbox="887 1050 1610 1198">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></td> </tr> <tr> <td data-bbox="674 1198 887 1286">Affordable Housing</td> <td data-bbox="887 1198 1610 1286">40% sought in accordance with Core Strategy policy CSP5</td> </tr> </tbody> </table> <p data-bbox="663 1321 1621 1388">This policy identifies the site of a former coach depot for redevelopment for housing</p>	Subject	Requirements	Access for vehicles	From existing	Access connections	As above	Open space	Integral to site	<u>Landscaping</u>	<u>Landscaping as part of an overall 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>	Affordable Housing	40% sought in accordance with Core Strategy policy CSP5
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			<p>29.4 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>				
MM062	222	29.5	<p>Add to end of paragraph 29.5</p> <p><u>One acceptable form of development has received planning permission, providing 31 smaller but separate units of accommodation. This could be implemented or an alternative scheme could also be supported by this policy.</u></p>				
MM063	229	31.4	<p>Insert after the second sentence ending "...additional housing in the village":</p> <p><u>The site and especially the new build element may be particularly suitable for accommodation for older persons.</u></p>				
MM064	230	AP90, 31.5	<div data-bbox="658 1107 1626 1433" style="border: 1px solid black; padding: 5px;"> <p>AP90 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" data-bbox="674 1358 1610 1433"> <thead> <tr> <th data-bbox="674 1358 889 1433">Subject</th> <th data-bbox="889 1358 1610 1433">Requirements</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> </tr> </tbody> </table> </div>	Subject	Requirements		
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			<p data-bbox="663 284 1626 491">Development must demonstrate that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC and Severn Estuary SAC, SPA and Ramsar. All proposals must be compatible with the Habitats Regulations.</p> <p data-bbox="663 528 1626 663">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 data-bbox="663 703 1939 1007">31.5 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 <u>40 95 dwellings</u> 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>

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MM065	247	Amend 36.2 and insert new policy and paragraph	<p>36.2 The settlement boundary for Redmarley has been drawn tightly around the built up area offering very few opportunities for further development. <u>With the exception of the implementation of a recent appeal decision</u> As a result it is likely to see only limited change during the plan period having just seen the completion of a scheme for affordable housing.</p> <div data-bbox="658 416 1626 1161" style="border: 1px solid black; padding: 5px;"> <p>AP101 Land off Drury Lane, Redmarley</p> <p><u>Land (1.2ha) is allocated for up to 11 dwellings</u></p> <table border="1" data-bbox="674 564 1619 1161"> <thead> <tr> <th data-bbox="674 564 857 616"><u>Subject</u></th> <th data-bbox="857 564 1619 616"><u>Requirements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 616 857 699"><u>Access for vehicles</u></td> <td data-bbox="857 616 1619 699"><u>From Drury Lane.</u></td> </tr> <tr> <td data-bbox="674 699 857 782"><u>Access connections</u></td> <td data-bbox="857 699 1619 782"><u>As above or with additional pedestrian access to south.</u></td> </tr> <tr> <td data-bbox="674 782 857 833"><u>Open space</u></td> <td data-bbox="857 782 1619 833"><u>Only incidental to development.</u></td> </tr> <tr> <td data-bbox="674 833 857 948"><u>Landscaping</u></td> <td data-bbox="857 833 1619 948"><u>To protect existing trees where compatible with approved scheme, to protect setting or adjoining Listed Building and Conservation Area.</u></td> </tr> <tr> <td data-bbox="674 948 857 1031"><u>Special features</u></td> <td data-bbox="857 948 1619 1031"><u>Site to be developed in accord with current permission.</u></td> </tr> <tr> <td data-bbox="674 1031 857 1082"><u>Housing</u></td> <td data-bbox="857 1031 1619 1082"><u>11 units.</u></td> </tr> <tr> <td data-bbox="674 1082 857 1161"><u>Affordable housing</u></td> <td data-bbox="857 1082 1619 1161"><u>40% sought in accordance with Core Strategy Policy CSP5.</u></td> </tr> </tbody> </table> <p data-bbox="658 1198 1626 1233" style="background-color: #d4edda; padding: 2px;"><u>This allocation is for 11 dwellings</u></p> </div> <p>36.3 The above policy identifies land on the edge of Redmarley which gained permission following an appeal. The allocation supports development in keeping with that which has been permitted.</p>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>From Drury Lane.</u>	<u>Access connections</u>	<u>As above or with additional pedestrian access to south.</u>	<u>Open space</u>	<u>Only incidental to development.</u>	<u>Landscaping</u>	<u>To protect existing trees where compatible with approved scheme, to protect setting or adjoining Listed Building and Conservation Area.</u>	<u>Special features</u>	<u>Site to be developed in accord with current permission.</u>	<u>Housing</u>	<u>11 units.</u>	<u>Affordable housing</u>	<u>40% sought in accordance with Core Strategy Policy CSP5.</u>
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MM066	261	40.6	The site is allocated for about 35 <u>45</u> dwellings which accords with the current <u>permission</u> and this should enable a variety of dwellings on the developable area.												
MM067	262	After 40.7 insert new policy and paragraphs	<p><u>AP## Land off Gloucester Road/ Elm Road, Tutshill</u></p> <p>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.</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>New access from former A 48.</u></td> </tr> <tr> <td><u>Access connections</u></td> <td><u>As above and from Elm Road for pedestrians and cycles. May use the vehicle access onto Gloucester Road.</u></td> </tr> <tr> <td><u>Open space</u></td> <td><u>Within site to include orchard area and open space to northwest of site (as shown on policies map). Also areas to support hedgerow and balancing pond to north and eastern boundary. Total area of open space to be at least 3.0ha.</u></td> </tr> <tr> <td><u>Landscaping</u></td> <td><u>To provide new northern and eastern edge to village and enhance setting for Listed buildings. To support retention of hedgerows within and on edges of site.</u></td> </tr> <tr> <td><u>Special requirements</u></td> <td><u>Landscaping to provide for reinstatement of orchard and for open space to its south as indicated on policies map.</u></td> </tr> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>	<u>Access for vehicles</u>	<u>New access from former A 48.</u>	<u>Access connections</u>	<u>As above and from Elm Road for pedestrians and cycles. May use the vehicle access onto Gloucester Road.</u>	<u>Open space</u>	<u>Within site to include orchard area and open space to northwest of site (as shown on policies map). Also areas to support hedgerow and balancing pond to north and eastern boundary. Total area of open space to be at least 3.0ha.</u>	<u>Landscaping</u>	<u>To provide new northern and eastern edge to village and enhance setting for Listed buildings. To support retention of hedgerows within and on edges of site.</u>	<u>Special requirements</u>	<u>Landscaping to provide for reinstatement of orchard and for open space to its south as indicated on policies map.</u>
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MM068	275	AP95	<p>AP107 Housing Allocation - Off Gloucester Road, Staunton</p> <p>About 1.1 Ha is allocated for about 20 dwellings and open space at Gloucester Road Staunton</p> <table border="1" data-bbox="663 451 1621 1062"> <thead> <tr> <th data-bbox="676 451 909 499">Subject</th> <th data-bbox="909 451 1608 499">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="676 499 909 584">Access for vehicles</td> <td data-bbox="909 499 1608 584">Direct from A417, <u>possibly via the existing access currently serving Staunton Lodge</u></td> </tr> <tr> <td data-bbox="676 584 909 668">Access connections</td> <td data-bbox="909 584 1608 668">As above with footpath connections to A417</td> </tr> <tr> <td data-bbox="676 668 909 718">Open space</td> <td data-bbox="909 668 1608 718">To include open space within site fronting A 417</td> </tr> <tr> <td data-bbox="676 718 909 866">Landscape</td> <td data-bbox="909 718 1608 866">The site is required to provide part of an improved setting for Listed buildings and buildings along A417. Open space for visual amenity is therefore required</td> </tr> <tr> <td data-bbox="676 866 909 979">Features on site</td> <td data-bbox="909 866 1608 979">None but adjoins conservation area and listed buildings, formerly part of site was designated as part of chartist settlement</td> </tr> <tr> <td data-bbox="676 979 909 1062">Affordable housing</td> <td data-bbox="909 979 1608 1062">40% sought in accordance with Core Strategy policy CSP5</td> </tr> </tbody> </table>	Subject	Requirements	Access for vehicles	Direct from A417, <u>possibly via the existing access currently serving Staunton Lodge</u>	Access connections	As above with footpath connections to A417	Open space	To include open space within site fronting A 417	Landscape	The site is required to provide part of an improved setting for Listed buildings and buildings along A417. Open space for visual amenity is therefore required	Features on site	None but adjoins conservation area and listed buildings, formerly part of site was designated as part of chartist settlement	Affordable housing	40% sought in accordance with Core Strategy policy CSP5
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MM069	276	After 44.6 insert new policy and paragraphs	<p><u>AP## 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" data-bbox="663 1358 1621 1406"> <thead> <tr> <th data-bbox="676 1358 882 1406"><u>Subject</u></th> <th data-bbox="882 1358 1608 1406"><u>Requirements</u></th> </tr> </thead> <tbody> </tbody> </table>	<u>Subject</u>	<u>Requirements</u>												
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