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# **SUBMISSION VERSION FOREST EDGE SOUTH NEIGHBOURHOOD PLAN 2022 - 2041**



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### The following supporting documents are available to view separately:

- Initial Public Consultation Questionnaire Results (NP Steering Group, 2019)
- Community and Voluntary Organisations Survey Results (NP Steering Group, 2020)
- Business and Employment Survey Results (NP Steering Group, 2020)
- Forest Edge South Design Guidance (AECOM, 2022)
- Parkend Character Assessment (NP Steering Group, 2022)
- Pillowell Character Assessment (NP Steering Group, 2022)
- Whitcroft Character Assessment (NP Steering Group, 2022)
- Yorkley Character Assessment (NP Steering Group, 2022)
- Oldcroft and Viney Hill Character Assessment (NP Steering Group, 2022)
- Housing Needs Survey (DLP, 2022)
- Housing Needs Assessment (AECOM, 2022)
- Non-Designated Heritage Assets Assessment Report (NP Steering Group, 2022)
- Local Green Spaces Assessment Report (NP Steering Group, 2022)
- SEA Screening Report (FoDDC, 2023) (see Basic Conditions Statement, Appendix 2)
- Report to inform HRA (AECOM, 2023) (see Basic Conditions Statement, Appendix 3)
- Forest Edge South Neighbourhood Plan Basic Conditions Statement (DLP, 2023)
- Forest Edge South Neighbourhood Plan Consultation Statement (DLP, 2023)

## FOREWORD

The Forest of Dean is a unique area in the country. Known in poetry and song as the ‘Land between two rivers’, its isolation, squeezed as it is between the Severn and the Wye has given it a persona unlike any other forest. One of the first National Forests and until recently relatively unknown, its traditions and character are deeply appreciated by those who live here.

This document aims to provide a strategic plan for our own little part of the area. Bordering the southern edge of the Forest itself and the farmland of the southern boundary the Neighbourhood Plan area is surrounded by two different landscapes. This plan’s gestation has taken over five years. The effects of the lockdowns caused by the Covid Pandemic in 2020-2021 had a really detrimental impact on progress. The gathering of evidence, the analysis of data and producing this draft for those actively involved has been a patient, steady slog with Zoom meetings rather than face to face interactions, email exchanges and long hours at the keyboards. But the plan is now ready to go to a wider audience and we hope the vision for the next twenty years reflected in this document in guiding the development of this unique area; its landscape, biodiversity, places and people will provide the basis for a sustainable and manageable future.

## ACKNOWLEDGEMENTS

The Forest Edge South Neighbourhood Plan has been prepared by a hardworking group of volunteers, with support from West Dean Parish Council, Forest of Dean District Council, Gloucestershire Rural Community Council and DLP Planning Consultants.

Special thanks to:

- Members of Forest Edge South Neighbourhood Plan Steering Group who took the lead, with West Dean Parish Council support, in producing this Neighbourhood Plan.
- Residents and friends of the six villages who have taken part in evidence gathering, public consultation and other activities to guide this Neighbourhood Plan.
- Stephen Yeates and Roger Deeks for their help and advice in identifying local historical information and evidence.
- Officers of the Forest of Dean District Council for the support and advice they gave as the Neighbourhood Plan was developed.
- Officers of Gloucestershire Rural Communities Council for the help and support to get this process started.
- Representatives from Forestry England for advice and help relating to environmental issues.
- DLP Planning for their advice and understanding of our very special location to produce such a detailed report.
- The trustees/management of all the halls we've used during the consultations and meetings.



## FOREST EDGE SOUTH NEIGHBOURHOOD PLAN VISION

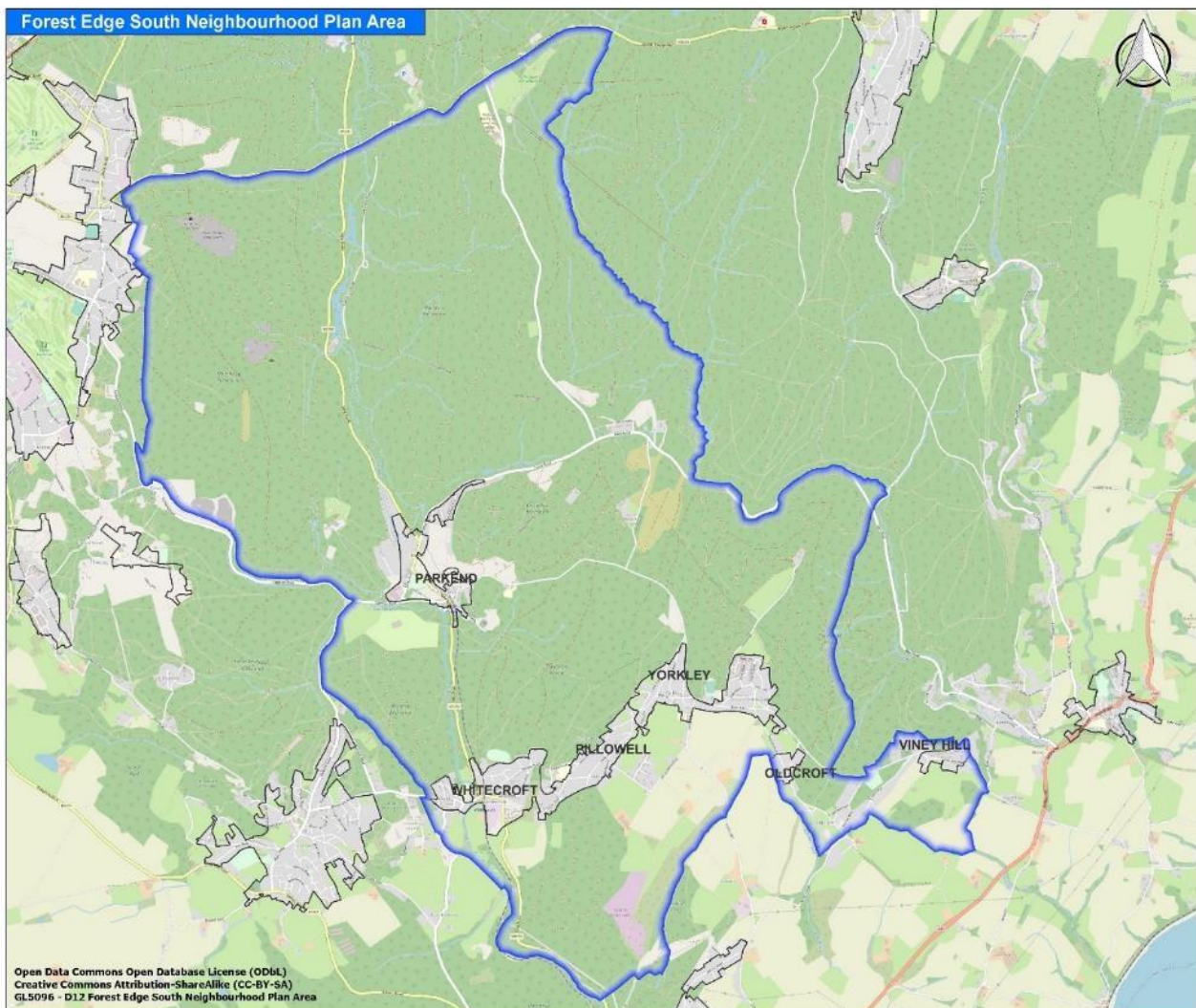
The six settlements that make up 'Forest Edge South' will continue to form an interconnected community valued by residents as a tranquil rural place to live within the wider and historic community of the Forest of Dean. The area will continue to be defined by its location, its history and unique culture, nestling against the ancient woodlands of the Forest.

Future development within 'Forest Edge South' will sustain the needs of the community whilst conserving and protecting the special heritage of the traditional Forest. The Neighbourhood Plan will support and enable this future growth in a sustainable and environmentally considerate way.

The area will provide suitable and appropriate housing; transport, social and communications infrastructure; and employment opportunities across the six settlements to meet the developing needs of the local community.

**1.0 INTRODUCTION**

- 1.1 This document has been prepared to reflect the way in which residents of the six villages of Whitecroft, Parkend, Pillowell, Yorkley, Oldcroft and Viney Hill, as well as surrounding landscapes in the Neighbourhood Plan area, wish to see their area develop over the next 20 years. Together the villages form an area skirting the Statutory Forest and the Plan adopts the name of 'Forest Edge South'; a name we hope residents approve of.
- 1.2 This Neighbourhood Plan has been prepared by West Dean Parish Council, led by the Neighbourhood Plan Steering Group, and through consultation with the local community.
- 1.3 This Neighbourhood Plan contains a series of policies that will deliver the Vision and Objectives identified for the Forest Edge South area and guide the future development of the neighbourhood up to 2041. In doing so, this Neighbourhood Plan has been prepared in alignment with the strategic policies of the Forest of Dean Local Development Plan which includes the adopted Core Strategy (2012-2026) and Allocations Plan (2006-2026).
- 1.4 The Neighbourhood Plan aims to ensure that Forest Edge South develops in a way that supports the livelihoods and wellbeing of its residents and visitors, both current and future, whilst preserving and enhancing the character of the neighbourhood. The Forest Edge South Neighbourhood Area covers the villages of Pillowell, Oldcroft, Viney Hill, Whitecroft, Parkend and Yorkley.



Source: Forest of Dean Council / Ordnance Survey, 2017

## a) What is a Neighbourhood Plan?

- 1.5 In 2011, the government introduced the Localism Act which gave communities the power to prepare a Neighbourhood Plan setting out a vision and policies to guide future development at the local level.
- 1.6 A Neighbourhood Plan allows local residents to shape the places in which they live and work by influencing where future development will go and what it will look like.
- 1.7 A Neighbourhood Plan must meet certain 'basic conditions' that ensure that plans contribute to sustainable development, have regard to national policy and guidance, and are in general conformity with adopted strategic local planning policies.
- 1.8 West Dean Parish Council embraced this opportunity and prepared this Neighbourhood Plan in consultation with local residents and in accordance with the legal requirements for Neighbourhood Plans.
- 1.9 The Neighbourhood Plan will form part of the development plan for Forest of Dean and applications for new development will be required to be in conformity with the Forest Edge South Neighbourhood Plan. This means that it will be considered by Planning Officers at Forest of Dean Council when determining planning applications.



## b) Wider Policy Context

- 1.10 Neighbourhood plans are required to be prepared in accordance with the 2011 Localism Act and the Neighbourhood Planning (General) Regulations 2012, as amended.
- 1.11 A Neighbourhood Plan must be drafted to meet the basic conditions that are set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. These conditions include that a Neighbourhood Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State and must be in general conformity with strategic policies of the adopted development plan for the local area.
- 1.12 In terms of national policies and advice, these are primarily comprised of the following:
  - National Planning Policy Framework (the Framework / NPPF);
  - National Planning Policy Guidance (the Guidance / PPG); and
  - Ministerial Statements (where relevant)
- 1.13 The strategic planning policies specific to the Forest Edge South Neighbourhood Plan Area are set out in the adopted Forest of Dean Local Development Plan which includes the adopted Core Strategy (2012-2026) and Allocations Plan (2006-2026). These documents set out the vision and strategic policies for the growth and development of the District up to 2026.
- 1.14 A new Local Plan is currently being prepared which will set out how the Forest of Dean will develop to 2041. An Issues & Options consultation on the new Local Plan was undertaken

in 2019 and an initial consultation on the Preferred Option was undertaken at the end of 2020. A further consultation on the Second Preferred Option strategy was undertaken between August and October 2022. A publication version of the Local Plan is then expected to be made available for formal representations in Spring 2025.

- 1.15 In developing the Neighbourhood Plan, the Steering Group has worked closely with the Planning Policy team at Forest of Dean Council to ensure that the Forest Edge South Neighbourhood Plan aligns as far as possible with the strategic policies in the emerging Local Plan.
- 1.16 As the Qualifying Body, West Dean Parish Council is responsible for coordinating the preparation for the plan. The Forest Edge South Neighbourhood Plan has been prepared with full regard to all relevant local and national policies and aims to build on these existing policies to produce a cohesive local framework for the Neighbourhood Plan Area.
- 1.17 The policies within the Neighbourhood Plan apply to the entire designated Neighbourhood Plan Area.



### c) Preparing the Neighbourhood Plan

1.18 As part of the preparations for the Neighbourhood Plan, the following stages were undertaken:

- **Initial public consultation:** In order to inform the preparation of the draft vision and objectives, the Steering Group undertook an initial public consultation exercise which included the following activities:
  - Three 'drop-in' launch events in Parkend (11<sup>th</sup> May 2019), Yorkley (18<sup>th</sup> May 2019) and Whitecroft (1<sup>st</sup> June 2019). During these events attendees were asked to complete a questionnaire identifying local issues and priorities for the neighbourhood area. A total of 222 questionnaires were completed. The results of this survey were analysed by Gloucestershire Rural Community Council. A summary of the questionnaire results is available as a separate document.
  - A Community and Voluntary Organisations survey was conducted in February-March 2020. 76 paper copies were distributed to groups, venues and organisations operating within the Forest Edge South Neighbourhood Plan area and including Parkend, Yorkley, Pillowell, Whitecroft, Viney Hill and Oldcroft. 15 completed surveys were received. A summary of the survey results is available as a separate document.
  - A Business and Employment Survey was undertaken in February-March 2020. 168 paper copies of the survey were distributed, by hand or post, to businesses operating within the Forest Edge South Neighbourhood Plan area and including Parkend, Yorkley, Pillowell, Whitecroft, Viney Hill and Oldcroft. 32 completed surveys were received. A summary of the survey results is available as a separate document.

- **Initial policy drafting:** The findings from these public consultation exercises were used to inform the preparation of the overarching vision and objectives for the Neighbourhood Plan.
- **Initial policy and evidence base review:** An Initial Policy and Evidence Base Review Report was prepared by DLP Planning which undertook a ‘critical friend’ review of the draft vision and objectives for the Neighbourhood Plan and set out a recommended scope of policies.
- **Further evidence gathering:** DLP Planning produced a Housing Needs Survey to understand the nature and level of demand for affordable housing in Forest Edge South, in order to inform policies relating to affordable housing and First Homes within the Neighbourhood Plan. This was supported by a Housing Needs Assessment prepared by AECOM. A Design Guidance document for the Neighbourhood Plan area was also prepared by AECOM and Character Assessments were also prepared by the Neighbourhood Plan Steering Group to inform the policies related to design and landscape. Detailed assessments of potential Local Green Spaces and proposed Non-Designated Heritage Assets were also prepared by the Steering Group to inform these respective policies.
- **Regulation 14 consultation:** Based on the evidence identified above, a Draft Forest Edge South Neighbourhood Plan was prepared. This Draft Neighbourhood Plan was subject to public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 for a period of six weeks between 26<sup>th</sup> March and 7<sup>th</sup> May 2023. The comments received during the Regulation 14 consultation were used to inform this final submission version of the Forest Edge South Neighbourhood Plan.



#### d) Structure of the Neighbourhood Plan

1.19 The Forest Edge South Neighbourhood Plan is structured as set out below.

##### Part 1: Forest Edge South in Context

1.20 The first part of the Neighbourhood Plan provides an overview of the geographic, historic, environmental, demographic and built environment context for the Forest Edge South Neighbourhood Plan area, as well as detailed appraisals for each of the six villages.

##### Part 2: A Vision for Forest Edge South

1.21 Part 2 of the Neighbourhood Plan outlines the overarching vision for Forest Edge South that forms the grounding for the Neighbourhood Plan policies. This includes the following sections:

- **Opportunities and Constraints:** This section summarises the main opportunities and constraints facing Forest Edge South.

- Vision and Objectives: This section summarises the vision and core objectives for the plan that were developed following the initial public consultation exercise.

### Part 3: Neighbourhood Plan Policies and Site Allocations

1.22 Part 3 of the Neighbourhood Plan outlines the specific policies for Forest Edge South based around the following policy themes:

- Theme 1: Climate Change, Sustainability and Biodiversity
- Theme 2: Design and Environment
- Theme 3: Housing
- Theme 4: Employment and Tourism
- Theme 5: Transport and Access
- Theme 6: Infrastructure and Amenities

1.23 A full list of the Neighbourhood Plan policies is contained in **Appendix 1**.

### Part 4: Delivering the Plan

1.24 The final part of the Neighbourhood Plan explains how the plan will be delivered and how it will be monitored in the future. This includes the following sections:

- Implementation
- Monitoring and review

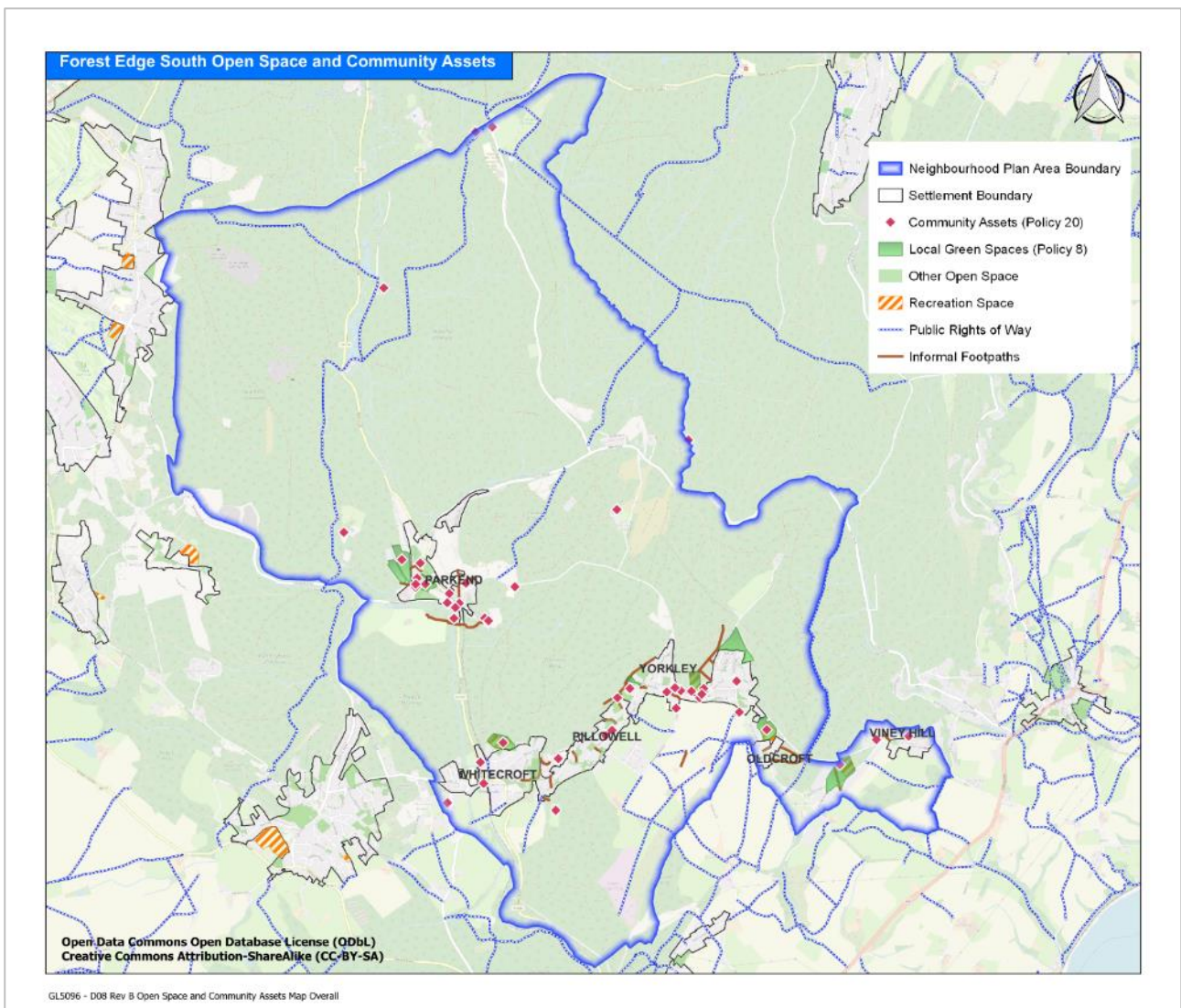


## PART 1: FOREST EDGE SOUTH IN CONTEXT



## 2.0 FOREST EDGE SOUTH IN CONTEXT

- 2.1 The Forest Edge South Neighbourhood Area was designated in November 2017 and shares the boundary of the former Pillowell Ward as it was before District Council boundary changes in May 2019.
- 2.2 Forest Edge South lies on the south edge of the Forest of Dean, Gloucestershire and covers the villages of Pillowell, Oldcroft & Viney Hill, Whitecroft, Parkend and Yorkley. The area is traditionally known as the ‘land between two rivers’ i.e. the Severn and Wye.
- 2.3 This section summarises the historic, demographic and housing context for the Forest Edge South Neighbourhood Plan area. It also sets out detailed character appraisals for each of its six villages. This is supported by further evidence provided in the accompanying **Forest Edge South Design Guidance** (AECOM, April 2022) which is referenced throughout the Neighbourhood Plan and provides support for a number of the Neighbourhood Plan policies contained in Part 3.





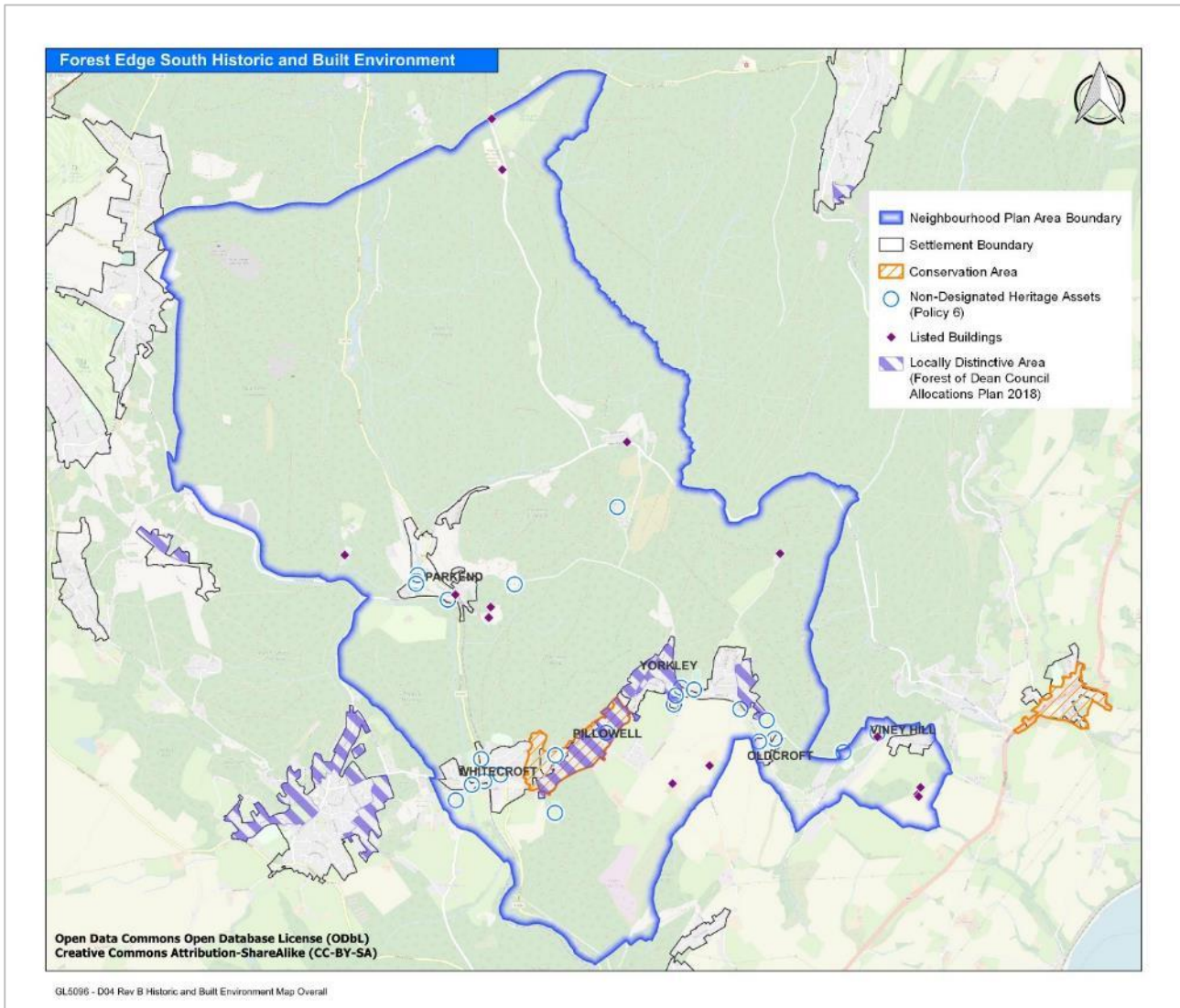
**a) An Historical Overview**

- 2.4 The six villages and settlements that make up the area covered by the Neighbourhood Plan have their very essence deeply rooted in the history of the Forest of Dean and its traditions. This is a heritage of people forging their living from the forest and the minerals found beneath its surface in a tradition that is rooted in royal hunting grounds with commoners' rights that can be traced to the Verderers Court dating back to 1216.
- 2.5 Originally the early medieval boundaries were formed by the rivers, Severn, Wye, Leadon and the Rudhall and Ell Brooks and the land so encircled defined by Charter of AD1227-1228 (Grundy 1936, 65-155) was, reserved for hunting, left unfarmed and known as the 'Kings Waste' and governed by the restrictive 'Forest Law'.
- 2.6 The boundaries of the Forest, as it now is, were revised in 1656 (Hart 2002, 183-186) first marked by the digging of boundary ditches and later by installation of Boundary Stones on the same line, with Speech House (Grade I Listed) at the centre. These stones were renewed in 1838. Marking the extend of Royal Lands around the Royal Lodge of Speech House these stones still (technically) have legal significance directly linked as they are to the concept of Kings Waste and the boundaries of Speech House itself. Settlement and habitation (encroachment) was only allowed with royal permission where such encroachment had advantages to those controlling the Forest for the Crown. This can be seen with the growth of settlements at the edges of the Forest itself, the Lodges deep in the woods and the scattered nature of habitations all of which go to make the Forest today. The Verderers who have the judicial overview of the Forest still sit, as they have done since 1641, in the Courtroom of the Speech House.
- 2.7 The status of the Forest, it's traditions and rights are fiercely protected by those who live within its boundaries. These long-held positions can be traced through local lore, the fight against enclosures encapsulated by Warren James in 1831, through to modern organisation of Foresters in HOOF and Forest Voice, both still active in preserving the 'Vorest'. And, of course, the work of the Verderers continues.
- 2.8 The area was dominated in the nineteenth century by the growth of iron mining, Iron foundries and coal mining. Minerals and mining form the backdrop to the development of the six settlements: Parkend with its forges, Whitecroft, Pillowell and Yorkley to coal and Oldcroft and Viney Hill to quarrying, with all six using the forest for timber to support the heavy industry around it. Parkend became the centre of Forestry operations with the Forest Training School setting up in 1904 in the old forge building and the Deputy Gaveller moving his operations there in 1920. Yorkley, Pillowell and Viney Hill had particularly close links to the Severn and traditional occupations of lave net and elver fishing that supplemented family income.



Source: Peter Green, courtesy of R.C.T.S

- 2.9 The industrial development of the 19th and 20th Centuries required the development of an extensive infrastructure and a complex of rail and tram lines and tunnels, such as at Oakenhill, linking the mines, quarries and forestry operations to the docks at Lydney or down to the small ports on the banks of the Severn. Smaller mines were taken over and larger mines such as The New Fancy Colliery opened in the 1860s operating to its closure in 1944; with most of the major collieries also shutting down in the following twenty years.
- 2.10 The industrial development was accompanied by the growth on non-conformist worship. Wesley launched the Methodist movement with his speech at Speech House. Now the mostly redundant chapel buildings are a feature of the landscape. The area had a growth of brass bands and choirs starting in the 1850s with colliery and village bands, many of which continue today. The Whitecroft Male Voice choir reached such prominence that they regularly appeared on BBC Radio in the 1920s. Recreational activities were encouraged by the ideology of self-improvement that partly responded to the growth of beer houses in the same period.
- 2.11 The First World War had an impact on the area in terms of increased demands for coal, timber and service recruitment. A home-produced supply of acetone, an explosives ingredient, was facilitated by the growth of the 'Distillation Works' that also distilled tar and other products from wood at Cannop crossroads. Forestry still plays a huge part in the economic life of the area. Light engineering companies produce high quality products. Tourism has grown rapidly in recent times and supports many local businesses. However, many residents now have to travel to Gloucester or Bristol and South Wales for work.
- 2.12 The Forest responded to the call of duty in both World Wars not only in responding to the need for resources but also with its men and women going into the forces, or men as Bevan Boys. These were young British men conscripted to work in coal mines between December 1943 and March 1948, to increase the rate of coal production, which had declined through the early years of World War II. The Pillowell recreational ground, and Parkend and Whitecroft Memorial Halls and other memorials are a testament to local casualties. The Second World War had a more significant cultural impact with the arrival of US servicemen, barracks and munitions stores mostly concentrated within the area of the plan. This saw many women marry service men from overseas, children come from London and also land army and other service personnel come from different parts of the UK and Europe.
- 2.13 Our area is still a vibrant and active part of the Forest, our six villages and hamlets are typical of the way settlements were allowed under 'Forest Law.' This Neighbourhood Plan area includes habitation, land use, flora and fauna that still reflect the tradition and heritage of the Forest's past and well as it's present. We are proud of our history and location and look forward look to help shape its future in a changing world with positivity and confidence.

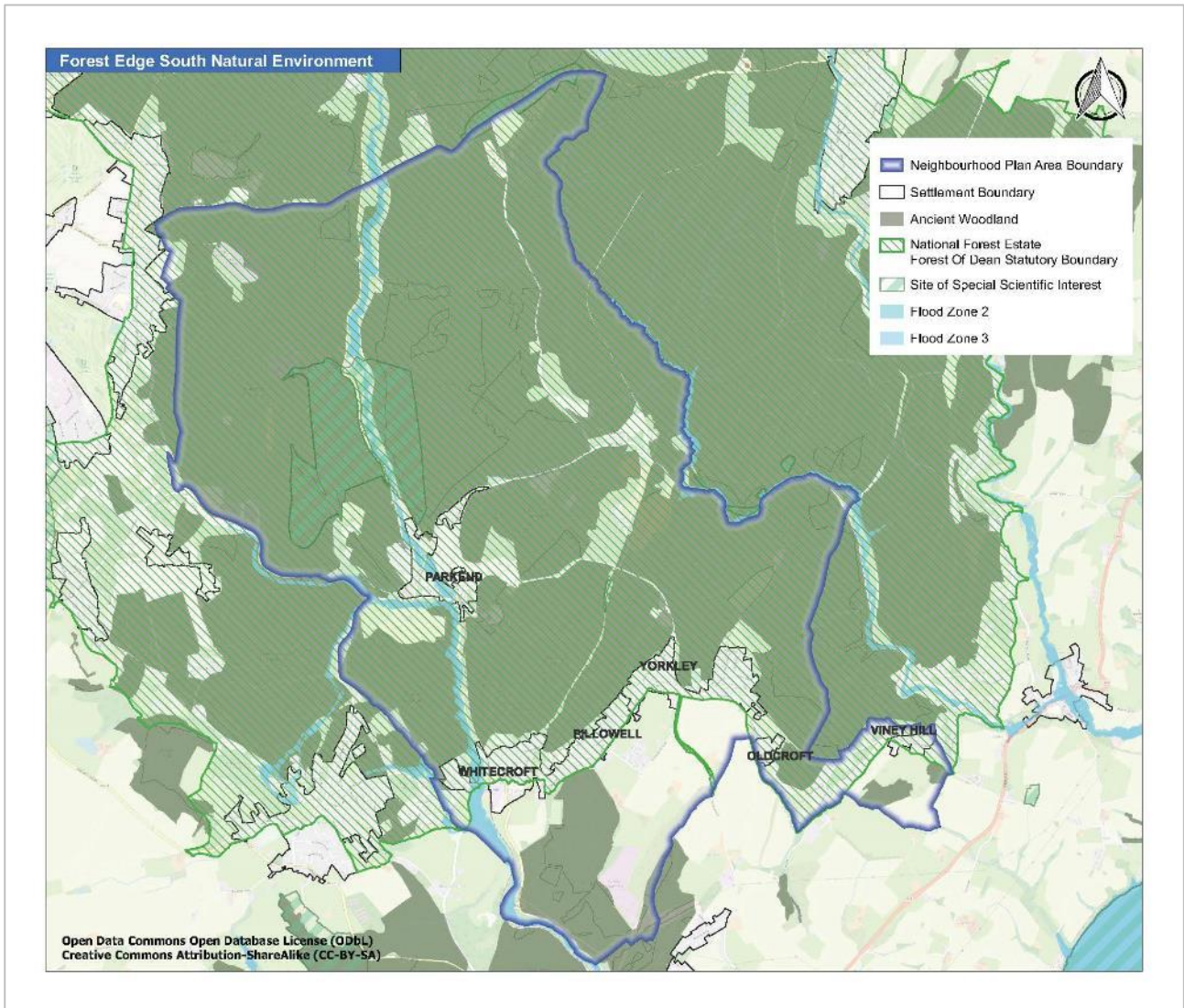


## b) A Geographic Overview

- 2.14 The six villages and hamlets that together form the area of the Neighbourhood Plan, Forest Edge South; **Whitecroft, Pillowwell, Yorkley, Oldcroft, Viney Hill** and **Parkend** are all situated in the administrative parish of West Dean. With the exception of Parkend they together form a crescent at the southern edge of the Forest of Dean, an area of historic and ancient woodland in southern Gloucestershire. The 'Forest' has a unique and colourful history stretching back to pre – Roman times with its own traditions and customs carefully defended. Parkend, once a centre of iron smelting and mining is a separate village surrounded by the Forest whilst the hamlets of Oldcroft and Viney Hill occupy an outlying spur to the east of the other villages.
- 2.15 The delineation points between Whitecroft, Pillowwell and Yorkley are hard to define. Oldcroft does enjoy some degree of separation from Yorkley and Viney Hill sits in its entirety. It is worth noting that Pillowwell is a Conservation Area as it encapsulates the traditions of Forest development.
- 2.16 The villages have grown up from haphazard development which became more prevalent in the early and mid-19th Century coinciding with the growth of commercial mining. The juxtaposition of houses with their neighbours is often one of setting back or at different angles. The older houses often sit in large plots with gardens big enough to feed a family.

Although many of the houses, build of stone with slate roofs were originally small many have been extended and modernised. There are areas of more modern planning and layout within the villages. Oldcroft has a centre of 20<sup>th</sup> Century houses build around the older cottages, Parkend, Yorkley and Whitecroft have areas of 20<sup>th</sup> Century social housing. The style of housing is similar across all the villages and development is restricted by the local plans and materials are of traditional supply.

- 2.17 Access between the villages is from a central Class C road which connects with the B4234 at Whitecroft giving a southerly route to Lydney and the A48. Parkend is at the Forest centre and connected with roads going to all four edges of the Forest. The road to Yorkley and Viney Hill is a C class road well used to access the A48 north east of Lydney. The links roads within the villages are narrow, quiet and often steep and many houses are still accessed from unmade forest gravel tracks or unadopted roads.
- 2.18 The villages all back onto the Forest which with its mix of broadleaf and conifer trees give inhabitants direct access into the woods. This is greatly appreciated, and the green backdrop to the villages maintain the ancient feel of the Forest and its traditions.
- 2.19 Many inhabitants now have to commute to nearby towns for work, all seeing heavy traffic leaving the Forest daily as people head for Bristol, Gloucester, Cardiff, Cheltenham, Hereford and further afield. Bus routes are sparse and timetables don't really aid commuting by public transport. The use of cars is higher than the national average.
- 2.20 A more detailed Character Appraisal for each of the villages follows. A comprehensive list of community assets, heritage assets and Local Green Spaces in each village is set out in the Neighbourhood Plan policies in Part 3.



### c) Population and Demographic Context

- 2.21 The 2021 Census showed that Forest Edge South had a total of 3,534 residents. This consisted of 1,738 males (49.2%) and 1,796 females (50.8%).
- 2.22 The population structure of Forest Edge South reveals an ageing population with 27.7% of residents being aged over 65 compared to the national average of 18.4%.
- 2.23 According to the 2021 Census, there were a total of 132 lone parent families living in Forest Edge South, which is 8% of all households. In 2021 almost one quarter (24%) of households in Forest Edge South were single person households, of which 59% were aged 66 years and over.
- 2.24 Across England the proportion of residents with no qualifications is 18.1%. The average for Forest Edge South is just above this at 18.7% (Census 2021).
- 2.25 With reference to health, in the 2021 Census, 94.9% of the Neighbourhood Plan area's residents had very good to fair health, with only 5.1% reporting to have bad or very bad health.
- 2.26 In terms of healthcare provision, Yorkley Health Centre is the only one within the Neighbourhood Plan area, but some residents are registered at surgeries in Coleford, Lydney

and Blakeney. Access by public transport is extremely limited. There are currently two minor injury units serving the population - The Dilke and Lydney Hospitals – which are to be replaced with a new hospital planned in Cinderford, opening in Spring 2024. Major hospitals are in Gloucester, Cheltenham and Bristol. Other health ancillary provision e.g. dentists and opticians is provided in the local towns.



#### d) Housing Context

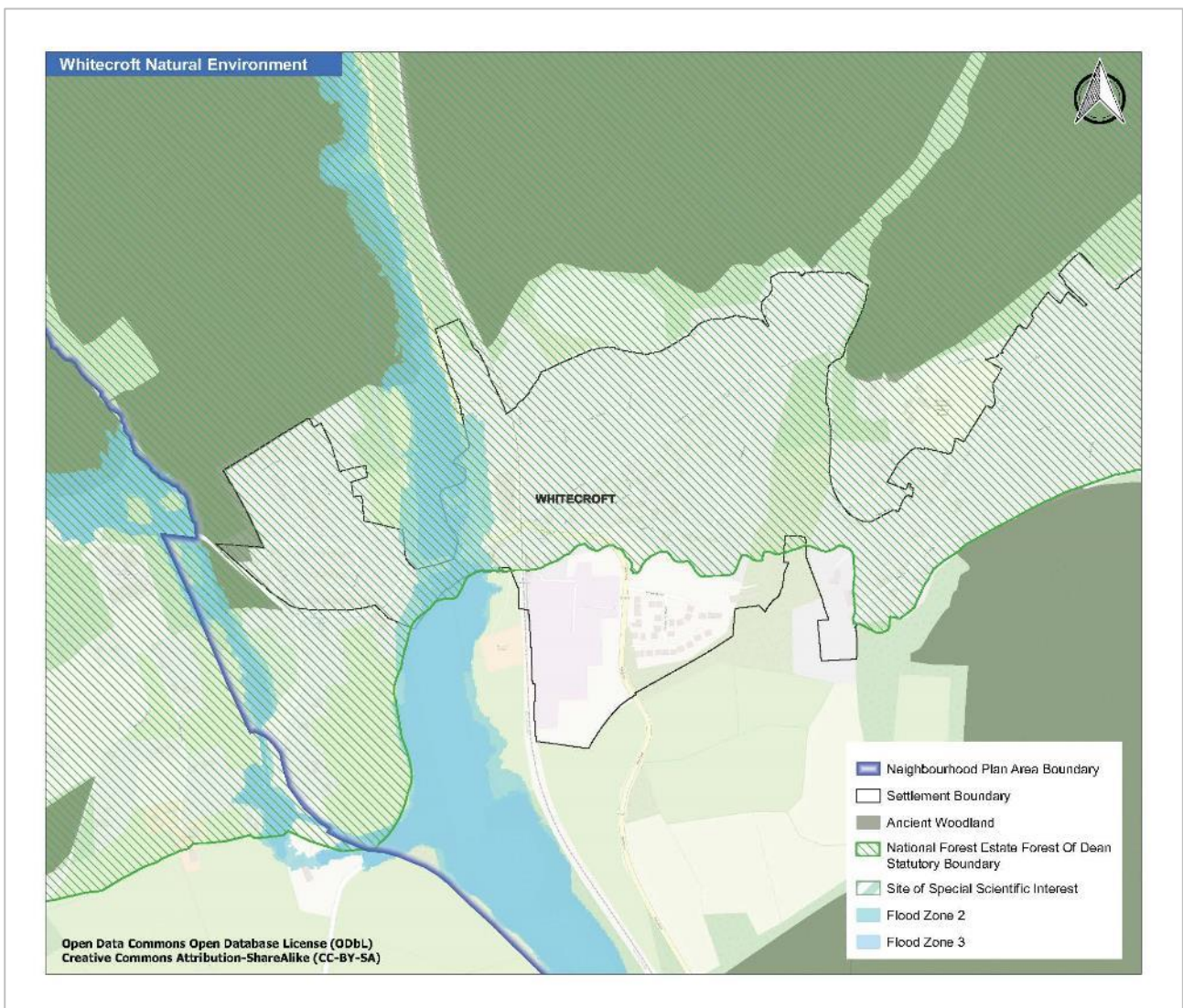
- 2.27 According to the 2021 Census, 54.5% of the 1,530 household spaces in the Neighbourhood Plan area were detached, 34.9% were semi-detached and 7.7% were terraced properties. Less than 1% of households were purpose built flats..
- 2.28 According to the 2021 Census, 1.0% of households in Forest Edge South did not have central heating. This is lower than the district level figure of 1.2% and national figure of 1.5%. The proportion of households with oil-fired central heating in the Neighbourhood Plan area is 37.7%, which is significantly higher than the national figure of 3.2%.
- 2.29 In 2021, the most common household tenures in Forest Edge South were owned outright (49.4%) and owned with a mortgage or loan (31.5%). Social rented made up 10.9% of tenures, private rented made up 7.3% of tenures, whilst shared ownership made up 0.8% of tenures.
- 2.30 Based on the most recent data provided by Forest of Dean District Council, there have been 65 housing completions since March 2011 in the Neighbourhood Plan area. A further 21 houses are marked as 'outstanding permissions', which are expected to be completed within the current Local Plan period.



### 3.0 WHITECROFT

#### a) Overview

- 3.1 The village lies in a valley running roughly north-south. The centre of the village is a staggered crossroads where the east-west road joins the main north-south B4234 for a short distance while crossing the railway and the brook.
- 3.2 The views from the village are therefore of its opposite half and the surrounding forest. From the east side, Pillowell and Yorkley can be seen atop the hill opposite and from the west side Brockhollands sheep meadows. Bream lies on the sunset horizon.



#### b) West Whitecroft

- 3.3 On the western side of the village, Park Hill rises quite steeply to a ridge. With Woodlands Close, it comprises about a hundred houses, some ex-council properties.
- 3.4 The main access to the Forest is at the top of Park Hill, passing to the turning leading to Park Hill Lodge; this route is very popular with dog walkers and well-used. There is an open stand of mature oaks on forest waste at the top of Park Hill.
- 3.5 Below Park Hill, the east-west road is called The Bay. It runs flat from the old fish and chip shop over the bridge to the Miner's Arms. A hundred years ago this was the site of several

shops. These are on the south side and are steadily being modernised into houses.



3.6 At the top of Park Hill on the south side of the road is the Royal Oak pub, which closed a few years ago with an uncertain future.

3.7 Saunders Green is a park landscape hamlet to the south west of the main village in rough, biodiverse pasture. There is an allotment site of 20 well-used plots and a small trading estate.

**c) East Whitcroft**

3.8 On a former factory site on the north side of the B4234 from Lydney there is the 2015 Whitcroft Gardens estate of 50 households, These are of brick construction with some houses having cream rendered frontages. There is a play area for small children in the centre.

3.9 Between the estate and Wesley Road/Rudge Brook there is wasteland which it is proposed will be landscaped subject to assessment by the district council, but at present is overgrown.

3.10 Opposite these on the south side of the B4234, the Pin Factory was opened in 1910 in the buildings vacated by The Patent Fuel Works. It is a series of single story units plus the original 19th century two-storey stone building. It is currently the subject of a planning application to build houses and commercial employment space.

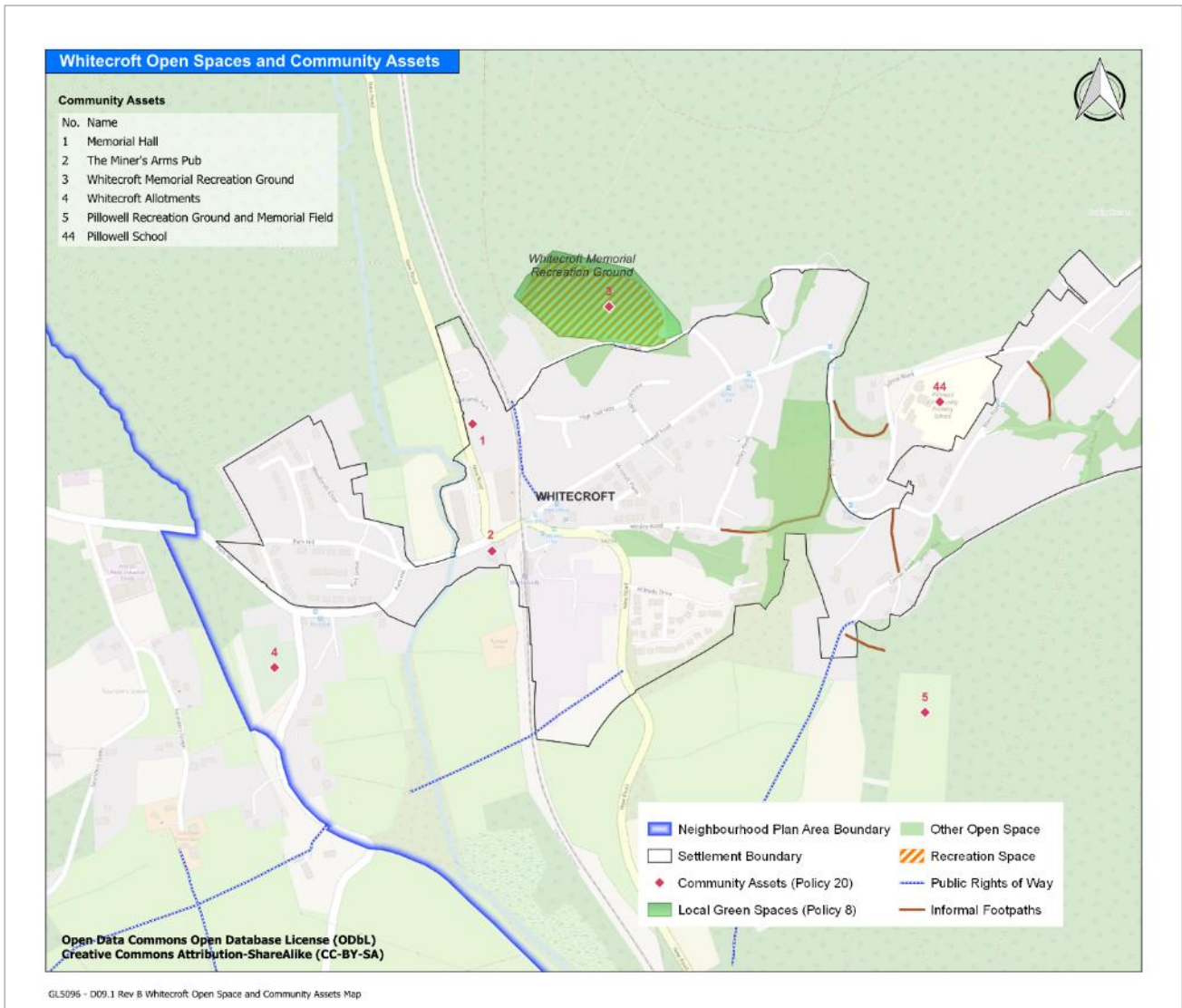


3.11 At the railway crossing group of mid-19th century stone built cottages, some are detached, others semi-detached, that flank a small road that takes one to the railway station, now part of Dean Forest Railway.

3.12 On the right of New Road, at No 1, is the former 1930s Pillowell and Yorkley Co-Operative building. The road bends to the left with Pillowell Road to the right, and on the right is the former Post Office and grocery stores, which that has been converted into private residences. Whitcroft no longer has a shop.



- 3.13 Over the level crossing, the B4234 turns right/north and is flanked by industrial units, built in the 1950s and 60s. They house a variety of businesses, including a bric-a-brac emporium, motorcycle repair shop, tyre sales, second-hand cars, welding and ambulance services.
- 3.14 Beyond the units the houses are on the right-hand side only. These are a mixture of three 19th century stone cottages and 1930s semi-detached houses. Whitecroft Gym is housed in a 1935 former social services building, next to Whitecroft Memorial Hall built in 1924 to honour six local men killed in the Great War. This is very well used by many local organisations. Next to the hall is the 1930s original village telephone exchange, now a private residence.
- 3.15 A small estate, Oaklands Park, of nine individually designed detached houses and bungalows plus three more end with the 1970s telephone exchange, still in use and now with a mobile phone mast. Beyond that lies the B4234 leads to Parkend through thick forest, flanked by the Cannop Brook to the left and the railway to the right.



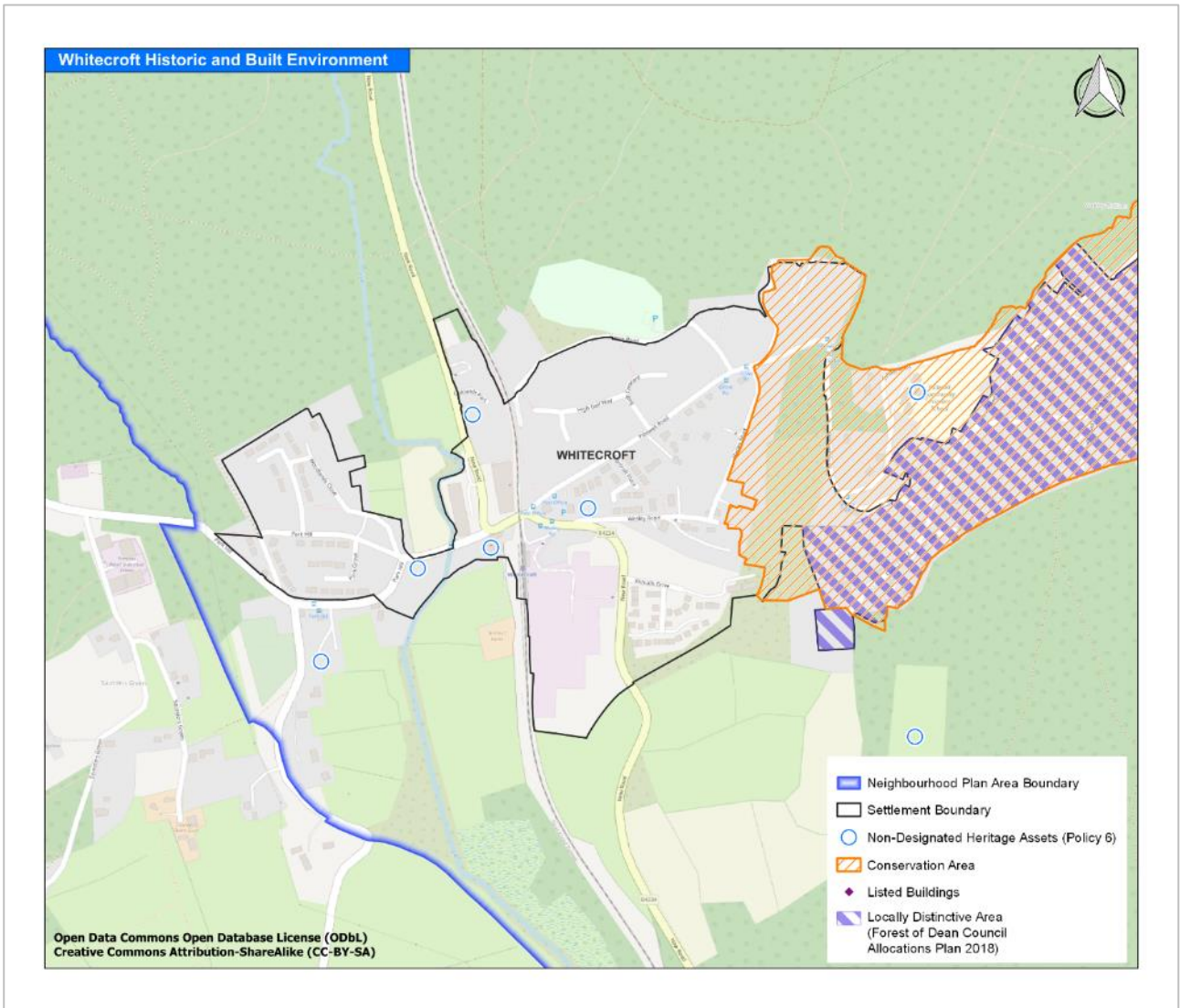


**d) Pillowell Road, Grove Road and Wesley Road**

- 3.16 This is the road to Pillowell and Yorkley and is essentially a ridge climbing the valley slope in an easterly direction. On either side are quiet residential streets with two small estates. This north-western part of the village is mainly small, detached houses, many of these being bungalows. Many sit in generous plots, although quite a few of these are now infilled with further houses, with more in process. It has an open feel, with some park landscape and fences mainly low.
- 3.17 The chapel along Wesley Road is the highest point of the village.



- 3.18 The northern edge of the village is bounded by continuous forest which is easily accessible. There are at least two proper pathways at either end of Grove Road, which are used daily by pedestrians, cyclists and occasionally horse riders.
- 3.19 Whitecroft Rec on Grove Road, with a football pitch, clubhouse and car park, is the largest formal public space. There are several other green spaces between houses, such as the araucaria on Charleswood Road and a bench at the top end corner of Grove Road.
- 3.20 The Rudge Brook runs through this part of the village to join the Cannop/Lyd by the Miner's Arms. Trout can be found in this stream. A small number of perry pears, mostly Blakeney Reds, remaining from 19<sup>th</sup> Century orchards.



## 4.0 PILLOWELL

### a) Overview

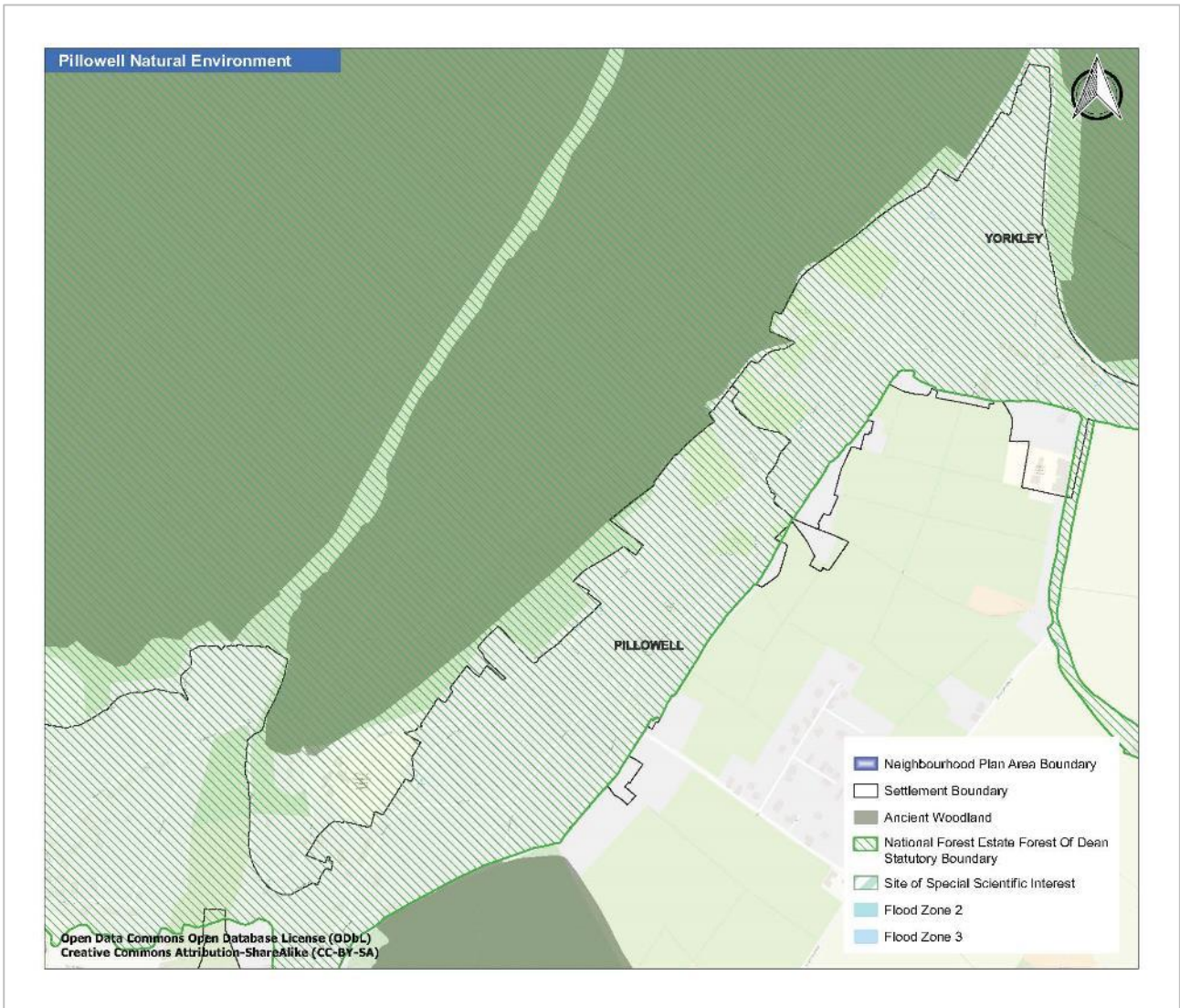
- 4.1 Pillowell's origins are unknown, its boundaries are a little hazy and therefore any population figure an estimate, somewhere between 250 – 300. There are no shops, pubs, social housing, private housing estates and little in the way of 'modern buildings' or infill due to Pillowell being designated a Conservation Area in 1999.
- 4.2 There is however, a well-attended primary school and a small industrial area. Most of the settlement area is a designated conservation area established in 1999. The majority older buildings are laid out in a haphazard manner often in large plots. There are a number of small open areas, mostly 'forest waste' in between or around various properties. There is also a small nature reserve.
- 4.3 In terms of amenities there is a village hall, a large recreation ground that has now been enclosed, and the Methodist chapel.



### b) Geographic Location

- 4.4 Pillowell is effectively strung out between Lower Yorkley and Whitecroft, the main road (Main Road), running down the hill in a south westerly direction.
- 4.5 The postcode for the approximate centre of Pillowell is GL15 4RD, latitude 51.756210, longitude -2.540870.





**c) Surroundings**

- 4.6 To the northwest is the Royal Forest and to the southeast the ground rises sharply into agricultural land and woodland.
- 4.7 From most locations there are views across to Bream and beyond. In many parts of the village the forest edge dominates the skyline. Local residents value the Forest, and the benefits of being close by. There are numerous well-trodden paths, some following the disused Mineral Loop railway lines.



**d) Structure**

- 4.8 The settlement is open in form with most buildings being laid out in a haphazard manner often in large plots. However, there are some linear developments along Main Road and Upper Road. These are the densest housing areas, although there is nothing that could be identified as infill.
- 4.9 As well as Main Road there are a number of other narrower roads and tracks, some poorly maintained and difficult due to steep gradients.

**e) Links**

- 4.10 Most travel is by private transport as public transport only consists of an infrequent village circuit bus between Lydney and Cinderford provided by local company Willetts and a single GCC Robin on demand minibus is being trialled for two years throughout the southern Forest of Dean.
- 4.11 There is a narrow steep road from Yorkley Wood that joins Upper Road opposite the Methodist chapel.
- 4.12 There are a number of footpaths and tracks that can be used to walk or cycle to adjoining areas.

**f) Approaches**

- 4.13 Pillowell is entered either from Yorkley on Main Road, or from Whitecroft on Pillowell Road.



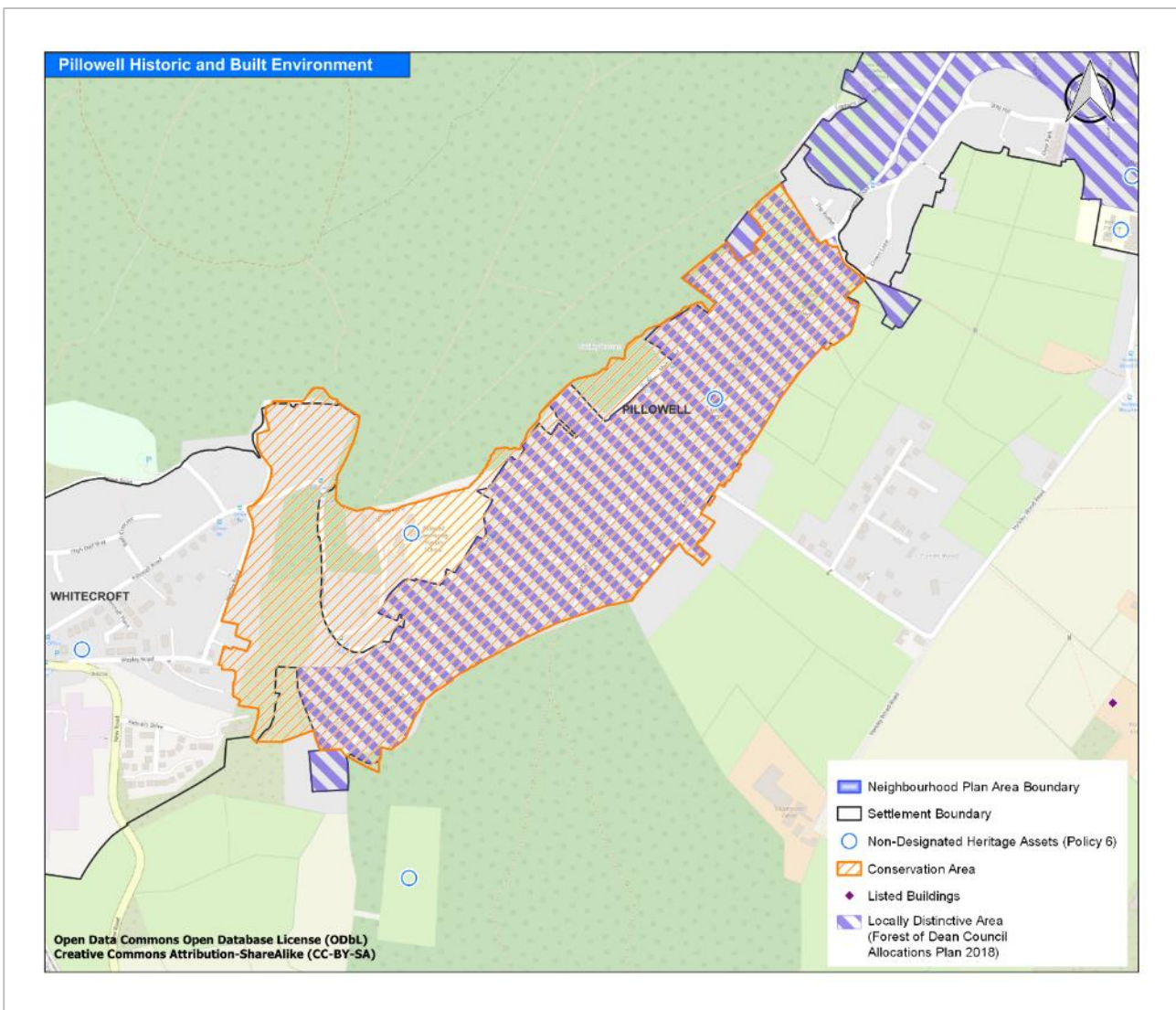
**g) Built Environment**

- 4.14 Pillowell's Upper Road marks the limits of the statutory Forest of Dean and the St Briavels Hundred. The first record of a settlement known as Pellowe Well dates to 1669. There are acknowledgements of encroachments on Crown Land in the 18th century.
- 4.15 However, it was in the 19th Century that the settlement grew along the south edge of the Forest of Dean, as one of a string of not very pretty villages along the south edge of the Forest of Dean, these purely on account of the existence of coal. Many of the old cottages were built by families engaged in working in the pits or coal briquette manufacturing.
- 4.16 There is now very little evidence of the mining heritage, although some of the landscaping is a result of covering it up. Generally this has led to a more pleasing appearance.

**h) Building Types**

- 4.17 The settlement was formed largely in a haphazard way, exceptions being on Main and Upper Road. Predominantly stone cottages sitting in large plots with slate roofs and stone outbuildings. Boundaries are a mixture of drystone walls hedgerow and post/wire fencing. Wooden fencing is less common.
- 4.18 Some properties have been recently extended, however there has been little new build

activity in recent times. There are still examples of some properties that have had little or no modernisation, whilst some have been extensively improved.



**i) Open Areas**

4.19 As previously described there are a number of small open areas some of which are designated as forest waste. These are predominantly used for dog walking and sheep grazing.

## j) Key Features

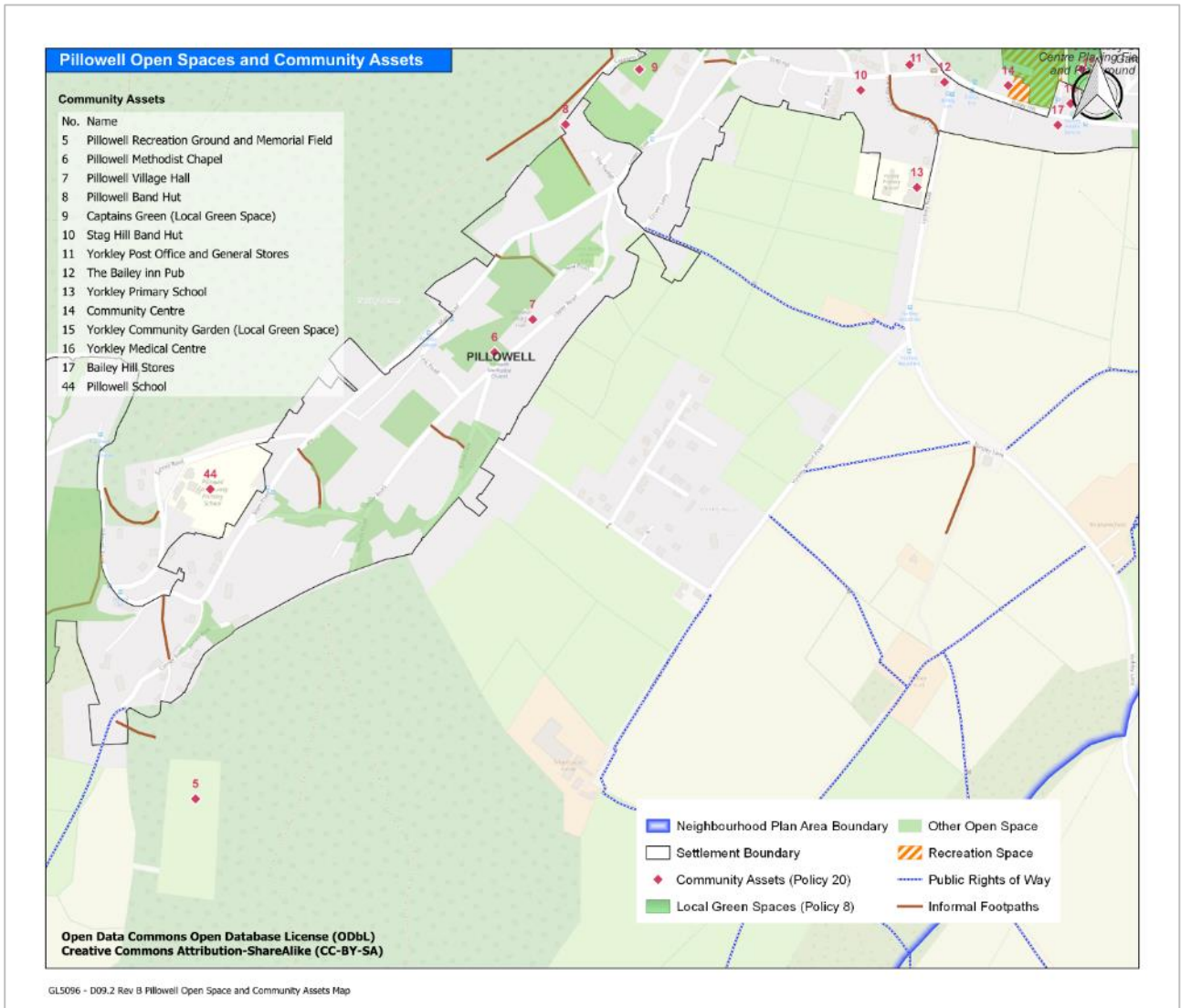
- 4.20 The forest woodlands are dominant features along with the sloping landscape. In many parts of the village the forest edge dominates the skyline and provides a restful background sound when there is a breeze.
- 4.21 Whilst there are no shops, pubs, healthcare facilities or other amenities, there is the village hall, recreation ground and Methodist church, they at least offer some scope for local community activities.
- 4.22 There is a pump, that some believe is over the original Pillowe Well, however it is somewhat hidden and neglected.



- 4.23 For many the value is in the Forest itself and the benefits of being close by. As well as many walkable paths there is the disused Mineral Loop railway line for easy walking and/or cycling.
- 4.24 A parcel of land was donated by Lord Bledisloe in the early 1920s as a war memorial and recreational space (for the inhabitants of Pillowell and neighbourhood). Pillowell Recreation Ground (War Memorial) was formally opened on 6<sup>th</sup> September 1930 following extensive work and fundraising by the villagers and the Charity. A new group of trustees has secured the field's use as a valuable recreational and meeting space. The Recreation Ground has now been fenced off to prevent boar incursions.
- 4.25 The school is a major contributor to the sense of community in Pillowell.
- 4.26 The richness and ecological diversity of our area includes for example: wild boar, deer, badgers, foxes, and a wide variety of birds.
- 4.27 The prevalence of large, expansive gardens host diverse garden plants, hedges and trees. A number of residents are bee keepers.
- 4.28 Whilst their practice hall is just in Lower Yorkley, there is still a Pillowell Silver Band that has a history of competition triumphs.







## 5.0 YORKLEY

### a) Overview

- 5.1 Yorkley village, and the small, attached hamlet of Yorkley Wood, sit on the southern edge of the Forest mainly on a ridge between the Forest and the Severn Estuary. At 600ft at the top of the village, Bailey Hill, there are spectacular views over the Cotswolds, the Severn and the Welsh Hills as far as the Brecon Beacons.
- 5.2 The village is vibrant and has a mixture of housing, traditional miners' cottages to small modern developments. Yorkley Court Farm on the southern edge of the village and Danby Lodge are Grade II listed.
- 5.3 It has a thriving primary school and playgroup, a health centre, two public houses, and two shops, one with a busy and well supported post office.
- 5.4 At the heart of the village is a recreation ground which houses Yorkley Football Club, a busy children's skatepark and playground. In the grounds, a modern Community Centre was built in 2015 which is well used by a large number of organisations, clubs and classes and is a popular venue for many social events including children's parties at the weekend.

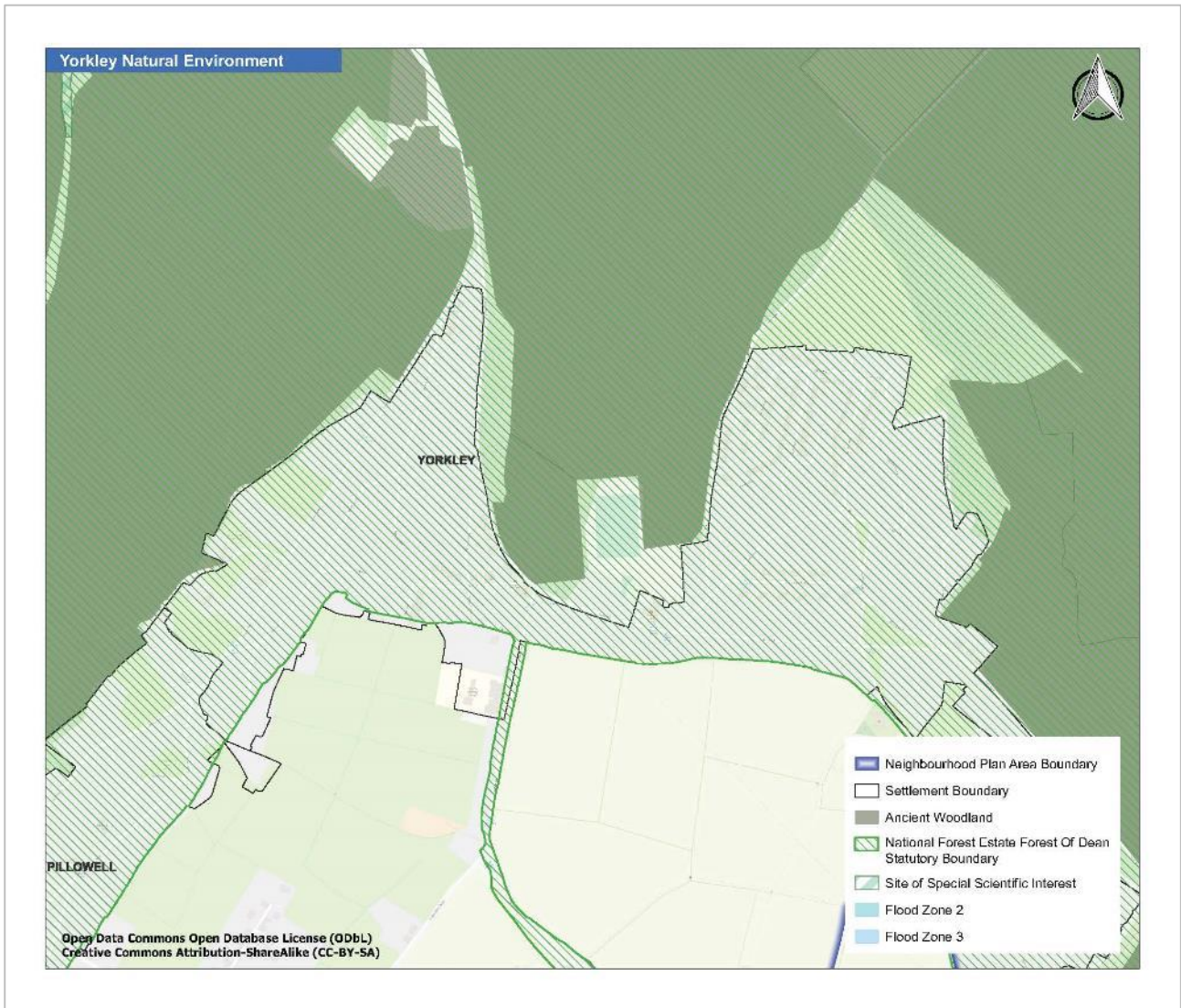


### b) Geographic location

- 5.5 Yorkley sits astride a hill some 600 feet above sea level, giving panoramic views of the River Severn and the Cotswold Hills to the South-East, South & South-West from one side, and the hills of the Brecon Beacons to the east. To the north the village is bounded by forest, and to the south by agricultural land. There are many pockets of open space known as 'forest waste'.
- 5.6 A distinct ridgeline within the village of Yorkley forms a locally distinctive landscape feature and from this vantage point Lydney Sands, which borders the River Severn, can be clearly seen. Along the Yorkley ridgeline elevation climbs from 165m AOD (Above Ordnance Datum) at Shaphouse Farm north east to 203m AOD in Cockshoot Wood.



- 5.7 It is a pastoral landscape, and the presence of a strong ridge line allows long range views.
- 5.8 Roads lead down the hill towards the smaller villages of Oldcroft and Viney Hill to the east and south and westwards towards Pillowell and Parkend.



**c) Links**

- 5.9 The village is poorly served with public transport which is infrequent and sporadic although a single GCC Robin on demand minibus is being trialled for two years throughout the southern Forest of Dean.
- 5.10 Roads lead down the hills towards the smaller villages of Oldcroft and Viney Hill to the east and the main A48 to Gloucester, Cheltenham and the M5 and south and westwards through Pillowell, Whitecroft and Parkend to Chepstow, Cinderford and Ross on Wye.

**d) Surroundings**

- 5.11 The close relationship of Yorkley to the Statutory Forest and the extent, nature and variety of the open spaces within, give the landscape a very special character.
- 5.12 The village has a strong relationship with the Forest boundary creating a fringe characteristic.
- 5.13 It is surrounded on the west, north and east by forest under the management of Forestry England; to the south is farmland.

5.14 Free roaming Forest sheep, wild boar and Fallow and Muntjac deer can regularly be seen around the village and adjacent woodlands.

**e) Structure**

5.15 Yorkley (and Yorkley Wood), is the largest of the Forest Edge South settlements, experiencing substantial growth since the start of the 20th century. As well as infill development, the spatial extent of the village has changed through the addition of multiple developments at varying periods in history, including The Rudge development along Stag Hill and the additions to Yorkley Slade. Settlement density has also increased along Lydney Road and within Yorkley Wood which has a more structured grid-like pattern.

5.16 There are large areas that are still distinctive and have a strong character.

5.17 The nucleated settlement pattern has been added to with new housing developments and additions over time. The settlement comprises both a linear and nucleated form, loosely following the route of Main Road with two large, nucleated settlement offshoots.

5.18 Boundary treatments are typically stone walls of varying construction with grass verges with buildings of varying date and construction.

5.19 Yorkley can be split in two with West Yorkley displaying Forest Fringe characteristics while large parts of Yorkley Slade are dominated by modern housing. There are large areas that are still distinctive and have a strong character. The western edge of Yorkley and the eastern edge of Yorkley Slade have been designated a Locally Distinctive Area (LDA).

5.20 Most of the new development is by 'infill' with mostly single buildings. Some properties within the LDA have large gardens and orchards which may be 'infilled' in the future. Infill development may provide 'windfall sites' (linked to the new Forest of Dean Local Plan) but should only be supported where such development does not materially impact on the housing density of the villages and have a negative impact on the character of the area.

**f) Yorkley West**

5.21 The area features traditional styled dwellings within spacious curtilages, mainly with strong frontages onto highways. There is some backland development, but also a large number of open spaces and Important Open Areas. Dwellings are mainly arranged informally and feature traditional materials.

**g) Yorkley Slade**

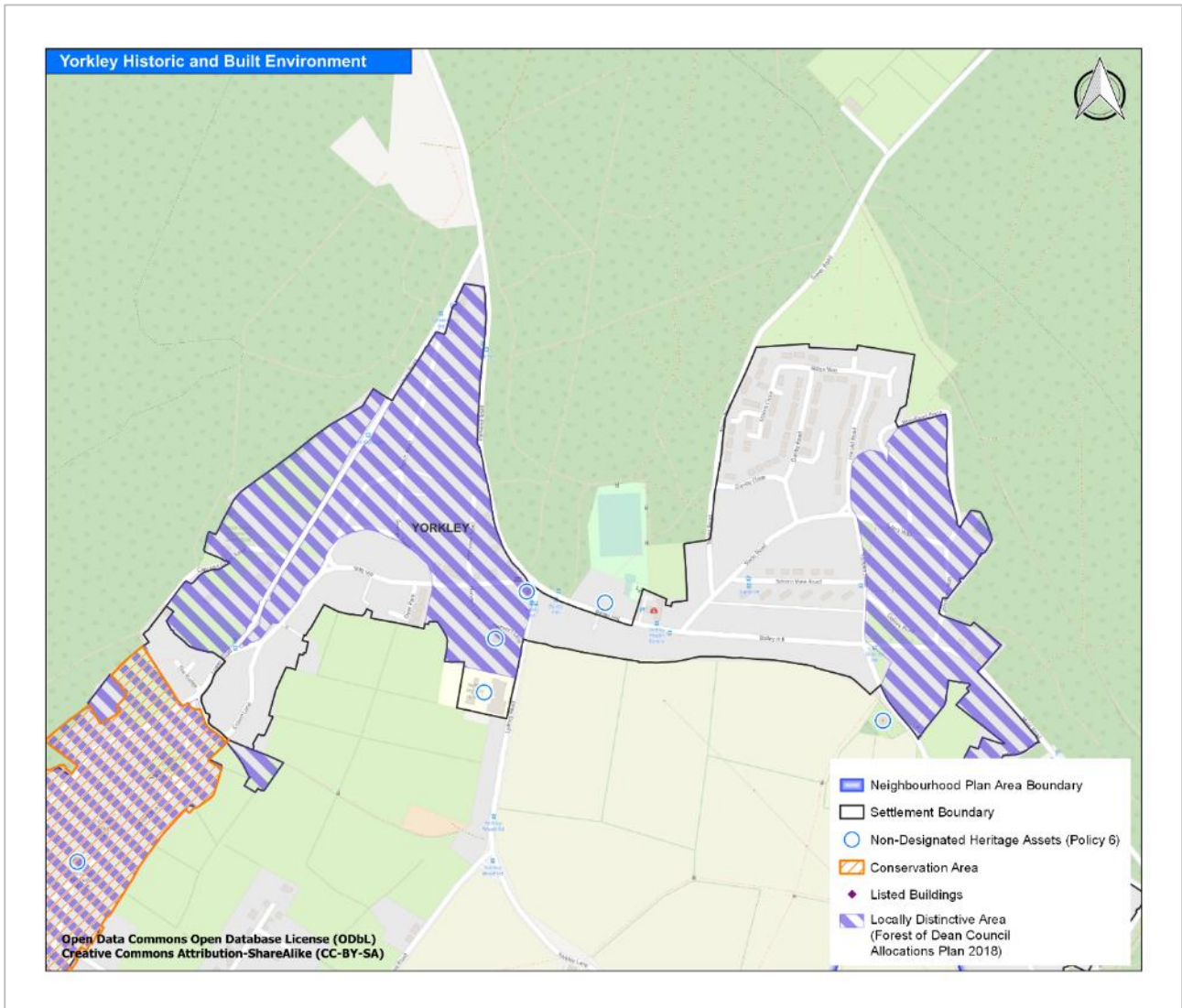
5.22 Dwellings are located in an informal pattern with strong relationship to highways and minor access roads. Comparatively large Important Open Areas within the LDA. Eastern edge of the area meets the forest boundary, creating a fringe characteristic. Dwellings are located within large curtilages with clear boundaries between public and private space. There is widespread use of traditional styles and local materials.

**h) Building types**

5.23 Yorkley grew in a haphazard way from its origins in mining and quarrying with cottages being built in good-sized plots of local stone with stone wall boundaries. Most modern building has been infilling and is brick, with tile or slate roofs. Most of the older cottages have been extended.

**i) Historic buildings**

5.24 Yorkley Court Farm farmhouse and curtilage buildings are Grade II listed. Also Danby Lodge is Grade II listed.



**j) Forest Waste**

- 5.25 The importance of Forest waste is not to be overlooked in our whole Neighbourhood Plan area.
- 5.26 There are large areas of forest waste which are important open spaces but also all of the road verges and small pieces of land around properties are also classed as forest waste and cannot be sold as it is Crown land.

**k) Facilities**

- 5.27 There is a range of facilities. A primary school and playgroup, two shops, two pubs, a health Centre, a Community Centre with a recreation ground, football pitch, playground and skatepark.
- 5.28 There is also a well-used Community room owned by Two Rivers housing association at Danby Road which serves the elderly residents there

**l) Approaches to Yorkley**

- 5.29 Yorkley is 3 miles from the nearest town of Lydney to the south which enters the village from the Allastone ridge to Bailey Hill. There is a minor road on the left which leads to the hamlet of Yorkley Wood.

- 5.30 The road (Lydney road) continues past Yorkley School to Bailey Hill.
- 5.31 At Bailey Hill the road joins roads to the left. The first turns down Stag Hill to Pillowell and the second follows the western edge of forest to Parkend.
- 5.32 Turning right at Bailey Hill the road leads along the highest part of the village down towards the A48 at Blakeney. At the bottom of Bailey Hill, the crossroads lead left to Yorkley Slade and right to Oldcroft.



- 5.33 The approach to Yorkley from Parkend and Moseley Green is through woodland on Yorkley Road. It carries on up Parkend Road to Bailey Hill.



- 5.34 Where the road divides and bears right towards Pillowell and Whitecroft there is a spectacular beech tree.



- 5.35 The uphill approach from the Conservation village of Pillowell passes on the left the only modern development in Yorkley West called The Rudge after the valley which was built on a brownfield site of the former Kears bakery.
- 5.36 The road divides at this point leading up Stag Hill to the top of the village and Lower road on the western side. After that, on the left the area on the Forest side up the length of Lower

Road is designated a Locally Distinctive Area (LDA).



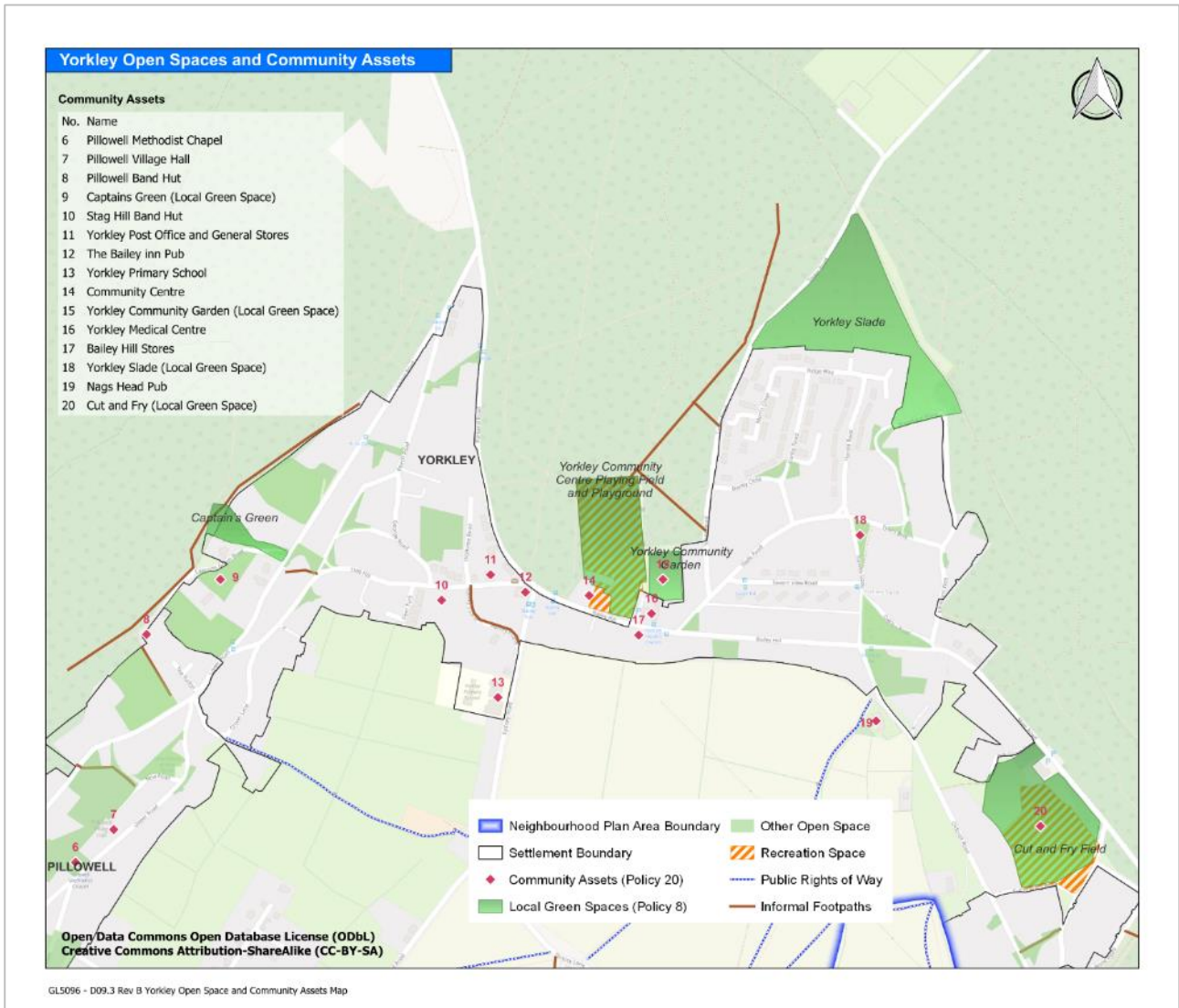
- 5.37 It includes this area known as Captains Green, showing a large open area of Forest Waste.
- 5.38 Approaching from the east through Viney Hill the forest is on the right with linear development on the left.

**m) Active transport**

- 5.39 There are a large number of public footpaths and forest tracks linking Yorkley to the surrounding settlements.
- 5.40 Cycling is popular and it is hoped that, when the proposed Dean Forest Greenway multi use track is completed from Parkend through Whitecroft to Lydney, that more people will use the forest tracks to enable safe active transport for leisure, school and work.

**n) Commercial**

- 5.41 Although originally a mining village, there is now very little industry in Yorkley but many small and one person type businesses based from home such as those in the building trade, soft furnishing makers and much more are operating.
- 5.42 There is a big increase in live work businesses covering many aspects of commerce, for example architects, designers, computing, craft work, including artists, abound in all of the Forest Edge South villages making it a popular place to live and create.
- 5.43 Tourism is important and there are a number of small bed and breakfast businesses, holiday cottages and a busy Holiday Park, Deanwood Holidays, on the former equestrian centre in Yorkley Wood.
- 5.44 Some of the hirers of the Community Centre are businesses, for example Pilates, Yoga and Zumba and these are all well supported and appreciated.





## 6.0 OLDCROFT AND VINEY HILL

### a) Overview

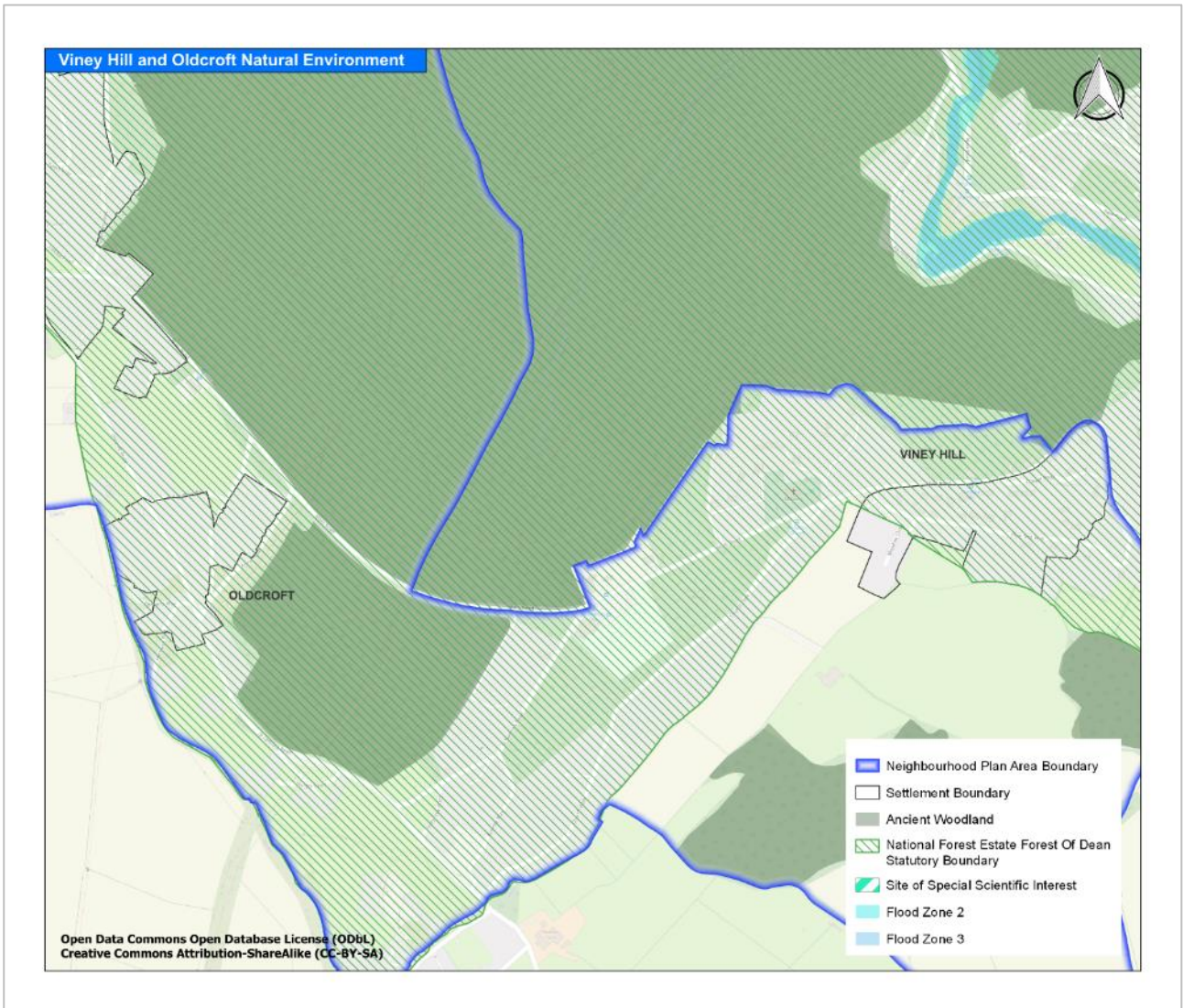
- 6.1 The two hamlets of Oldcroft and Viney Hill both sit astride a high ridge the flows from the edge of the Forest of Dean. From the edges of the settlements long reaching views over the Severn towards the Cotswolds can be enjoyed.
- 6.2 Today the two settlements are still separated by woodland but linked with minor access lanes. Both are a mix of old encroachments interspersed with 20C infill housing. *“The settlements are open in form and the older buildings are laid out in a haphazard manner often in large plots served by a network of paths and tracks...”* (FOD District Council Housing Allocations Plan 2017).
- 6.3 The open ground between the 18C encroachments is ‘Forest Waste’. In the case of Oldcroft, the cricket ground and in Viney Hill the football ground together with the Parish Church all of which are bordered by woodland provides an amenity which helps give the distinctive character of the two settlements.



### b) Geographic Location

- 6.4 The settlement of Oldcroft is split into two parts forming a ‘V’, running in a SSE/NE direction along the top and western side of distinct spur. Oldcroft and Upper Oldcroft are separated by woodland (Oldcroft Plantation). Viney Hill is clearly separated from Oldcroft and occupies the top and end of the same spur as it turns west with far reaching views up the Severn Valley and across to the Cotswold Escarpment in the distance.





**c) Surroundings**

6.5 To the north-east both settlements are bordered by ancient woodland whilst to the south and west there is open farmland, mainly given over to dairy farming. This farmland is crossed by several footpaths leading to the valley floor and towards Pillowell.



#### d) Structure

- 6.6 “The settlements are open in form and the older buildings are laid out in a haphazard manner often in large plots served by a network of paths and tracks. Within Viney Hill settlement boundary there is a more intensively built-up area which forms a focus. Similarly, within Oldcroft a more concentrated form is evident within the defined area. Areas of land once used as quarries for building stone are a feature of both with past coal extraction leaving surface formations in open ground around Oldcroft.” (FOD District Council Housing Allocations Plan 2017)
- 6.7 The housing of Viney Hill is mainly to the south of the ‘main’ road with more modern houses on the rising land between the road and the top of the spur, with older housing on the top of the ridge.
- 6.8 Similarly within Oldcroft a more concentrated form is evident within the defined area bordered by Cut and Fry and the Aisne Road loop.

#### e) Links

- 6.9 Oldcroft is served by a minor road branching off the main access route leading from Parkend to the A48. Further minor roads link the two parts of the Oldcroft settlement and onwards into Viney Hill.
- 6.10 Transport from both villages is mainly by private car and a daily bus service links the settlements to Lydney and Cinderford and onto Gloucester and Monmouth.

#### f) Approaches

- 6.11 Approaching Oldcroft from the edge of Yorkley the minor road falls away and shows the linear development along St Swithin’s Road with open farm land across the valley of Plummers Brook. Some scattered houses and small groupings of houses are found in between Upper Oldcroft the Oldcroft.
- 6.12 This minor road continues eventually linking up to the main approach to Lydney.
- 6.13 The Parkend-A48 route bypasses Oldcroft to the North and forms the main and most used approach to Viney Hill. The social amenities (Cut and Fry Cricket Ground, Viney Hill Football and Social Club, the Church and the New Inn) are found either side of this road.



#### g) Built environment

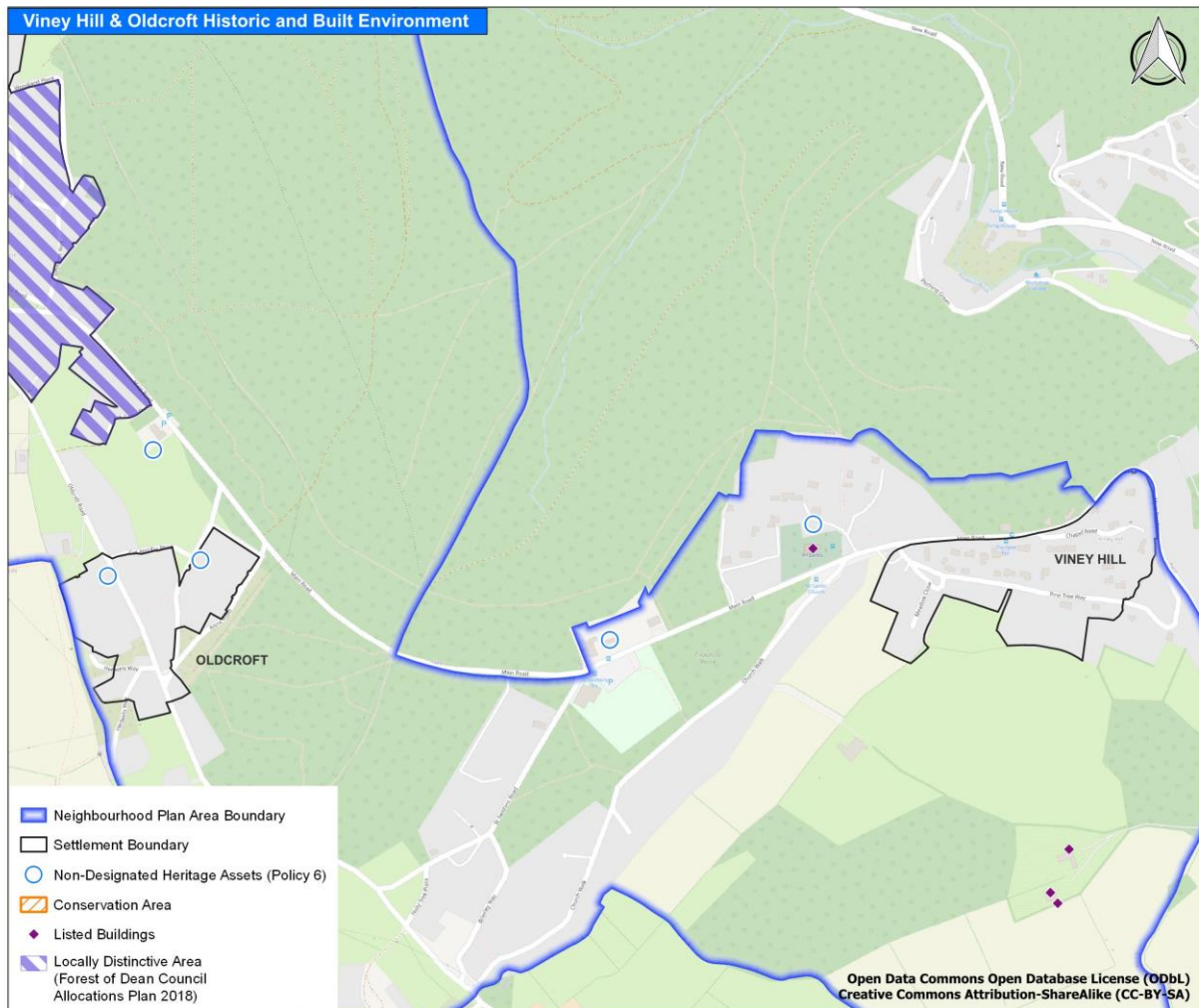
- 6.14 In 1787 the Oldcroft area was described in a survey as ‘for the most part covered in thorns, and hollys, with a few scrubby oaks and beech’. The settlements of Oldcroft and Viney originally grew up through encroachments on Crown Land in the late 18th century and in the mid-19th Century, when many of the old cottages were built by families engaged in working in the pits or charcoal burning industries.



**h) Building types**

- 6.15 The settlements were formed in a haphazard way with stone cottages sitting in large plots. With small windows and slate roofs often with stone outbuildings. Boundaries were mostly of drystone walls and examples of these are still evident in many places, but wooden fencing is the norm now.
- 6.16 In the 20th Century more defined areas of housing were developed. A mix of bungalows and two storey houses in both settlements has given a more intensive feel. These buildings are mainly of brick with tile or slate roofs and modern types of window. There are also many such houses built as 'infill' between the older properties.
- 6.17 Nearly all the older buildings have been modernised and often extended. In several of the older houses stable blocks have been built in the large gardens.
- 6.18 There are established farms bordering the boundaries along Neds Top.
- 6.19 With a heavy reliance on private cars if houses do not have space within their curtilage parking is becoming prevalent on Forest Waste.





**i) Active transport**

6.20 There is a network of recognised footpaths linking Oldcroft to the Severn Valley. ‘Custom and use’ paths form links between parts of the settlements and paths through Oldcroft Plantation and the ancient forest link Oldcroft to Viney Hill.

**j) Key Features**

6.21 The open nature of the land to one side and the ancient woodland to the other give both settlements a distinctive character. The settings of the cricket pitch on Cut and Fry green, the football field carved out of the woodland at Viney Hill, and the isolation of the church all go towards this distinctiveness, which is prized by those living there.

6.22 All three of these amenities, sitting as they do in their setting form a framework for both settlements. Although the chapel and school are no longer active these have been converted to alternative use and thus preserved.

6.23 Now a predominantly residential area, there are few businesses or commercial properties. Those so far identified are:

6.24 Commercial uses include a garage, pub, activity centre and a physiotherapy centre, some holiday lets and an architectural design business. In the area there are several small businesses run from home.

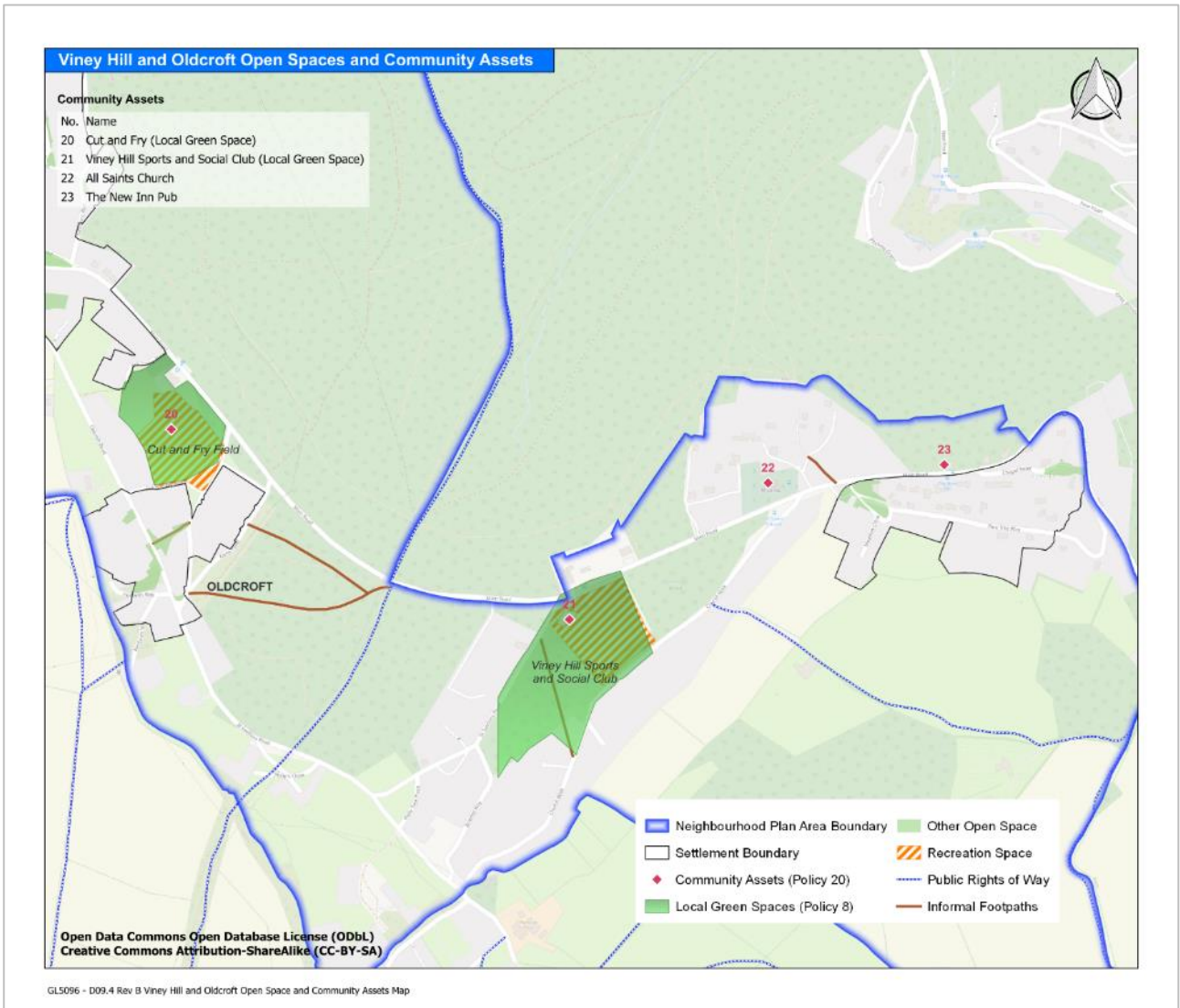
6.25 Social facilities include a Sports and Social Club linked with the football team, one pub and a Church of England Church which is linked to the Parkend Parish. A cricket team (Yorkley Star) sometimes play on the Cut and Fry pitch.



6.26 Buildings and historic items of note, including evidence of an historic past linked to Forest culture, include:

- The Parish Church of All Saints, Viney Hill (this is now paired with the Parish of St Paul's, Parkend)
- Hayes Manor (dating back to Tudor times) on the southern edge of the Viney Hill boundary
- The New Inn, Viney Hill (the sole surviving pub where once there were many)
- The Bethesda Chapel, Oldcroft. Methodism was a major force (now used as a storage facility)
- Viney Hill School building (a mix of residential and business premises)
- Boundary Stone (one of several in the area) marking the edge of the Statutory Forest
- The Cricket Pavilion, Cut and Fry Green

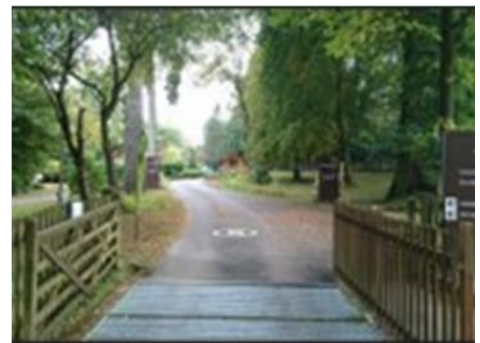




## 7.0 PARKEND

### a) Overview

- 7.1 Parkend village is a vibrant community within the forested area of the Forest of Dean district. The village is spread over a large area including extensive open spaces, with the central part of the village set around two sides of the cricket field.
- 7.2 The greater Parkend area includes a significant part of the statutory forest with many of the Forest of Dean's major visitor attractions. Whitemead Forest Park, a large holiday centre is on the edge of the village and there are many other places visitors can stay in the village in a range of accommodation. Tourism has increased in recent years, but the village has adapted to the situation.
- 7.3 Dean Forest Cycles bike hire and Dean Forest Railway are popular attractions in the village. Within the greater Parkend area are RSPB Nagshead nature reserve, Cannop Ponds, Speech House and the Arboretum, Mallards Pike, Go Ape, and New Fancy View, all popular attractions. The forest environment, with its open access and rich wildlife, provides a much valued resource for locals and visitors alike.
- 7.4 Historically Parkend had industries typical of the area and extensive railway sidings, which have left their mark on the landscape.

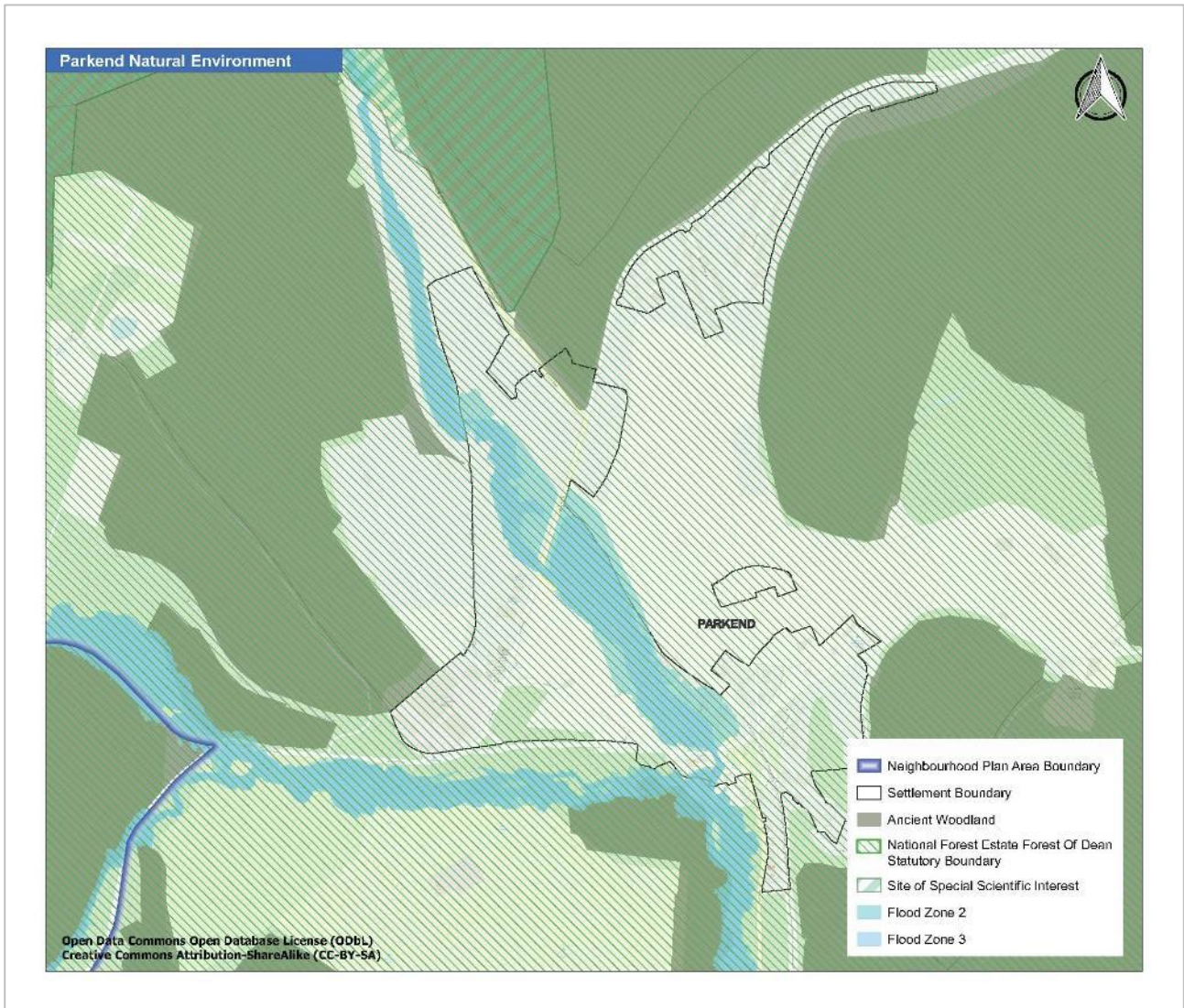


### b) Geographic Location

- 7.5 Parkend is in a central position in the forest of the Cannop Valley in the Forest of Dean, Gloucestershire. The River Lyd passes through the village.







**c) Surroundings**

7.6 Parkend is surrounded by forest under control by Forestry England. The outlying areas included in Parkend are also surrounded by forest. It is the only village surrounded by forest and includes the Oakenhill Nature Reserve and RSPB Nagshead.



7.7 There are a number of significant trees around the village. The avenue of limes and circle of yews, near the sports field, dating from 1902 are impressive and important to the village and Hawfinches are regular visitors in winter. The King Charles II and Forest Giant oak trees are

both over 300 years old; Redwood Grove was planted in 1938. RSPB Nagshead, with a longstanding Pied Flycatcher monitoring program, is situated behind International Timber and York Lodge.

7.8 Forest sheep, wild boar and deer (Muntjac and Fallow) can regularly be seen in or around the village.



**d) Structure**

7.9 Parkend is a village in the central part of the Forest of Dean. It is unusual as a Forest village for several reasons:

- It occupies a central position in the Forest whereas many villages were created by encroachment around the Forest fringes.
- The central focal point of the village is a triangle of open land serving as a de facto village green. Forest villages are usually linear in shape. However, other housing now extends outwards.
- The village and environs contain a high proportion of open space known as Forest Waste which has had surprisingly little development over recent decades away from the main roads. This is mostly because Forestry England are not allowed to sell the Forest Waste land.
- There is a strong industrial link to the village with remnants of railways, ironwork and collieries which adds to the sense of place and identity. Stone quarrying is still carried on at Cannop. International Timber has a large sawmill on the corner of Hughes Terrace.



7.10 The strongest impression made by the village now is of its spacious character, and green spaces. The recreation ground forms a central focus, and the present railway is another notable feature along with the former engine house, now a field studies centre.

7.11 A separate area of housing above the older part of the village was built around the 1959's to house the residents of The Square when it was demolished. This land is now left to nature, A large residential holiday park is situated near the centre of the village.

7.12 Parkend is the main tourist destination in the Forest of Dean and has become increasingly popular, creating vibrancy and employment. However, the downside is that houses have been bought up and converted into holiday lets making it more difficult for local families to afford homes in the area and excessive visitor parking has extended onto Forest Waste ground.



**e) Links**

7.13 Parkend is served by several busy minor roads linking the village with Lydney through Whitecroft, Yorkley and onto the A48, Coleford and Blakeney and also Cannop through to Cinderford and Ross-on-Wye

7.14 Transport from the village is mainly by private car and a very restrictive daily bus service links Parkend to Lydney, Cinderford and onto Gloucester.

**f) Built environment**

7.15 Most of the buildings are built along the main roads though the village.

7.16 With a heavy reliance on private cars due to poor public transport links the lack of space within a house curtilage means that parking is becoming prevalent on Forest Waste.

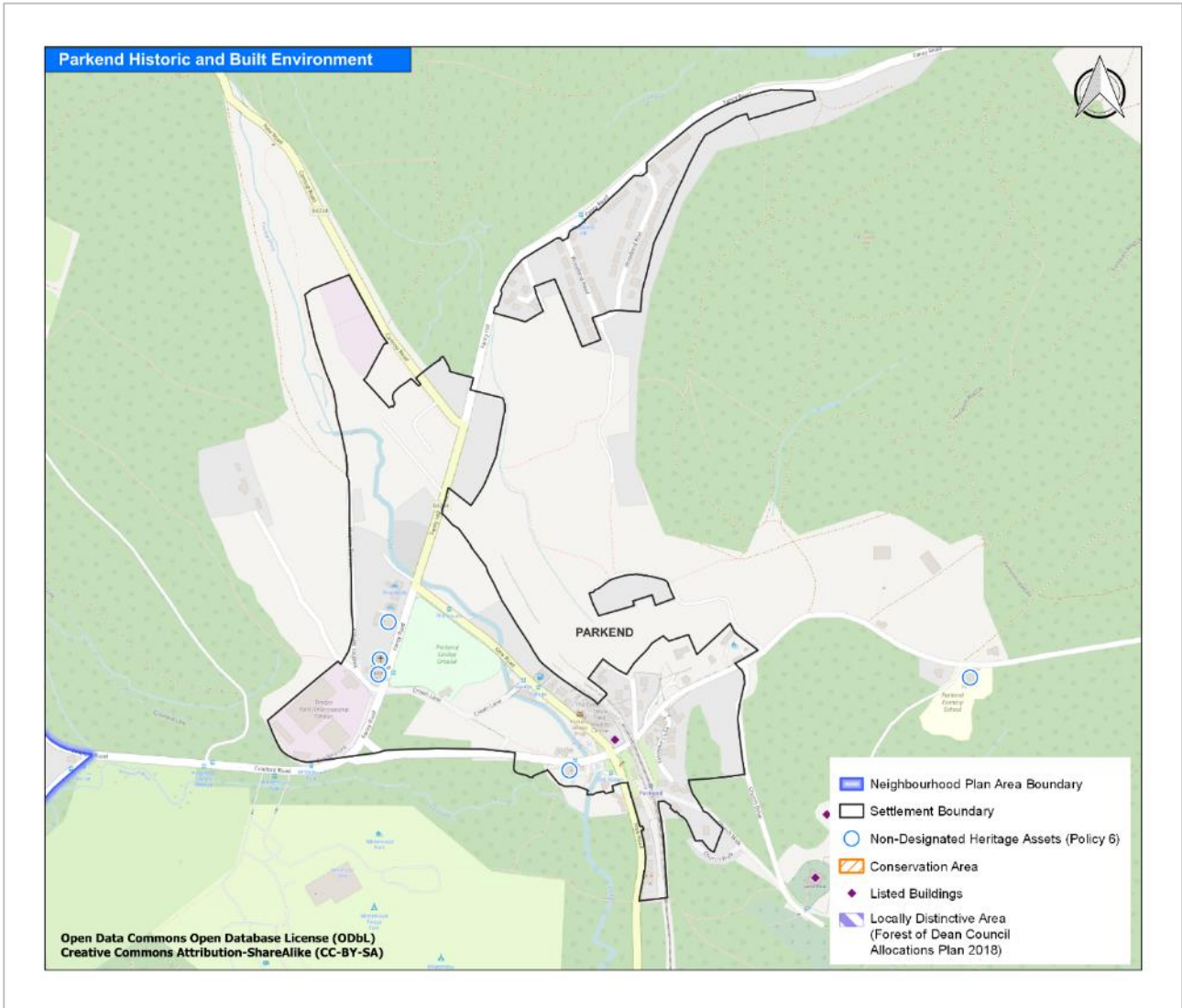
7.17 Parkend has 4 listed buildings:

- Grade I - Speech House
- Grade II - St Paul's Church
- Grade II -The Old Vicarage
- Grade II - Dean Field Studies Centre



7.18 There are a wide range of building styles from old stone cottages to modern houses, older and modern industrial units and everything in between.

7.19 Most buildings and grounds have boundary fences to keep forest sheep and wild boar out whereas modern developments e.g. Fairmoor have sheep grids to restrict the movement of these animals onto private and public property.



**g) Active transport**

7.20 There is a network of recognised footpaths throughout the forest. The Parkend extension of the Family Cycle Trail continues to Coleford.



**h) Key Features**

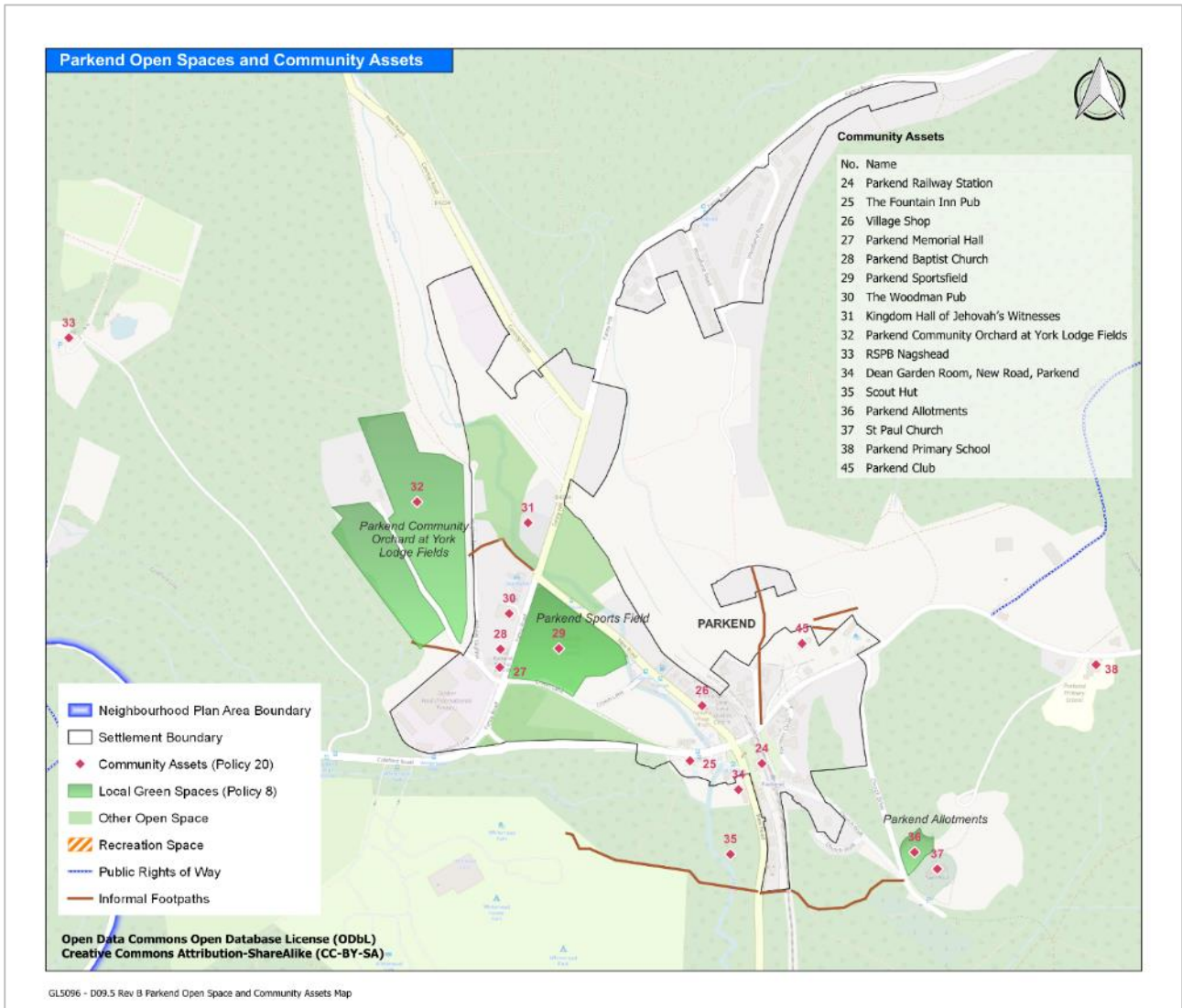
- 7.21 The open nature of the land is surrounded by forest which gives the village a distinctive character. The cricket pitch and sports field in the centre of the village and large areas of Forest Waste open land promote a green environment which promotes a sense of calm and peacefulness.
- 7.22 The location of the church up the hill towards Yorkley and accessed by a long forest drive all go towards this distinctiveness, which is prized by residents. The reason for the school and church being built up the hill was because the pollution from industry was so bad at that time.



- 7.23 Commercial uses include a number of businesses in Parkend which serve both the local and wider community and provide employment. These include three pubs, holiday accommodation providers – self-catering cottages, B&Bs, large holiday park; village shop with Post Office and cafe, motor vehicle repairs, cycle hire business with café, a field studies centre, a kick boxing academy and a caravan sales business.
- 7.24 Several businesses have international links, including International Timber (sawmill) and Mary Rose Young pottery.
- 7.25 There are several small businesses run from home.



7.26 Social facilities include places of worship - St Paul's Church, Baptist (with Forest New Life Church), and a Kingdom Hall. In addition, there is a memorial hall, social club (with camping ground) and an environmental centre. Parkend Cricket Club (teams from 8 years+) play on the sports field.



## PART 2: A VISION FOR FOREST EDGE SOUTH



## 8.0 OPPORTUNITIES AND CONSTRAINTS

8.1 This section highlights the main opportunities and constraints that have been identified in Forest Edge South and which have informed the plan's overarching vision and objectives.

### a) Environment and Sustainability

8.2 The changing climate will pose challenges to all residents in the way they live and work. The way in which this plan addresses the need to provide for a sustainable future is one of the most pressing problems to be faced.

#### Constraints

8.3 Any development will have some degree of impact on the environment, and in particular vulnerable landscapes will need to be respected.

8.4 A large proportion of domestic heating in the neighbourhood is by fuel oil, which residents regard as being expensive and polluting. Some homes still burn coal and wood is widely available for wood burning stoves.

#### Opportunities

8.5 In 2019 West Dean Parish Council declared a Climate Emergency and Forest of Dean District Council declared a Biodiversity Emergency. Therefore this is an opportunity to ensure that any new development in the area is sustainable.

8.6 Ensuring that development is sustainable will help to provide quality homes and amenities for the residents and visitors of Forest Edge South to meet their needs in the years to come.

8.7 Consultation has shown that renewable energy, housing sustainability and energy efficiency are important factors. It is also important that this Neighbourhood Plan is compatible with the 2030 net zero target that the Forest of Dean Council has set.

### b) Transport

8.8 The current inadequate transport links mean a high dependency on private transport for accessing work and personal activities. Addressing these needs of people to be mobile, in a sustainable way, is difficult. Local planning will need to reflect strategic decisions made at both County and National level.

#### Constraints

8.9 Transport links between the six villages are poor and public transport services to Coleford, Gloucester, Bristol and South Wales are limited, as well as limited access to doctors' surgeries and other facilities. Steep hills and busy connecting roads mean that cycling and walking is not viable for most residents. Only Parkend has direct access to a safe cycle route. Residents have expressed deep concern over traffic speeds and the lack of public transport.

8.10 Many residents must commute to the surrounding towns, or even further afield, for the basic needs of food shopping and health consultations and there is a heavy daily commute to County and Regional towns for work. The Forest of Dean area has the highest use of cars for work journeys in Gloucestershire at 77%. This is 7% above the County average and 13% above the national average. 50% of all commutes are to destinations outside the area (Gloucestershire CC Action Plan for Transport).

8.11 Active transport methods of cycling and walking are only undertaken by a minority of residents. The steep hillsides, lack of local shopping facilities and busy connecting roads makes this understandable but not insurmountable. Access to the Forest on foot, bike or horseback for leisure activities is easy but only Parkend has direct access to a safe cycle route to Coleford and Cinderford.



### Opportunities

- 8.12 Charity organisations currently run community transport. There are opportunities to develop public transport provision as well as providing safe walking and cycling routes to connect the villages and provide access into and out of the Neighbourhood Plan area, such as through the development of the Parkend-Lydney multi-use track.
- 8.13 The area is well served by a network of bridleways, footpaths and open access to Forestry managed land. There are also many small link paths within the settlement areas used by tradition.

### c) Amenities

- 8.14 The loss of traditional industries in the later part of the 20th Century has meant that the six villages are poorly serviced for resident's everyday needs. Changing times and potential for new technology will need to be addressed.

### Constraints

- 8.15 Many residents must commute to the surrounding towns for food shopping and health consultation. Most of the existing retail provision is situated within Yorkley and Parkend, meaning that residents of the other villages need to travel to access shops. Communication facilities are poor with telephone and internet services being patchy across the Neighbourhood Plan area. The area is extremely hilly which makes it difficult to keep reception even.
- 8.16 Broadband challenges in this rural area include: the level of service, i.e. bandwidth provision isn't consistent, particularly for BT alternatives; limited general awareness or understanding of pricing and potential delivery options; and if a business becomes dependent on broadband there is a lack of resilience, e.g. mobile data services for backup are not generally available in all areas.
- 8.17 Fibre cable is currently being rolled out within the community, albeit in a mixed fashion of Fibre to the Cabinet (FTTC) and Fibre to the Premises (FTTP). With almost no communication or explanation of this many residents are confused with the services available and how they operate. This is only currently being installed by one company (Gigaclear), so residents are tied to a single provider.
- 8.18 In the past, postal service was the only real communications platform available to many rural communities. Current collection (Post Boxes and Post Offices) and delivery (to the door) are on a Monday-Saturday basis but collections at many locations are very early in the day.
- 8.19 There is inconsistent television and radio reception leading to limited signal for some residents. This part of the Forest of Dean is extremely hilly with many valleys and high escarpments, but it is ideal that a good television reception is maintained. Inconsistent or non-existent radio coverage in many areas from stations transmitting on both analogue and DAB (digitally audio broadcasting).
- 8.20 Mobile coverage is patchy and practically non-existent in Parkend.

### Opportunities

- 8.21 The villages that do not currently have retail spaces create opportunities for local businesses. Existing community centres work hard to provide a wide range of the community and family activities, and this provision could be further expanded.

#### d) Leisure and Tourism / Visitor Economy

8.22 The growth of tourism is a major policy of the Forest of Dean District Council. The opening up of the area brings opportunities for growth but also presents challenges for the local residents.

##### Constraints

8.23 Whilst tourism provides employment and supports local businesses, there is concern that suitable first homes are being bought to convert into holiday homes or rentals.

8.24 Increased tourism can result in issues with traffic and parking so this will need to be considered in the Neighbourhood Plan. Damage is also occurring where residents and visitor park on grassed areas to avoid Forestry England car park charges.

##### Opportunities

8.25 Local residents highlighted the landscape of the Forest of Dean and tranquillity as very important, and it is also the most important factor in the decision to visit the area. However, the rich cultural and industrial heritage as a visitor destination are also notable factors.

8.26 The Forest of Dean is a very important tourist location. There are already many attractions and accommodation within the Forest Edge South area for visitors. A sustainable approach to future tourism development is required.

## 9.0 VISION AND OBJECTIVES

- 9.1 This section outlines the vision and objectives that underpin the policies contained in the Neighbourhood Plan.
- 9.2 These were developed following the initial public engagement exercise that took place between May 2019 and March 2020 in the various villages.
- 9.3 The findings, spread across themes of environment, sustainability, transport and amenities with strong interlinkages, between them, demonstrated the intangible character of the Neighbourhood Plan area.
- 9.4 Key points identified from the engagement activities were that people appreciate the environment they live in and the access to woods and green spaces. Concerns were raised about transport issues including the speed of traffic, poor road conditions and a lack of parking. People were keen to see improved public transport with better links to local amenities, towns, other public transport and cycle paths. Housing concerns were raised around sustainability, energy efficiency and access to high quality affordable homes.
- 9.5 The draft vision and objectives were reviewed and refined in April 2021, which led to the final vision and objectives outlined below.

### a) Forest Edge South Neighbourhood Plan Vision

The six settlements that make up 'Forest Edge South' will continue to form an interconnected community valued by residents as a tranquil rural place to live within the wider and historic community of the Forest of Dean. The area will continue to be defined by its location, its history and unique culture, nestling against the ancient woodlands of the Forest.

Future development within 'Forest Edge South' will sustain the needs of the community whilst conserving and protecting the special heritage of the traditional Forest. The Neighbourhood Plan will support and enable this future growth in a sustainable and environmentally considerate way.

The area will provide suitable and appropriate housing; transport, social and communications infrastructure; and employment opportunities across the six settlements to meet the developing needs of the local community.

## b) Forest Edge South Neighbourhood Plan Objectives

The objectives of the Forest Edge South Neighbourhood Plan are:

### Environment and Sustainability

- To work with Forest of Dean Council to balance meeting local housing and changing employment needs with protecting and enhancing the unique historic and natural environment of the six settlements within a changing economy.
- To facilitate the provision of suitable, sustainable and affordable housing that meets local needs and is of high design quality in a way that is both sympathetic to the surrounding environment (built and natural) and contributes towards addressing the global climate emergency.
- To protect, and where possible enhance, local biodiversity and access to natural green spaces within and around our communities.
- To work with other local organisations to support the designation of the Forest of Dean as an Area of Outstanding Natural Beauty (AONB).
- To recognise and support the wide range of businesses and industries in Forest Edge South to ensure they can develop in a sustainable way whilst providing employment for the local population.

### Transport and Access

- To reduce car dependency by supporting the development of active travel routes within and between our communities for pedestrians and cyclists.
- To support the provision of integrated public transport networks within and between our communities and the wider area to ensure access to education, employment and social facilities.
- To support the delivery of a safe highway network that balances the needs of all road users both within existing settlements and Forest areas and takes into account the impact of proposed new developments.
- To ensure that all new developments enable and encourage use of sustainable travel modes, including provision of electric vehicle charging points, access to public transport and safe pedestrian / cycle links.

### Infrastructure and Amenities

- To support opportunities for the improvement of digital connectivity across the Neighbourhood Area.
- To ensure that all new developments are future-proofed in terms of providing access to broadband and telecommunications infrastructure.
- To ensure that all new developments are supported by appropriate provision of and access to health, education and community facilities.
- To enhance services and infrastructure that support existing local businesses and encourage opportunities for new sustainable employment-related development.

## PART 3: NEIGHBOURHOOD PLAN POLICIES



## 10.0 INTRODUCTION TO THE POLICIES

- 10.1 This section of the Forest Edge South Neighbourhood Plan outlines the specific policies for Forest Edge South based around the following policy themes:
- Theme 1: Climate Change, Sustainability and Biodiversity
  - Theme 2: Design and Environment
  - Theme 3: Housing
  - Theme 4: Employment and Tourism
  - Theme 5: Transport and Access
  - Theme 6: Infrastructure and Amenities
- 10.2 Where relevant, the policy designations and site allocations are shown on the accompanying Neighbourhood Plan Policies Map.

## 11.0 POLICY THEME 1: CLIMATE CHANGE, SUSTAINABILITY AND BIODIVERSITY

- 11.1 In summer of 2019, West Dean Parish Council declared a Climate Emergency and more recently Forest of Dean District Council declared a Biodiversity Emergency. Such declarations having been made, it would be inconsistent for the Neighbourhood Plan not to bring its planning decision-making process in line with what is currently known about both carbon emissions and biodiversity loss.
- 11.2 Communities are reliant on the natural environment for much of their resources and amenities. Having a healthy natural environment is an essential insurance policy against the challenges presented by the climate emergency. A healthy natural environment is key to our future, without it, human society cannot function.
- 11.3 Public consultation has been vital to the development of the Neighbourhood Plan, with people's views, knowledge and expertise all contributing to shape a sustainable future for the community; economically, socially and environmentally. It seeks to address local issues of transport infrastructure, economic resilience, community inclusiveness, communication, land use, housing needs, amenity value, education and quality of the environment. A truly sustainable future for any community must examine all of these issues and underpin all of its development policies with consideration of the Climate Emergency.
- 11.4 The Forest Edge South Neighbourhood Plan therefore recognises that a climate emergency and a biodiversity emergency have been declared and the decision-making process should be in line with what is known about carbon emissions and biodiversity loss.
- 11.5 The Neighbourhood Plan aims to raise the standard of new developments to ensure they are positively contributing to biodiversity, sustainability, and the ongoing climate crisis.
- 11.6 The policies below have been primarily informed by:
- The declaration by the Forest of Dean District Council of a Climate Emergency in December 2018, including an aim to make the District carbon neutral by 2030;
  - The declaration by West Dean Parish Council of a Climate Emergency in June 2019;
  - The declaration by Forest of Dean District Council in December 2019 of a Biodiversity Emergency;
  - The Gloucestershire Energy Strategy, produced by the Centre for Sustainable Energy in Bristol in response to the County's declaration of Climate Emergency;
  - The Power to Transform the South West, a report commissioned by Molly Scott Cato and prepared by Andrew Clarke of the Resilience Centre; and
  - A blueprint for accelerating climate action and a green recovery at the local level (ADEPT, June 2020)



### Sustainable design and construction in new developments

- 11.7 It is clear for the Forest of Dean to respond effectively to the Climate Emergency and the 2030 net zero target, sustainable construction and design must be supported.
- 11.8 Good quality design is not just about what buildings look like, but it is also about how those buildings interact within the wider built environment. A key part of the sustainable design is to ensure that the construction process is also sustainable. This policy is supported by principles set out in the **Forest Edge South Design Guidance (2022)** which promote the use of energy efficient technologies and eco-design principles in new developments where these do not compromise the character of the area.
- 11.9 The initial Forest Edge South Neighbourhood Plan consultation with local communities identified environmental issues and improvement as a top priority for the residents.
- 11.10 This policy aligns with the principles set out in Chapter 2 of the National Planning Policy Framework (NPPF) “achieving sustainable development”, specifically paragraph 13. It is further supported by the Environment Agency, the Forestry Commission, Historic England, and Natural England guidance on Neighbourhood Planning for the Environment which outlines the following:
- “It makes economic and environmental sense to design and construct buildings and their surroundings using resources efficiently and considering the effects of a changing climate.”*
- 11.11 This policy also aligns with Planning Practice Guidance (Paragraph 80 Reference ID: 7-080-20150323) which states:
- “Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:*
- 1. into the ground (infiltration);*
  - 2. to a surface water body;*
  - 3. to a surface water sewer, highway drain, or another drainage system;*
  - 4. to a combined sewer.”*



### Policy 1: Sustainable design and construction in new developments

All new developments should utilise sustainable design and construction methods, where feasible, including the principles set out in Design Guidelines 09 to 16 of the Forest Edge South Design Guidance (2022).

Subject to satisfying the requirements of the other relevant policies within the development plan, proposed developments will be supported where they incorporate the following principles, unless it can be demonstrated that these are not appropriate in a specific location:

- a) Utilise green design principles which are energy saving and efficient, and minimise carbon emissions and use of resources; **and**
- b) Demonstrate effective use of resources during construction and operation; **and**
- c) Demonstrate high levels of water efficiency, including incorporating rainwater harvesting and grey water recycling systems. Applications for new dwellings will be required to demonstrate that the estimated consumption of wholesome water per dwelling does not exceed 110 litres/person/day, as calculated using the methodology in Appendix A of Building Regulation Approved Document G: sanitation, hot water safety and water efficiency (2010); **and**
- d) Incorporate Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply. New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible; **and**
- e) Be designed to ensure that the design orientation of buildings maximises the solar gain and potential for solar energy production; **and**
- f) Respect and enhance existing natural corridors, natural areas and green infrastructure, including Local Green Spaces; **and**
- g) Utilise locally sourced materials, where possible.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

### Green spaces and biodiversity in new developments

- 11.12 To promote a sustainable future, it is important to maintain and preserve accessible greenspaces and biodiversity in new developments. The Neighbourhood Plan seeks to retain and improve greenspaces within the Forest of Dean that have amenity and/or environmental value, including requiring a minimum 10% biodiversity net gain to be demonstrated in all new development. This is underpinned by paragraphs 99, 100, 101 and 102 of the NPPF.
- 11.13 In delivering Biodiversity Net Gain, applicants are encouraged to take account of the Gloucestershire Local Nature Recovery Network and where possible align biodiversity enhancements with local prioritised zones of opportunity for nature connectivity, as mapped by Gloucestershire Wildlife Trust<sup>1</sup>.
- 11.14 Forest Waste is defined as the land within the statutory forest, which is not legally enclosed

<sup>1</sup> <https://www.gloucestershirenature.org.uk/nature-recovery-network>

at any one time, including the unplanted areas which are not currently growing trees. Many areas of waste are important amenity areas on the edges of settlements.

- 11.15 The Forest of Dean Core Strategy identifies areas of greenspace, including Forest Waste, which are protected and safeguarded from development under Policy CSP 9 “Recreational and Amenity Land Including Forest Waste – Protection and Provision”. This policy states that:

*“Except where allocated in a development plan, land which is identified as being of amenity value and all forest waste whether so identified or not, will be protected from development.”*

*“Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate”*

- 11.16 This is further supported by National Planning Practice Guidance on Climate Change which outlines that spatial planning of this type can increase resilience to the climate crisis, therefore positively contributing to Forest of Dean’s net zero target and declaration of a Biodiversity Emergency.
- 11.17 Through this policy, applicants are also encouraged to apply the Building with Nature Framework of standards for good green infrastructure<sup>2</sup>. This is an approach which encourages developers to create places that really deliver for people and wildlife. It brings together existing guidance and good practice to recognise high-quality green infrastructure at all stages of the development process including policy, planning, design, delivery, and long-term management and maintenance.

### Policy 2: Green spaces and biodiversity in new developments

In recognition of the Biodiversity Emergency, new development will be supported (subject to satisfying the requirements of the other relevant policies within the development plan) where it:

- a) Delivers a minimum 10% net gain in biodiversity (in line with requirements set in national policy or the Forest of Dean Local Plan, whichever is higher); **and**
- b) Adheres to the principles set out in Design Guideline 16 (Biodiversity) of the Forest of Dean Design Guidance (AECOM, 2022); **and**
- c) Incorporates accessible semi-natural or amenity green space within the development itself (in accordance with minimum standards set in local policy) **or** provide improved access and enhancements to existing green spaces nearby.

New development should also, where possible, comply with the standards set out in the Building with Nature Framework.

Development of flood resilience schemes within green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

Policy CSP 2 – Climate Change

<sup>2</sup> <https://www.gloucester.gov.uk/media/4640/nat11-building-with-nature-standard.pdf>

### Allotments and community gardens

- 11.18 A key aspect to ensuring biodiversity and sustainable development is retained is through the local designations of allotments and community gardens.
- 11.19 The Neighbourhood Plan seeks to promote and encourage appropriate opportunities to ensure that existing allotments and community gardens are maintained and expanded and provides criteria to ensure that new development will best meet local needs.
- 11.20 This all feeds into the Neighbourhood Plan's objectives to prioritise an attractive environment, with enhanced biodiversity and access to natural green spaces within and around our communities. It is also underpinned by Core Strategy Policy CSP 2 "Climate Change" which outlines the importance of green infrastructure.
- 11.21 This policy is also supported by paragraph 99 of the NPPF which states that:
- "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

#### Policy 3: Allotments and community gardens

Development which would result in the loss of existing allotments and community gardens will not be supported.

The following are locally recognised as existing allotments and new community gardens (as defined on the Policies Map):

1. Parkend Allotments (Local Green Space – see Policy 8)
2. Whitcroft Allotments (Community Asset – see Policy 20)
3. Yorkley Community Garden (Local Green Space – see Policy 8)
4. Parkend Community Orchard at York Lodge Fields (Local Green Space – see Policy 8)

Subject to satisfying the requirements of the other relevant policies within the development plan, new developments will be supported where:

- a) They provide support for provision of new allotments or community growing spaces or community gardens, either on-site or off-site, where appropriate; **or**
- b) In the case of developments that include shared communal facilities or open spaces, they incorporate an element of community growing space within the development itself.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

Policy CSP 2 – Climate Change

### Renewable and low carbon energy developments

- 11.22 One of the overarching objectives on the Neighbourhood Plan is to promote sustainability and to enhance the local environment. This policy looks to ensure that new development takes account of the long-term impacts of climate change to increase sustainability.
- 11.23 Here renewable and low carbon energy developments will be favourable to mitigate future CO<sub>2</sub> emissions. The energy hierarchy within the Core Strategy places the use of renewable energy as a key factor within this.
- 11.24 This policy is in accordance with Core Strategy Policy CSP 2 “Climate Change Adaption” which outlines:
- “Proposals for development will be required to demonstrate that their design and layout will reduce the impacts of climatic change as identified in national, regional and local predictions over the lifetime of the development concerned.”*
- 11.25 Policy 4 is also underpinned by the principles set out in the **Forest of Dean Design Guidance (2022)** which supports low carbon and energy efficient developments, including the re-use and re-purposing of existing buildings, minimising construction waste, and supporting on-street and off-street electric vehicle charging points.
- 11.26 The Gloucestershire Energy Strategy 2019 and A Blueprint for Accelerating Climate Action and a Green Recovery at the Local Level (ADEPT, June 2020), also support a shift to very low or zero carbon development.

#### Policy 4: Renewable and low carbon energy developments

In recognition of the Climate Emergency, applications for new developments will be supported (subject to satisfying the requirements of the other relevant policies within the development plan) only when the applicant demonstrates:

- a) How the development has sought to mitigate climate change and work towards achieving net zero carbon emissions, including how it has met the principles set out in Design Guidelines 09 (Minimising Energy Usage), 11 (Minimising Construction Waste) 12 (Re-use and Re-purpose), and 13 (Electric Vehicle Charging Points) of the Forest of Dean Design Guidance (2022); **and**
- b) Where relevant, how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.

Planning applications for changes to existing residential dwellings will be required to undertake reasonable consequential improvements to the energy performance of the existing dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought. Improvements could include, for example, the level of loft insulation, cavity wall insulation, draught-proofing, and boiler efficiency.

Policy compliance would not be required when energy efficient measures would have an adverse impact on a Listed Building or the character of an area.

Proposals for renewable and low carbon energy generation schemes will be supported under this policy where:

- a) Any noise, highways or visual impacts of the proposed development are, or can be made, acceptable; **and**
- b) The proposed development complies with the design and landscape impact criteria set out in Neighbourhood Plan Policy 5 (Design in new developments), Policy 6 (Historic environment) and Policy 7 (Landscape character).

#### Related Strategic Policies

Policy CSP 2 – Climate Change

Policy CSP 3 – Sustainable Energy Use within Development Proposals

## 12.0 POLICY THEME 2: DESIGN AND ENVIRONMENT

- 12.1 The Neighbourhood Plan aims to raise the standard and quality of design in new built developments within the Neighbourhood Plan area.
- 12.2 Forest Edge South is a designated Locally Distinctive Area in the Forest of Dean Local Plan. It is necessary to safeguard Locally Distinctive Areas from harmful development, including the impacts of unsustainable levels of tourism.
- 12.3 The **Forest Edge South Design Guidance** was prepared by AECOM in April 2022. This document will inform development proposals and provides guidance on design. This is to ensure that developments are designed to high quality, whilst reflecting local character.
- 12.4 Good quality design is not just about what buildings look like, but it is also about how those buildings interact within the wider built environment, including how they relate to the street, how streets and outdoor amenity spaces are designed, and how the development relates to surrounding buildings and the character of an area.



### Design in new developments

- 12.5 It is important that developments are sympathetic to the design and local character of the existing area. Local Character Assessments have been prepared for settlements within the Neighbourhood Plan area (see Part 1 of this Neighbourhood Plan) as well as more detailed assessments set out in the **Forest Edge South Design Guidance (2022)**.
- 12.6 Parkend is set within the Statutory Forest of Dean. The strongest impression made by the village now is of its spacious character, and green spaces. More recent development includes separate areas of housing above the older part of the village.
- 12.7 As set out in the **Forest Edge South Design Guidance (2022)** the typical density of the six villages varies between 9 dwellings per hectare (dph) in Pillowell and 20 dph in Whitecroft. The development at The Rudge in Yorkley is considered to be a good example of residential building density, at 23 dph.
- 12.8 Much of the character of Oldcroft and Viney Hill derives from their location on the forest edge between the planted area and agricultural areas and are open in form. The older buildings are laid out in a haphazard manner often in large plots served by a network of paths and tracks (as shown on the Open Space and Community Asset maps in Part 1 of this Neighbourhood Plan). Open spaces are a feature whether 'forest waste' or in the case of Oldcroft the cricket ground. They are small villages with generally very limited opportunities for development.
- 12.9 Therefore, this Plan aims to ensure that new development (such as the Pin Factory development site in Whitecroft) respects and enhances local character by setting design criteria with which new development must comply, including for example a requirement for

new developments to provide adequate protection from wild boar and sheep (e.g. cattle/sheep grids). It also seeks to raise design standards by supporting new developments that meets Building for a Healthy Life design principles.

- 12.10 This Policy is underpinned by the Local Character Assessments prepared by the Neighbourhood Plan Steering Group and the design principles set out in the **Forest Edge South Design Guidance (2022)**.

#### Policy 5: Design in new developments

All new developments must be of a high-quality design and adhere to the Design Guidelines set out in Section 4 of the Forest Edge South Design Guidance (2022). This will be required to be demonstrated through the Design and Access Statement where one is required as part of a planning application.

Major developments (as defined in Annex 2 of the NPPF) will also be assessed against the 12 questions in Building for a Healthy Life (2020) or its replacement. Developments will be expected to achieve a minimum of 9 out of 12 green ratings unless it can be demonstrated that there are practical reasons why this cannot be achieved. It is expected that this will be reviewed by Forest of Dean Council as part of the Development Management process.

Subject to satisfying the requirements of the other relevant policies within the development plan, proposed developments will be supported where they:

- a) Represent an enhancement and improvement to the built environment in the vicinity of the application site; **and**
- b) In the case of major residential developments, reflect a dwelling density of around 23 dwellings per hectare. Other developments should respect the prevailing density that surrounds the application site; **and**
- c) Positively contribute towards local character by creating a sense of place appropriate to its location; **and**
- d) Positively contribute towards enhancing legibility and wayfinding in the Forest Edge South Neighbourhood Plan area; **and**
- e) Respect the pattern of development that surrounds the application site; **and**
- f) Be designed to ensure that there is a good outlook for all future occupiers of the land and buildings; **and**
- g) Make provision for an appropriate amount of outdoor amenity space; **and**
- h) Provide visual interest, particularly at street level and avoid using blank walls where these would be visible from public vantage points; **and**
- i) Incorporate cattle grids at access points to developments of two or more dwellings to prevent roaming by wild boar and sheep; **and**
- j) Incorporate active frontages in non-residential uses at ground floor level.

#### Related Strategic Policies

Policy CSP 1 – Design and environmental protection

Policy CSP 4 – Development at Settlements

### Historic environment

- 12.11 This Plan seeks to retain and avoid harm to designated and non-designated historic assets. This feeds into an overall aim to preserve and enhance the historic environment of the Forest of Dean.
- 12.12 This Policy is underpinned by the Neighbourhood Plan Historic and Built Environment Maps (see Part 1 of this Neighbourhood Plan) and evidence presented in the Non-Designated Heritage Assets Assessment report. It is also further supported by Chapter 16 of the NPPF “Conserving and Enhancing the Historic Environment”.
- 12.13 This policy defines non-designated heritage assets (NDHAs) across the Neighbourhood Plan area. These are assets identified as having heritage value when assessed against a series of criteria as recommended in Historic England guidance (‘Local Heritage Listing: Identifying and Conserving Local Heritage’, Historic England Advice Note 7 (Second Edition)).
- 12.14 Paragraph 203 of the National Planning Policy Framework states that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.
- 12.15 The evidence to support the identification of non-designated heritage assets is set out in the accompanying Non-Designated Heritage Assets Assessment report.
- 12.16 The growth of the Forest of Dean and its habitations were historically restricted by the Forest’s status as a royal hunting ground. As such all buildings, both industrial and domestic, shown on the 1834-1835 map of the Statutory Forest of Dean should be considered as heritage assets as they define the historic and cultural development of the settlements through encroachment, local vernacular style of building and way of historic way of life within the Neighbourhood Plan’s Area which together defines the uniqueness of the area. As such the Historic England criteria against which heritage assets should be assessed can all apply in some measure to such buildings and settlements so recorded.
- 12.17 The non-designated heritage assets that are formally defined in this Neighbourhood Plan and protected under Policy 6 are as listed below. Those identified by Forest of Dean District Council are highlighted in **bold**. The others were identified by the Steering Group. This list may be updated in future when the Neighbourhood Plan is reviewed.
- 12.18 The Parish Council would also support the future designation of Conservation Areas in the older parts of Oldcroft, Viney Hill and Parkend.

#### Whitecroft Non-Designated Heritage Assets

- **Vimpnay Cottage, Wesley Road**
- **Memorial Hall, Parkend Road**
- **Mill House, Junction at Park Hill and New Road**
- **Royal Oak, Public House**
- The Miners Arms

#### Yorkley Non-Designated Heritage Assets

- **Yorkley Primary School**
- **The Bailey Inn**
- Highview (Lydney Rd)
- Nags Head Pub



- Yorkley War Memorial

#### Oldcroft Non-Designated Heritage Assets

- Cricket Pavilion, Cut and Fry
- Bethesda Chapel, St Swithins Road
- The Tufts and Mid End Cottage, Cut and Fry)

#### Viney Hill Non-Designated Heritage Assets

- **The Old School and School House**
- Merry Hole cottages

#### Parkend Non-Designated Heritage Assets

- **The Woodman PH**
- **Baptist Church, Folly Road**
- **Memorial Hall, Folly Road**
- **The Fountain PH**
- Rising Sun, Moseley Green
- Parkend Primary School

#### Pillowell Non-Designated Heritage Assets

- Pillowell Primary School
- Pillowell Methodist Church
- Pillowell War Memorial Field

### Policy 6: Historic environment

Subject to satisfying the requirements of the other relevant policies within the development plan, new development will be supported where it:

- Promotes the conservation of identified heritage assets, including designated heritage assets (including listed buildings and conservation areas) and non-designated heritage assets as defined on the Neighbourhood Plan Policies Map; **and**
- Avoids substantial harm to the significance of both designated and non-designated heritage assets, including effects on their setting.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

#### Landscape character

- 12.19 This Neighbourhood Plan will aim to retain and protect landscape character within Forest Edge South. Therefore, development that would be harmful to the character of open areas and the setting and character of settlements will not be supported.
- 12.20 This policy is supported by evidence presented in the Forest Edge South Design Guidance (2022) and the following Character Assessments:
- Parkend Character Assessment

- Pillowell Character Assessment
- Whitecroft Character Assessment
- Yorkley Character Assessment
- Oldcroft and Viney Hill Character Assessment

### Policy 7: Landscape character

To protect and enhance the valued local landscape character (as set out in the Forest Edge South Design Guidance (2022) and Character Assessments), and subject to satisfying the requirements of the other relevant policies within the development plan, proposed development will be supported that:

- a) Recognises and enhances the intrinsic character and beauty of the Neighbourhood Plan area, as defined in sections 3.4 and 3.5 of the Forest Edge South Design Guidance (2022); **and**
- b) Sensitively manages change in the countryside around the existing settlements of Pillowell, Oldcroft, Viney Hill, Whitecroft, Parkend and Yorkley to ensure the landscape character is not negatively impacted; **and**
- c) Does not have a significant adverse effect on the landscape setting of the existing settlements, as defined in the Landscape Character Assessments.

### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

### Local Green Spaces

- 12.21 The Neighbourhood Plan seeks to retain and improve green spaces within Forest Edge South that have a recognised amenity or environmental value.
- 12.22 The policy that underpins the designation of Local Green Spaces is outlined in paragraphs 101 and 102 of the NPPF, which defines these as green spaces which are:
  - a) in reasonably close proximity to the community they serve;
  - b) demonstrably special to a local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and not extensive tracts of land.
- 12.23 This Plan aims to designate sites as 'Local Green Spaces' and to set out requirements for preserving these sites.
- 12.24 This policy is also supported by evidence presented in the Local Green Spaces Assessment report.

### **Policy 8: Local Green Spaces**

Development which would result in the loss of Local Green Spaces will not be permitted except in very special circumstances (in accordance with national policy). The following areas are designated as Local Green Spaces (as shown on the Policies Map and in the following supporting text):

1. Captain's Green, Yorkley
2. Cut and Fry Field, Oldcroft
3. Parkend Allotments
4. Parkend Sports Field
5. Parkend Community Orchard at York Lodge Fields
6. Viney Hill Sports and Social Club
7. Whitecroft Memorial Recreation Ground
8. Yorkley Community Centre Playing Field and Playground
9. Yorkley Community Garden, Yorkley
10. Yorkley Slade, North of Woodland Place / Ridgeway

Where very special circumstances are found to exist, replacement open space provision will be required of a size and quality equivalent or better than what is lost.

#### **Related Strategic Policies**

Policy CSP 1 – Design and Environmental Protection

Policy CSP 2 – Climate Change

Policy CSP 9 – Recreational and Amenity Land

12.25 The following paragraphs provide a description of and map showing each designated Local Green Space. These are also identified on the Neighbourhood Plan Policies Map.

### Captain's Green

12.26 This site is located in Yorkley. This site has traditionally been used for recreation for over 100 years. It is part of the Statutory Forest of Dean. The site is approximately 0.38ha.



### Cut and Fry Field

- 12.27 This site is located in Oldcroft and is currently maintained by the trustees of Yorkley Star CC. This is a longstanding recreation site and is 2.34ha in size.



### Parkend Allotments

12.28 This site is located next to St Paul's Church in Parkend. The site comprises of allotments which serves the local community which have an open membership to access the site. The site is approximately 0.2ha and is divided into different plots which are rented by the community.



### Parkend Sports Field

12.29 This site is located in Parkend and is approximately 1.5ha in size. It has been predominantly used for Parkend Cricket Club, Parkend Carnival and other village events.



### Parkend Community Orchard at York Lodge Fields

- 12.30 This site is located in Parkend between York Lodge and Hughes Terrace. It is approximately 4.07ha in size and is managed by Forestry England. It is to be leased to West Dean Parish Council for use as a Community Orchard with a wildflower meadow.





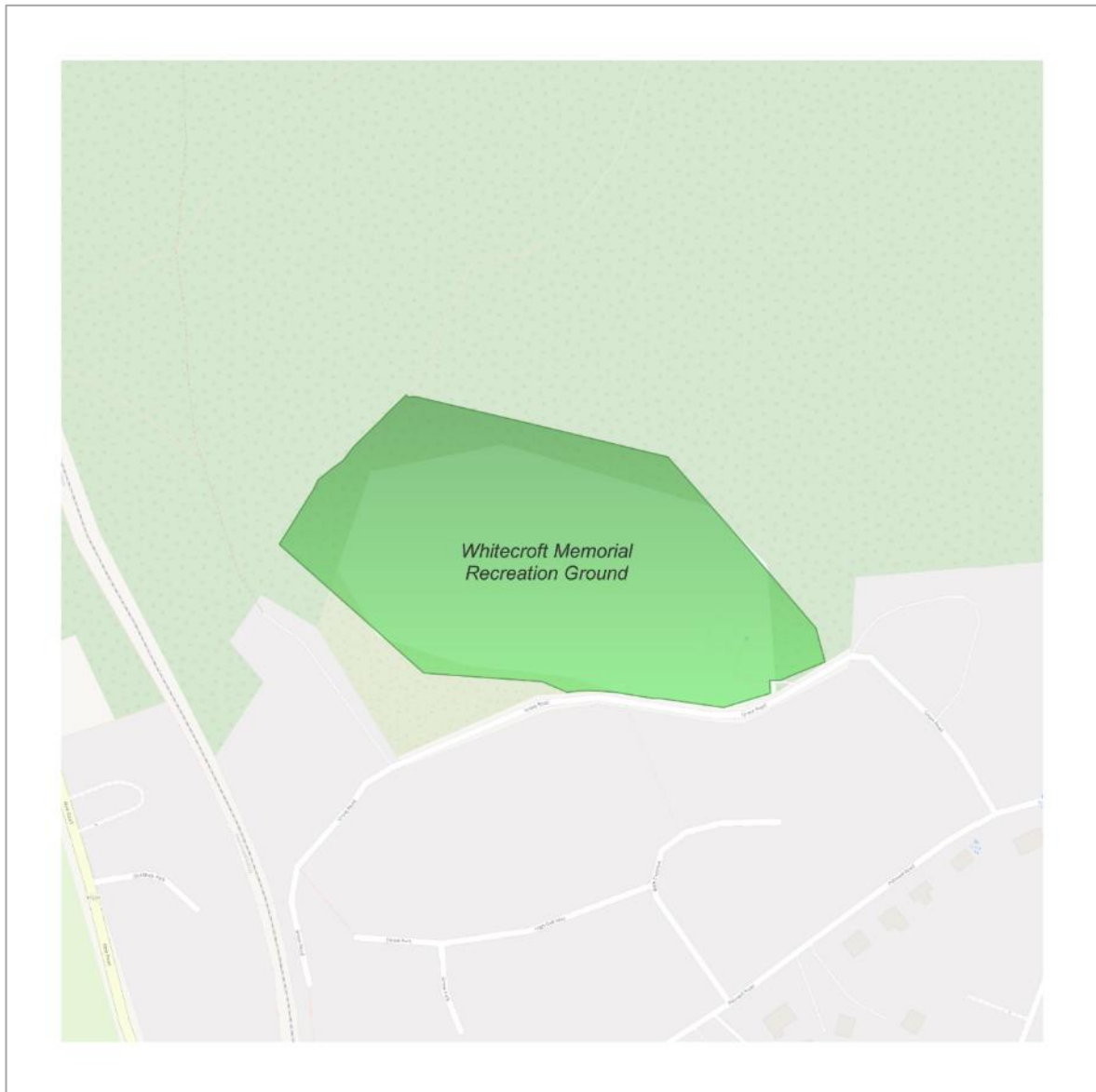
### Viney Hill Sports and Social Club

- 12.31 This site is a playing field coupled with a social club and changing rooms. There is also a semi open ancient woodland surrounding the site that is cared for by Forestry England. This site is 3.7ha in size.



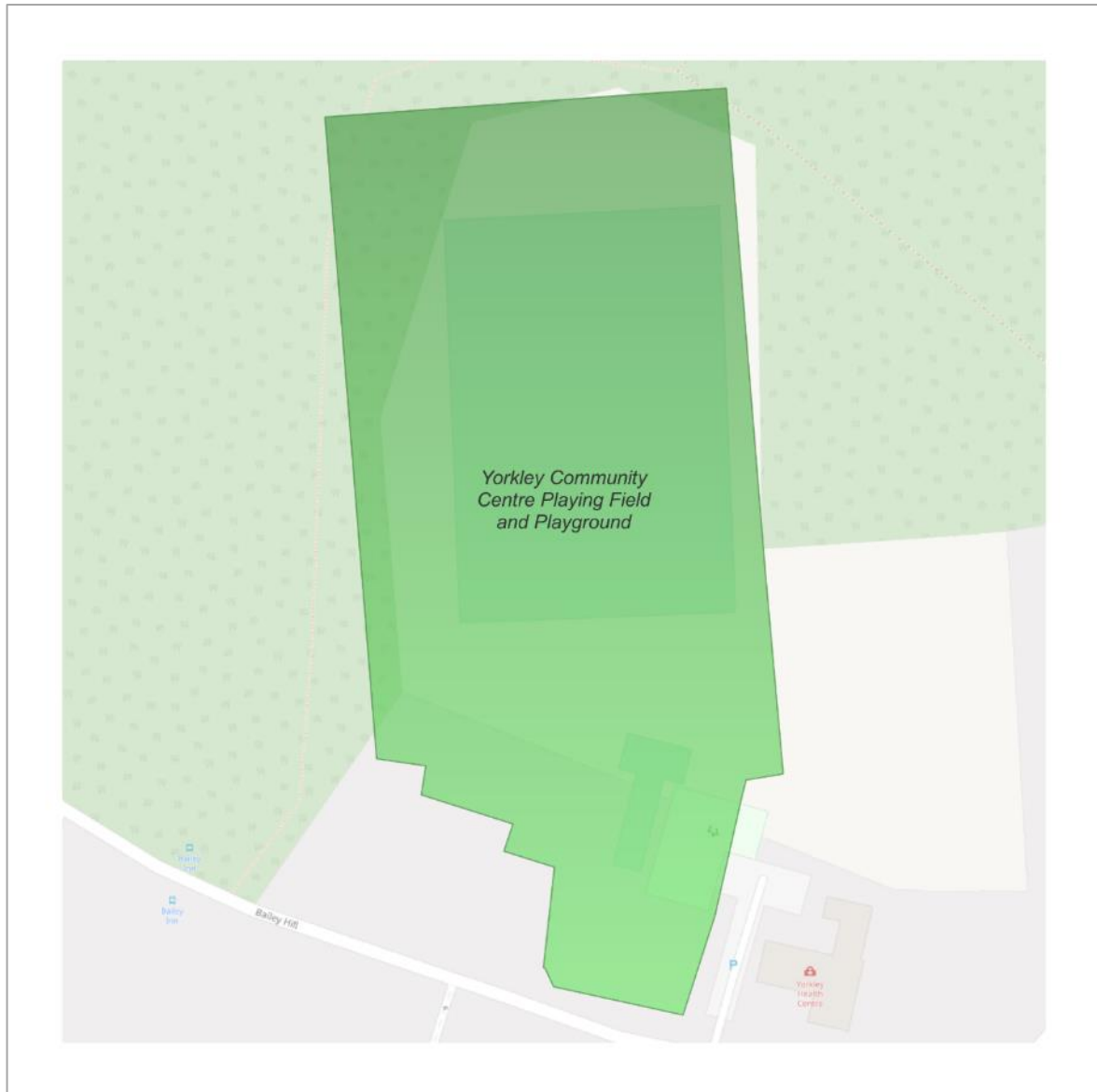
### Whitecroft Memorial Recreation Ground

- 12.32 This site is held in trust for the residents of Whitecroft and it is home to the Whitecroft Football Club. It serves the whole community and is open to the public at all times via a pedestrian kissing gate. Vehicular gate access is available for events only. There is no access for dogs at any time..



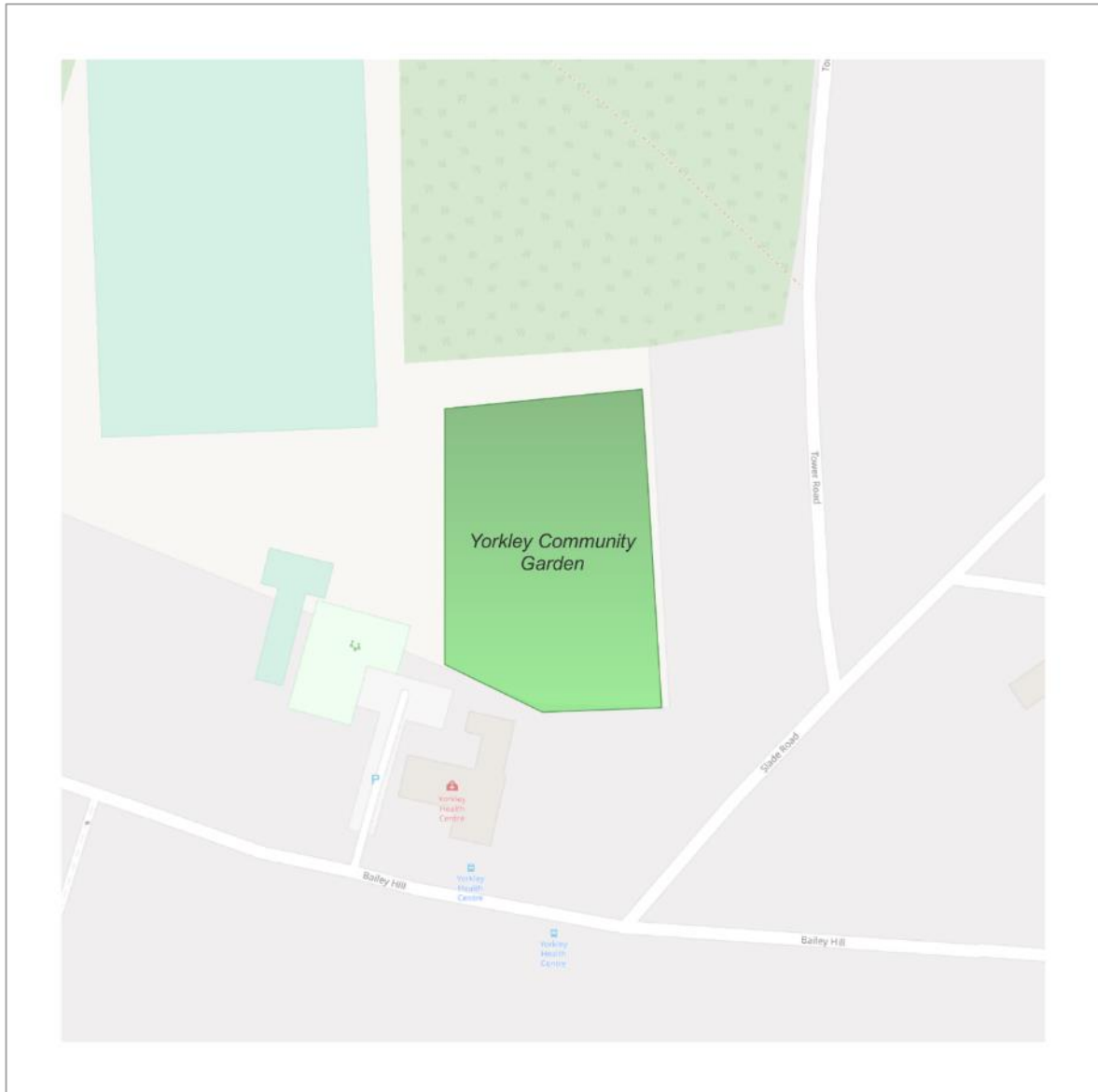
### Yorkley Community Centre Playing Field and Playground

- 12.33 This site benefits the residents of Yorkley, Pillowell, Oldcroft and Viney Hill. It is 1.8ha in size and is integral to the community contributing to landscaping and the social enjoyment of the area.



### Yorkley Community Garden, Yorkley

12.34 This site is located to the east of Yorkley Community Centre and Playing Field. It is managed by Forestry England and is to be leased to West Dean Parish Council for use as a Community Garden.



Yorkley Slade, North of Woodland Place / Ridgeway

- 12.35 This site is semi open woodland separating the open developments on Church Lane and St Swithin's Road. It is north of Woodland Place and Ridgeway in Yorkley and is approximately 2.67ha.



### 13.0 POLICY THEME 3: HOUSING

- 13.1 During consultation housing concerns were raised about sustainability, energy efficiency and the building of high quality affordable homes.
- 13.2 The currently adopted Forest of Dean Local Plan has one extant allocation site at the Scovill Site in Whitecroft (Policy AP111). This site is currently subject to a pending planning application (ref. P0919/19/OUT) for a mixed use development comprising up to 66 dwellings and 2,500m<sup>2</sup> of commercial floorspace (Use Class B1c).
- 13.3 The Neighbourhood Plan does not intend to allocate any specific sites for development, but the Steering Group will look to engage with the local planning authority through the development of the emerging Local Plan to ensure it aligns with the vision and objectives of the Neighbourhood Plan.



#### Infill development

- 13.4 The Forest of Dean Local Plan allows limited development within the settlement boundaries (which are themselves defined in the adopted Local Plan). This is to protect open spaces and the surrounding countryside and forest.
- 13.5 As set out in the Forest Edge South Design Guidance (2022), infill development should be avoided where it alters the open rural character of the area, impacts upon the special character and appearance of Pillowell Conservation Area, or would result in the coalescence of villages or infilling of important landscape gaps, such as the fields between Yorkley Land and Pillowell. Some properties within the Locally Distinctive Area have large gardens and orchards which may be ‘infilled’ in the future. Infill development may provide ‘windfall sites’ (linked to new Forest of Dean Local Plan) but should only be supported where such development does not materially impact on the housing density of the villages and have a negative impact on the character of the area.
- 13.6 As noted above, there is an outline planning permission (granted in July 2023) to develop the former Scovill Factory site in Whitecroft. This Neighbourhood Plan wholly supports West Dean Parish Council’s response to this development.
- 13.7 Policy 9 is in accordance with paragraph 71 of the NPPF which states that “Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”
- 13.8 It also conforms with paragraph 124(d) of the NPPF which states that policies should “support development that makes efficient use of land, taking into account the desirability of maintaining an area’s prevailing character and setting (including residential gardens)”.

### Policy 9: Infill development

Subject to satisfying the requirements of the other relevant policies within the development plan, development proposals on brownfield infill and redevelopment sites, will be supported where they meet the following criteria:

- a) They are located within an identified settlement boundary as defined in the Forest of Dean Local Plan Policies Map (with the exception of applications for affordable housing); **and**
- b) Where the development fills a gap in an existing frontage, it must not block attractive views of features beyond the site; **and**
- c) They are well designed and adhere to the Design Guidelines (as set out in the Forest Edge South Design Guidance, 2022); **and**
- d) They respect the character of the area, including identified heritage assets (including Pillowell Conservation Area and other assets as defined on the Policies Map) and landscape character features (set out in the Landscape Character Assessments); **and**
- e) They do not harmfully reduce the privacy and/ or amenity of nearby properties; **and**
- f) They do not form part of the garden of an existing residential dwelling, where this garden forms part of the prevailing character and setting of the local area; **and**
- g) They would not result in the visual or physical coalescence of settlements; **and**
- h) The proposed development provides appropriate access, off street parking and turning arrangements; **and**
- i) The proposed development does not adversely impact any outdoor sports and recreational facilities or other important open spaces.

### Related Strategic Policies

Policy CSP 4 – Development at Settlements

Policy CSP 5 – Housing

### Live-work units and working from home

- 13.9 This Plan aims to support live-work units which can help facilitate working from home arrangements and the self-employed.
- 13.10 This Policy is supported by evidence provided by the Local Business Survey.

### Policy 10: Live-work units and working from home

Subject to satisfying the requirements of the other relevant policies within the development plan, new residential developments will be supported where they:

- a) Incorporate adequate dedicated space for home working on a temporary basis;  
**or**
- b) Support the working needs of self-employed residents and others working from home on a permanent basis through the provision of purpose-built 'live-work' units, where evidence of need for such uses is provided and the use will not negatively impact residential amenity.

**and**

- c) Include provision for broadband connectivity.

Where planning permission is required, applications for garden offices will only be permitted where these comply with other relevant policies and do not negatively impact amenity of nearby residential properties.

#### Related Strategic Policies

Policy CSP 5 – Housing

Policy CSP 7 – Economy

### Housing mix and affordable housing

- 13.11 Affordable housing is important to Forest Edge South, particularly to meet the needs of the area's young and ageing residents. This is underpinned by the Housing Needs Survey (DLP, 2022) and Housing Needs Assessment (HNA) (AECOM, 2022) which outline a particular need for affordable rented housing in the Neighbourhood Plan area. The Housing Needs Survey and Assessment also identify a particular need for smaller residential units (3 bedrooms or fewer) within the Neighbourhood Plan area.
- 13.12 The HNA (AECOM, 2022) also recommends a 65% rent to 35% ownership mix of all affordable units delivered on a site. This ratio falls between the results of the statistical analysis presented in the HNA and the Local Plan's original Affordable Housing mix allocation. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified in the HNA (AECOM, 2022). As this is likely to be the case, affordable rented tenures should be prioritised. The Local Plan guideline mix of 70% rented to 30% ownership appears to offer a suitable benchmark, however the HNA (AECOM, 2022) recommends a slightly reduced rented allocation of 65% considering the local demand for ownership is expected to remain relatively high over the plan period (and market housing remains far out of reach even for above average earners in the area, with Affordable Home Ownership products the only route to ownership).
- 13.13 In response to comments made by Forest of Dean District Council during the Regulation 14 consultation on the Draft Neighbourhood Plan, it was determined that a guideline mix of 70% rented to 30% ownership would be a more appropriate affordable housing split, in order to help those most in housing need.
- 13.14 The 30% ownership element should comprise 25% First Homes (in line with national policy



requirements – see Policy 13 below) and the remaining 5% split between shared ownership<sup>3</sup> and rent-to-buy<sup>4</sup> units. The 70% affordable housing for rent element should comprise a mixture of social rent and affordable rent products (to be set by Registered Providers).

- 13.15 In the context of this Neighbourhood Plan, ‘affordable housing’ is as defined in Annex 2 of the NPPF.

#### Policy 11: Housing mix and affordable housing

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for new residential development will be supported where these:

- a) Are located within an identified settlement boundary as defined in the Forest of Dean Local Plan Policies Map (with the exception of schemes for 100% affordable housing); **and**
- b) Prioritise delivery of small to medium sized homes (3 bedrooms or fewer); **and**
- c) Deliver a variety of housing types, including terraced houses and flats; **and**
- d) Deliver housing at a density that is in keeping with the character of the local area as set out in Policy 5 of this Neighbourhood Plan and Section 4 of the Forest Edge South Design Guidance (2022).

The proportion of all housing delivered as affordable housing on an application site must be in accordance with the minimum policy requirements set out in the Forest of Dean Local Plan.

The mix of affordable housing provided on each development site must meet identified needs. This should represent, as close as possible, a split of 30% affordable home ownership (including 25% First Homes and 5% shared ownership/rent-to-buy) and 70% affordable housing for rent.

Proposed development schemes for 100% affordable housing on rural exception sites will be supported subject to compliance with other policies in the development plan. Rural exception sites must form a suitable extension to the existing villages, be set in appropriate locations in planning terms and have a character and appearance appropriate to the existing settlement.

#### Related Strategic Policies

Policy CSP 5 – Housing

#### Housing for older people

- 13.16 The ageing population is a critical national issue, but it is particularly pronounced in the Forest of Dean. The Neighbourhood Plan therefore takes the following approach to meeting this need for older persons accommodation now and in the future. The Neighbourhood Plan will

<sup>3</sup> Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) and paying rent on the share retained by the provider.

<sup>4</sup> Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

support applications that seek to address this need in appropriate, sustainable locations. As such, the siting and design of new older persons accommodation must be in line with other policies in the Forest Edge South Neighbourhood Plan.

### Policy 12: Housing for older people

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for specialist older persons housing, including sheltered accommodation and extra care accommodation or residential care facilities, including nursing homes, will be supported provided that:

- a) A local need has been identified and demonstrated through an Older Persons' Housing Needs Assessment; **and**
- b) They are located within an identified settlement boundary (as defined in the Forest of Dean Local Plan Policies Map); **and**
- c) The accommodation is within walking distance of public open space (applications for sheltered or extra care accommodation only) or includes an area of communal open space for residents' exclusive use; **and**
- d) The accommodation provides the highest standards of accessible and inclusive design; **and**
- e) The accommodation provides pick up and drop off facilities close to the main entrance suitable for taxis, minibuses and ambulances; **and**
- f) The development proposed complies with other Neighbourhood Plan policies, particularly those relating to design (Policy 5), historic environment (policy 6) and landscape character (Policy 7).

Within applications for specialist older persons housing (Use Class C3), the provision of communal facilities for residents' use, such as a restaurant, dining room and lounge, will also be supported.

#### Related Strategic Policies

Policy CSP 5 - Housing

### First Homes

- 13.17 The Neighbourhood Plan supports the delivery of affordable forms of accommodation in Forest Edge South to meet the identified needs of its residents.
- 13.18 In accordance with current national policy requirements, 25% of all affordable housing units delivered through planning obligations are required to be First Homes. First Homes are a specific type of affordable housing defined in National Planning Practice Guidance as those which:
  - a) Must be discounted by a minimum of 30% against the market value;
  - b) After the discount has been applied, the first sale must be at a price no higher than £250,000; and
  - c) The home is sold to a person who meets the First Homes eligibility criteria, as set out in National Planning Practice Guidance.
- 13.19 Planning Practice Guidance gives neighbourhood planning groups discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this. This

policy sets the highest minimum discount of 50% (subject to viability) based on evidence presented in the supporting Housing Needs Assessment (AECOM, 2022) and Local Housing Needs Survey (DLP Planning, 2022).

- 13.20 This policy also requires a local connection test as part of the criteria for First Homes eligibility, as evidenced by the results of the Local Housing Needs Survey (DLP Planning, 2022), which identifies a need for affordable housing amongst local residents of Forest Edge South.

### **Policy 13: First Homes**

First Homes must be delivered in accordance with the minimum requirements set out in National Planning Policy and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

Any First Homes that are delivered in the Neighbourhood Plan area must be discounted by a minimum of 50% against the market value, unless it can be demonstrated by the applicant that this would be unviable, in which case a lower discount of 40% or 30% would be accepted.

Any First Homes that are delivered in the Neighbourhood Plan area must be sold to a person or persons meeting the First Homes eligibility criteria set out in National Planning Policy, in addition to which they must also be able to demonstrate a local connection to the Forest of Dean area.

Evidence of a local connection may include:

- a) Current residency; **or**
- b) Family connections; **or**
- c) Employment requirements; **or**
- d) Other special circumstances, such as caring responsibilities.

### **Related Strategic Policies**

Policy CSP 5 – Housing

## 14.0 POLICY THEME 4: EMPLOYMENT AND TOURISM

- 14.1 Tourism is an important and growing employment sector in the Neighbourhood Plan area, and many local businesses have strong links with, or are dependent on, the tourism sector as a source of income. Whilst the Neighbourhood Plan seeks to support the continued growth of the tourism sector, it is necessary to ensure that the growth of this sector is sustainable and that any potential environmental, amenity or other associated impacts (such as on housing) are appropriately managed and mitigated where necessary.
- 14.2 The Neighbourhood Plan is also keen to ensure that other diverse forms of employment, beyond tourism, are supported within Forest Edge South. Again, ensuring that this growth is of an appropriate scale and that any potential impacts on the character of the area are minimised.

### New employment floorspace

- 14.3 The Forest Edge South Neighbourhood Plan supports the enhancement of employment opportunities within the Neighbourhood Plan area.
- 14.4 Providing more floorspace that is suitable for supporting the establishment and growth of small and starter businesses will also contribute to opportunities for self-employment in the area and help reduce levels of out-commuting.
- 14.5 Therefore, this Plan aims to support the development of employment floorspace within the Neighbourhood Plan area subject to certain criteria being met e.g. respecting local character, residential amenity and highway safety.
- 14.6 Within the Forest Edge South Neighbourhood Plan, opportunities to provide new employment floorspace, including as part of mixed-use development and provision for co-working and flexible working, will be supported providing that it would not affect the viability of the existing businesses.

### Policy 14: New employment floorspace

Applications which help to generate employment and develop business through the extension, conversion and replacement of existing buildings or provision of new buildings within existing or allocated employment sites **or** within defined settlement boundaries (as defined in the Forest of Dean Local Plan Policies Map) will be supported provided that they are in accordance with other relevant development plan policies and they avoid significant adverse effects in terms of:

- a) Impact on neighbouring properties, or the locality in general in terms of noise, fumes, odour or other nuisances; **and**
- b) Impact on the character and appearance of the area in terms of scale, visual impact and nature of operations; **and**
- c) Traffic generation, congestion and other traffic related nuisance.

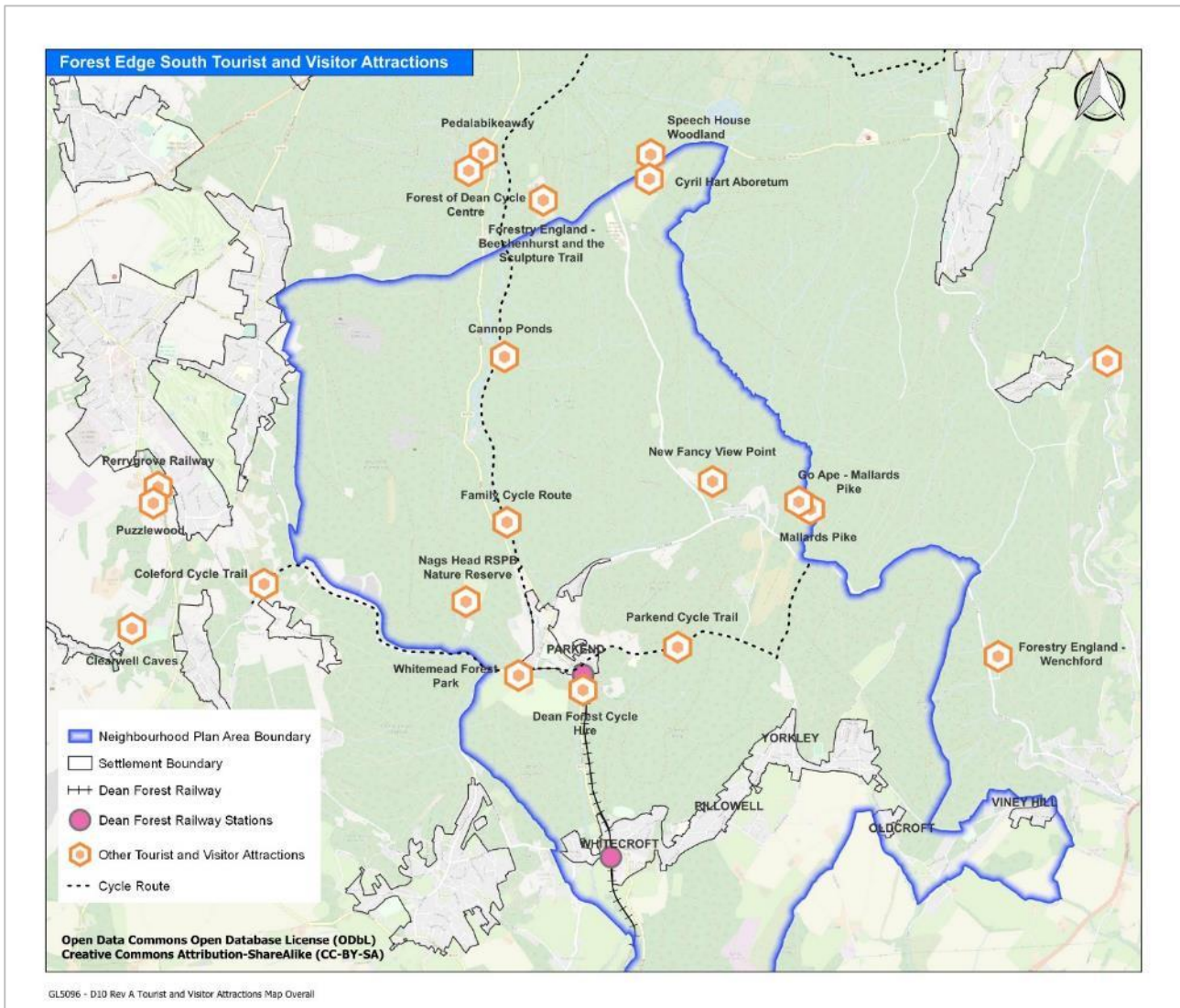
### Related Strategic Policies

Policy CSP 7 – Economy

### Tourism-related development

- 14.7 The Forest of Dean is recognised as a very important tourism location with the total visitor related spend in 2013 at almost £135 million (Wye Valley and Forest of Dean Destination

Management Plan, 2015 – 2020) with actual employment in the industry of 3,139 which is 8% of a proportion of all employment in the district. There are many attractions and accommodation providers to serve the extensive range of visitors to the area and many of these are small scale operations.



- 14.8 A Destination Management Plan 2015-2020 is supported by the Forest of Dean District Council, Monmouthshire County Council, the Forestry Commission, the Wye Valley AONB and the Wye Valley and Forest of Dean Tourism Association (WVFDTA) with their members. The Forestry Commission reports that Forest of Dean hosts over 1 million visits per annum. Mallards Pike and Cannop Ponds are well-known tourist destinations in the Neighbourhood Plan area and the forest is popular with locals as well as visitors for a host of outdoor activities including walking, cycling, birdwatching and orienteering etc.
- 14.9 All six villages in the Neighbourhood Plan area have a considerable number of accommodation options from B&B, self-catering options of varying sizes, hostels, camping, glamping and a hotel. Parkend, in particular, also has Dean Forest Steam Railway (and Whitecroft Station), Whitemead Forest Park (a Boundless holiday park), Dean Forest Cycle Hire with cafe, RSPB Nagshead, Dean Field Study Centre, a village shop/Post Office with café, a cycling track linked to the Family Trail and another to Coleford, Speech House Hotel, three pubs and numerous self-catering accommodation options. The Forest of Dean has also

become an important resource as a film location including Merlin, Sex Education, Star Wars and Dr Who, which has led to an increase in location tourism.

- 14.10 Consultation has shown that residents encourage tourism as it provides employment and supports local businesses. However, there are parking concerns over the increased number of visitors.
- 14.11 Therefore, this plan seeks to manage and, where appropriate, support the sustainable development of new or enhanced tourism-related uses and purpose-built visitor accommodation within the neighbourhood area, subject to compliance with other policies in the plan, such as ensuring impacts on landscape character are minimised and adequate parking is provided.

### Policy 15: Tourism-related development

This Neighbourhood Plan seeks to encourage, support and promote the Forest of Dean's leisure, culture and tourism offer in a sustainable way. Subject to satisfying the requirements of the other relevant policies within the development plan, applications for tourism-related development will be supported where it can be demonstrated through a Planning Supporting Statement that:

- a) They promote the principles of sustainable tourism through realising the potential of the area's cultural and heritage assets; **and**
- b) Where possible they are sustainably located and are accessible by active forms of travel; **and**
- c) They are of an appropriate scale so as not to have an adverse effect on the character or vistas of the immediate location; **and**
- d) They reflect the principles of good design as set out in the Forest Edge South Design Guidance (2022) including providing appropriate on-site landscaping to integrate the development into its wider surroundings; **and**
- e) They maintain and enhance the quality of the public realm in terms of visual impact and amenity; **and**
- f) They support the coherent use of spaces and contribute to opportunities to improve access and movement by pedestrians and cyclists; **and**
- g) They do not adversely affect the forest and other existing green or open spaces that contribute positively to the tourism economy and where necessary make provision for new open spaces that will enhance the usability of the local environment and the appeal to visitors; **and**
- h) They can demonstrate that the local community have been consulted (in the case of major developments); **and**
- i) They do not adversely affect the existing natural or historic environment, including environmental designations or heritage assets; **and**
- j) Where the proposed development is located outside but adjacent to an existing settlement boundary (as defined in the Forest of Dean Local Plan Policies Map), it would not result in subsequent excessive expansion of the built form of the existing settlement.

Applications for new caravan/camping sites or purpose-built tourist accommodation, or extensions to existing caravan/camping sites or purpose-built tourist accommodation, will be supported only where the use is restricted to providing temporary holiday accommodation.

Conversions and extensions to existing buildings to create overnight visitor accommodation must respect the rural character of the area and protect the amenity of neighbouring residential properties.

#### Related Strategic Policies

Policy CSP 7 – Economy

## 15.0 POLICY THEME 5: TRANSPORT AND ACCESS

- 15.1 Forest Edge South was originally an industrial area of mining and quarrying. As the area has moved away from its industrial past, work opportunities are provided outside of the area, meaning that many residents must commute to surrounding villages, towns or even cities.
- 15.2 During the initial consultation exercise, concerns were raised regarding transport issues including traffic speed, poor road condition and lack of parking. Residents noted that they wished to see public transport improvements with links to local amenities, towns, other public transport and cycle paths.
- 15.3 Accessibility is considered a factor in community wellbeing, and it is important to be able to move within the Neighbourhood Plan area easily and safely. This will require the provision of pavements, walkways and cycleways. These are currently limited in some areas within Forest Edge South and therefore future developments should address the provision of safe routes for pedestrians and cyclists.



### Parking for new developments

- 15.4 The policies and approach taken in accommodating parking for new developments within the Neighbourhood Plan has sought to ensure that the needs of ends users are not compromised by inadequate availability and/or poor design of parking provision. Through the initial Forest Edge South Neighbourhood Plan consultation, the need for electric charging points in new developments has also been identified.



### Policy 16: Parking for new developments

All new build development proposals must demonstrate how car parking requirements likely to be generated by the development will be met. The adequacy of how those requirements will be met will be assessed in terms of any detrimental impact on highway safety, and any severe cumulative impacts on the road network.

Subject to satisfying the requirements of the other relevant policies within the development plan, new developments will be supported where adequate levels of on-site parking is provided, including disabled parking and cycle parking.

ULEV charging points should be provided in new developments in accordance with recommendations set out in the Forest of Dean EV Charging Consultancy Support report and the Gloucestershire County Council Ultra Low Emission Vehicle (ULEV) Strategy.

Subject to satisfying the requirements of the other relevant policies within the development plan, new developments will be supported where the design of parking adheres to the principles set out in the Forest Edge South Design Guidance (2022) and the following:

- a) Tandem car parking spaces (one vehicle behind the other, including one within a garage) shall be avoided, **and**
- b) Parking areas should be properly lit and designed to Secured by Design standards; **and**
- c) Adequate car parking for visitors is provided; **and**
- d) Cattle grids are incorporated at access points to developments of two or more dwellings to prevent roaming by wild boar and sheep; **and**
- e) Cycle parking facilities shall be conveniently located, secure and not open to the elements, unless the applicant can demonstrate that this is unfeasible.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

### Access for new developments and sustainable transport

- 15.5 To comply with climate emergency measures, authorities need to ensure that developments are linked with public transport, walking and cycling routes and green spaces in order to encourage active and sustainable travel and reduce reliance on private vehicles.
- 15.6 This Neighbourhood Plan therefore aims to encourage new developments to have adequate access to support sustainable and active travel modes.
- 15.7 During consultation residents expressed a need to see public transport improvements to enhance links to local amenities, transport links and towns. The Neighbourhood Plan therefore aims to improve opportunities for more sustainable and active travel choices amongst both visitors and residents.
- 15.8 This policy builds upon one of the Forest of Dean Core Strategy objectives to enable more sustainable transport. It is also vital to help the Forest of Dean Council meet its target to be carbon net zero by 2030.

### Policy 17: Access for New Developments and Sustainable Transport

To ensure that adequate transport infrastructure and safe access (including access to sustainable and active travel modes) is provided in new developments, new developments should integrate cycle paths and pedestrian footpaths to provide connectivity between the development site and surrounding active travel networks.

Subject to satisfying the requirements of the other relevant policies within the development plan, support will also be given to planning applications for developments that:

- a) Incorporate a mix of uses so that the need to travel is minimised; **and**
- b) Are located in sustainable locations close to community facilities thereby reducing the need to travel; **and**
- c) Contribute to the provision of safe, accessible and attractive cycle and pedestrian routes within and adjoining the application site; **and**
- d) Provide links to current or proposed pedestrian routes and cycle networks, or access to public transport facilities; **and**
- e) Where possible, link in with the Lydney-Parkend multi use track (see Policy 18); **and**
- f) Are located within active travel distance of public transport networks; **and**
- g) Promote or enhance opportunities for using sustainable transport modes.

#### Related Strategic Policies

Policy CSP 1 – Design and Environmental Protection

Policy CSP 2 – Climate Change

Policy CSP 4 – Development at Settlements

#### Lydney-Parkend multi-use track

- 15.9 A key asset to the Forest of Dean is the proposed Lydney-Parkend multi-use track (also known as the Dean Forest Greenway), which will enhance this area and provide a safe off-road route through the forest linking it to Lydney mainline train station and the River Severn.
- 15.10 This Neighbourhood Plan will support the future development of this asset subject to a full assessment of its potential impacts on the natural environment and surrounding Ancient Woodland.
- 15.11 This policy is underpinned by Policy CSP 9 “Recreational and amenity land” in the Forest of Dean Core Strategy which values the protection amenity land.

### **Policy 18: Lydney-Parkend multi-use track (Dean Forest Greenway)**

Subject to satisfying the requirements of the other relevant policies within the development plan, applications that relate to the development of a multi-use track between Lydney and Parkend will be supported where:

- a) A suitable and safe route is planned that protects cyclists and other users from road traffic; **and**
- b) The application is supported by appropriate evidence to demonstrate that designated areas of Ancient Woodland are conserved and that no ancient or veteran trees will be harmed through its development and subsequent use; **and**
- c) The application is supported by a project-specific Habitats Regulations Assessment.

#### **Related Strategic Policies**

Policy CSP 9 – Recreational and Amenity Land

## 16.0 POLICY THEME 6: INFRASTRUCTURE AND AMENITIES

- 16.1 The Forest Edge South Neighbourhood Plan supports the improvement and implementation of infrastructure and amenities within the Neighbourhood Plan area.
- 16.2 In doing so this Plan is in accordance and builds upon Policy CSP 8 “Retention of Community Facilities” in the Forest of Dean Core Strategy by aiming to retain existing community facilities, where possible, and provide new community facilities to meet the needs of local residents and workers.



### Digital infrastructure

- 16.3 In a world where the scope for activities to be transacted online are seemingly endless, and access to social media is seen by many as key, further ongoing development of communications in a rural area is essential. However, whole community wellbeing, also depends on sustaining and/or improving more traditional media. This can only occur if communication platforms and facilities are local and active.
- 16.4 In Forest Edge South, mobile telephone services have been found to be patchy with some villages having almost no coverage. Therefore, there is still a reliance on landlines within the Neighbourhood Plan area to provide a reliable communication network. Fibre broadband infrastructure is currently being rolled out by Gigaclear, however residents do not therefore have a choice of provider.
- 16.5 Geographically, this part of the Forest of Dean is extremely hilly with many valleys and high escarpments, so it is difficult to maintain good reception. The Neighbourhood Plan sees this is a key priority for residents, as outlined during the initial consultation exercise.
- 16.6 It is important that new development provides infrastructure that supports the local need. Therefore, it is key to set out ways in which infrastructure (including digital infrastructure) for new development should be provided and to identify types of infrastructure that would be required / supported.

### Policy 19: Digital infrastructure

Subject to satisfying the requirements of the other relevant policies within the development plan, the provision of high-quality communication networks throughout the area for residents, businesses and visitors will be supported.

- a) Applications for new digital infrastructure, such as broadband and telecommunications, within the neighbourhood area will be supported where it can be demonstrated that these are required within the local area or to support proposed new development. Applicants will be expected to outline the types of digital infrastructure required, through an evidence-based approach, and what digital infrastructure will be provided to facilitate new development; **and**
- b) The development of additional mobile telephone masts will be supported where their positioning and design is sympathetic to the landscape character, environment, residential amenity and are they are easily accessible for maintenance purposes.

#### Related Strategic Policies

Policy CSP 4 – Development at Settlements

### Existing community facilities

- 16.7 Meeting the need for community facilities and social infrastructure is a strategic priority identified within national policy. Specifically this is underpinned by Paragraph 84(d) of the NPPF which supports the retention and development of accessible local services and community facilities.
- 16.8 The Neighbourhood Plan seeks to support development that retains existing community facilities to help maintain the vitality of Forest Edge South.
- 16.9 The local community centre in Yorkley provides a range of services including health, recreational and leisure facilities, mend and repair café, toddler group, regular parties and community events. Residents believe that the community centre serves the area well and funding should be made available to maintain existing facilities.
- 16.10 There are also three community schools in the neighbourhood. Many residents agree that all of these schools should be granted additional funding.
- 16.11 This places a particular emphasis on demonstrating the importance of existing services and facilities and where appropriate, considering their potential contribution to tourism and the visitor economy.
- 16.12 The Neighbourhood Plan also supports the identification, nomination and appropriate protection for land and facilities as Assets of Community Value (as enabled under the Localism Act 2011). Applications relating to land or facilities identified as assets of community value should enhance the value of the asset or provide additional opportunities for residents to meet, socialise, exercise or learn.
- 16.13 During consultation the following existing community facilities were identified. Therefore, this Plan will support the retention of these facilities, as listed below and shown on the Neighbourhood Plan Policies Map:

### Yorkley Community Facilities

- Yorkley Primary School, GL15 4RR
- Bailey Inn, GL15 4RR
- Post Office and Stores, GL15 4TA
- Community Centre and Field, GL15 4RS
- Captains Green, GL15 4TW
- Bailey Hill Stores, GL15 4RS
- Yorkley Community Garden, GL15 4RS
- Nags Head Pub, GL15 4RX
- Yorkley Slade, GL15 4SB
- Stag Hill Band Hut, GL15 4TD
- Yorkley Medical Centre, GL15 4RS

### Oldcroft Community Facilities

- Cut and Fry Field, GL15 4NR

### Viney Hill Community Facilities

- New Inn, GL15 4LZ
- Viney Hill Sports and Social Club, GL15 4NF
- All Saints Parish Church, GL15 4NA

### Whitecroft Community Facilities

- Miners Inn, GL15 4PE
- Memorial Hall, GL15 4QJ
- Memorial Field, GL15 4QL
- Whitecroft Allotments

### Pillowell Community Facilities

- Recreation Ground and Memorial Field, GL15 4QU
- Methodist Church, GL15 4RA
- Village Hall, GL15 4RA
- Pillowell Band Hut, GL15 4TW
- Pillowell School, GL15 4QT

### Parkend Community Facilities

- Sports field, GL15 4JN
- Memorial Hall, GL15 4JF
- Parkend Village Shop and Post Office, GL15 4JA
- Fountain Inn, GL15 4JD

- The Woodman, GL15 4JF
- Rising Sun Inn, GL15 4HN
- Parkend School, GL15 4HL
- Baptist Chapel, GL15 4JF
- St Paul's Church, GL15 4HJ
- Speech House, GL16 7EL
- Parkend Allotments, GL15 4HJ
- Oakenhill Nature Reserve, GL15 4HU
- Beaver Lodge, GL15 4HG
- Kingdom Hall, GL15 4JN
- Railway station
- RSPB Nagshead
- Parkend Community Orchard at York Lodge Fields
- Dean Garden Room
- Forestry England Castlemain Depot, GL15 4HH
- Cannop Ponds, GL15 4JS
- Mallards Pike, GL15 4HD
- Parkend Club, GL15 4JZ

### Policy 20: Existing community facilities

Existing community facilities and public open spaces (including those identified in paragraph 15.13 above and shown as 'Community Assets' on the Neighbourhood Plan Policies Map) are important resources for the local community and should be retained as far as possible.

Applications involving the loss or repurposing of existing community facilities will only be supported in very exceptional circumstances, where no other viable use of the facility can be demonstrated.

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for change of use or loss of existing community facilities, including those designated as assets of community value (ACV), will not be supported unless the application site is allocated within the Development Plan for an alternate use **or:**

- a) It can be clearly demonstrated that the facility or ACV is no longer financially viable or considered necessary or of value to the community or a suitable replacement can be provided elsewhere; **and**
- b) Any replacement provision should meet or exceed the existing benefit to the community of the current site, especially with regard to personal safety in public open spaces, and accessibility; **and**
- c) Applications for major development (as defined in the NPPF) must be supported by a Health Impact Assessment to demonstrate that the loss of the existing facility will not have a significant adverse effect on the health and well-being of local residents; **and**
- d) Applications relating to land or facilities identified as ACVs should enhance the value of the asset or provide additional opportunities for residents to meet, socialise, exercise or learn.

Applications for the following will also be supported, subject to the above criteria being met:

- a) Improvements to existing community facilities
- b) Maintenance of Yorkley Community Centre
- c) Enhancements to local playing fields to make them suitable for multiple sports

### Related Strategic Policies

Policy CSP 8 – Retention of Community Facilities

### New community facilities

- 16.14 The only health centre in the neighbourhood area is Yorkley Heath Centre. Some residents are registered in surgeries outside of the area in Coleford, Lydney and Blakeney.
- 16.15 It is important for children's wellbeing that they have access to play areas to allow them to socialise and exercise. Currently children's play areas are limited to Yorkley and so this needs to be addressed to meet the needs of other villages.
- 16.16 Applications for new community facilities and public spaces will therefore be welcomed subject to compliance with other development plan policies.



### Policy 21: New community facilities

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for the following will be supported:

- a) New community services, community facilities or public open spaces that meet the needs of existing and future residents; **and**
- b) Enhanced sports and play facilities within all communities.

This support will only be given where the applicant demonstrates that:

- a) The development proposed is well-related to and accessible by existing or proposed new communities that the facility / public space is intended to serve; **and**
- b) The development proposed is required by the existing or proposed new communities it is intended to serve; **and**
- c) The development proposed would, as far as possible, contribute towards an equal distribution of community facilities across the Neighbourhood Plan area.

### Related Strategic Policies

Policy CSP 8 – Retention of Community Facilities

Policy CSP 9 – Recreational and Amenity Land

### Small-scale retail

- 16.17 Village shops create a sense of community and provide a service with minimum travel needed. It is however recognised that some existing retail uses may be lost through changes of use that are considered to be 'permitted development' (as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended).
- 16.18 However, small shops that would fall within Use Class F2(a) are exempt from change of use to non-retail uses. Shops within Use Class F2(a) are defined as retail units whose premises do not exceed 280m<sup>2</sup> and there is no other such facility within 1,000 metres. This exemption is supported by this Neighbourhood Plan.
- 16.19 This policy seeks to support the development and opening of additional village shops and small-scale retail units, particularly those that are community-led.

### Policy 22: Small-scale retail

Subject to satisfying the requirements of the other relevant policies within the development plan, applications for new small-scale retail units for local community use (falling within Use Class F2(a) of the Town and Country Planning (Use Classes) Order 1987, as amended) will be supported provided the criteria below are met:

- a) The applicant demonstrates that the impact on the amenity of surrounding residential uses is minimised; **and**
- b) The applicant demonstrates that the development will not have unacceptable impacts on traffic, the local highway network and pedestrian safety.

New major residential developments should also address the requirement for general shops for the community and provision should be made for one within the application site (subject to the above criteria being met) if there is not already one located within reasonable walking distance of the proposed development.

#### Related Strategic Policies

Policy CSP 7 – Economy

## PART 4: DELIVERING THE PLAN



## 17.0 IMPLEMENTATION

- 17.1 The Forest Edge South Neighbourhood Plan will be implemented by a number of bodies including West Dean Parish Council and Forest of Dean District Council (the local planning authority).
- 17.2 The Neighbourhood Plan will be used to frame West Dean Parish Council's responses to submitted planning applications for development in the area. Responses will highlight any conflicts with the Neighbourhood Plan, any deficiencies that may arise from the proposed development, and any appropriate mitigation measures that should be secured by way of planning agreement or conditions.
- 17.3 The NPPF requires that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Where applications for proposed development accord with the principles of this Neighbourhood Plan and other relevant Local Plan and national policies, Forest of Dean District Council should work proactively with applicants to secure the most sustainable outcome.
- 17.4 The Forest Edge South Neighbourhood Plan will be delivered through landowners and applicants bringing forward development proposals in the positive context provided by the policies of the Neighbourhood Plan.
- 17.5 As well as informing the Parish Council's response to planning applications, the Parish Council will also use the Neighbourhood Plan as the basis for its strategy and approach to delivering or securing public and private investment in the Parish's infrastructure.

## 18.0 MONITORING AND REVIEW

### a) Neighbourhood Plan Monitoring

- 18.1 As the Qualifying Body, West Dean Parish Council will closely monitor the implementation of the Neighbourhood Plan once it has been formally adopted as part of the statutory development plan. This will enable the Parish Council to monitor and review the progress of delivering the Neighbourhood Plan and have regard to this in informing future local priorities.
- 18.2 The Parish Council will review and reflect on the infrastructure requirements in the Neighbourhood Plan area having regard to the efficacy of improvements secured and delivered through the Neighbourhood Plan.
- 18.3 The Parish Council will monitor and record the loss of any facilities which this Neighbourhood Plan seeks to safeguard (i.e. local green spaces, community facilities). This record will be used to inform both the Parish Council's response to future planning applications, the future approach to provision of any new facilities within the villages, and future revisions to the Neighbourhood Plan.
- 18.4 It is good practice to actively monitor plans and their effects in order to understand what progress has been made towards delivering the key policy objectives. Where the intended progress has not been made, or objectives are unlikely to be met, this should trigger a review of the plan or a particular policy to understand why it is not being effective.
- 18.5 The table below sets out a series of basic indicators and targets which will be monitored by the Parish Council over the Neighbourhood Plan period up to 2041.

Indicator	Relevant Policies	Neighbourhood Plan Target
Broadband connectivity	Policy 19	Year-on-year net increase in the proportion of properties in Forest Edge South with access to broadband
Mobile phone coverage	Policy 19	Year-on-year net increase in the % area of Forest Edge South with mobile phone network coverage
Employment	Policy 10, Policy 14, Policy 22	Net increase in the number of businesses based in Forest Edge South
Sustainable transport	Policy 17, Policy 18	% increase in the number of bus routes and frequency of services to/from Forest Edge South.  % increase in bus patronage within Forest Edge South (to be monitored where data is available from bus operators).  Year-on-year increase in number of users of Lydney-Parkend multi-use track (Dean Forest Greenway).
Housing	Policy 11, Policy 12	% of new houses delivered with 2 or 3 bedrooms.  Net increase in number of older persons

Indicator	Relevant Policies	Neighbourhood Plan Target
		accommodation units.
Affordable housing	Policy 11, Policy 13	Year-on-year increase in the number of affordable housing units delivered within Forest Edge South
Community facilities	Policy 3, Policy 20, Policy 21	Net increase in the number of community facilities within Forest Edge South
Green spaces	Policy 2, Policy 8	No net loss of designated Local Green Spaces within Forest Edge South
Built environment	Policy 1, Policy 5, Policy 6, Policy 7, Policy 9, Policy 16	Qualitative improvement in the quality and design of the built environment within Forest Edge South. Limited detrimental impact on settlement density or amenity.

18.6 Monitoring information will be made available on the Parish Council website.

**b) Reviewing the Plan**

- 18.7 It is intended that a review of the Neighbourhood Plan will be undertaken 3 years following its initial adoption with a view to identifying any individual policies that may require updating or whether a new Neighbourhood Plan is required.
- 18.8 It may at this stage be necessary to review the evidence around second homes (including any more recently published data from the 2021 Census), to determine whether the inclusion of a policy restricting the use of new homes as 'second homes' is justifiable in policy terms.
- 18.9 It may also be necessary to review components of the plan to take into account significant future changes to national planning policy and changes to other components of the Development Plan, such as the adoption of the new Forest of Dean Local Plan.
- 18.10 A future Steering Group will be established towards the end of the plan period by the Parish Council to review and prepare a new or updated Neighbourhood Plan when appropriate.

## APPENDIX 1 LIST OF NEIGHBOURHOOD PLAN POLICIES

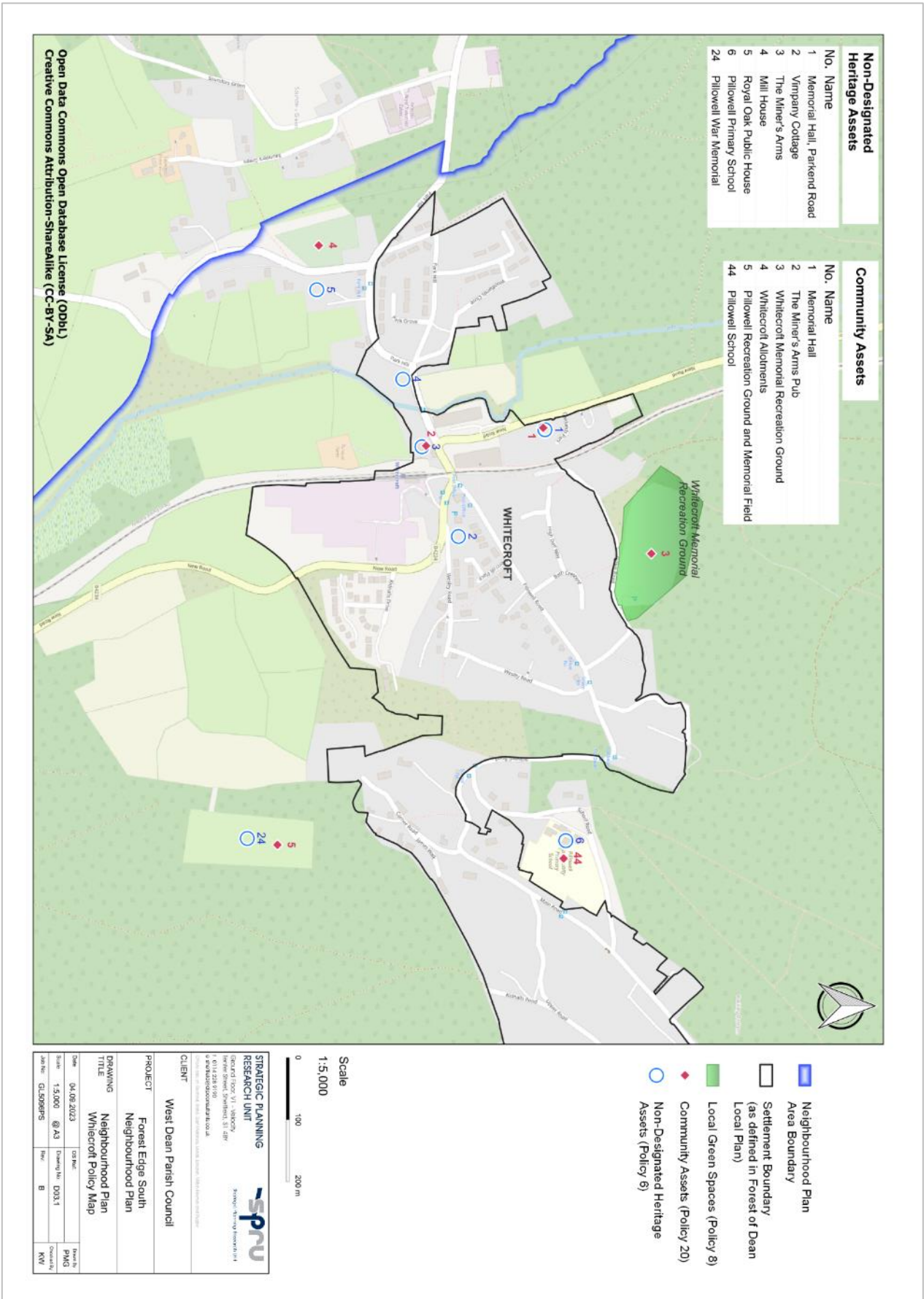
Policy Reference	Policy Title	Relevant Forest of Dean Core Strategy Policy
<b>Climate Change, Sustainability and Biodiversity</b>		
Policy 1	Sustainable design and construction in new developments	CSP 1
Policy 2	Green spaces and biodiversity in new developments	CSP 1, CSP 2
Policy 3	Allotments and community gardens	CSP 1, CSP 2
Policy 4	Renewable and low carbon energy developments	CSP 2, CSP 3
<b>Design and Environment</b>		
Policy 5	Design in new developments	CSP 1, CSP 4
Policy 6	Historic environment	CSP 1
Policy 7	Landscape character	CSP 1
Policy 8	Local green spaces	CSP 1, CSP 2, CSP 9
<b>Housing</b>		
Policy 9	Infill development	CSP 4, CSP 5
Policy 10	Live-work units and working from home	CSP 5, CSP 7
Policy 11	Housing mix and affordable housing	CSP 5
Policy 12	Housing for older people	CSP 5
Policy 13	First Homes	CSP 5
<b>Employment and Tourism</b>		
Policy 14	New employment floorspace	CSP 7
Policy 15	Tourism related development	CSP 7
<b>Transport and Access</b>		
Policy 16	Parking for new developments	CSP 1
Policy 17	Access for new developments and sustainable transport	CSP 1, CSP 2, CSP 4

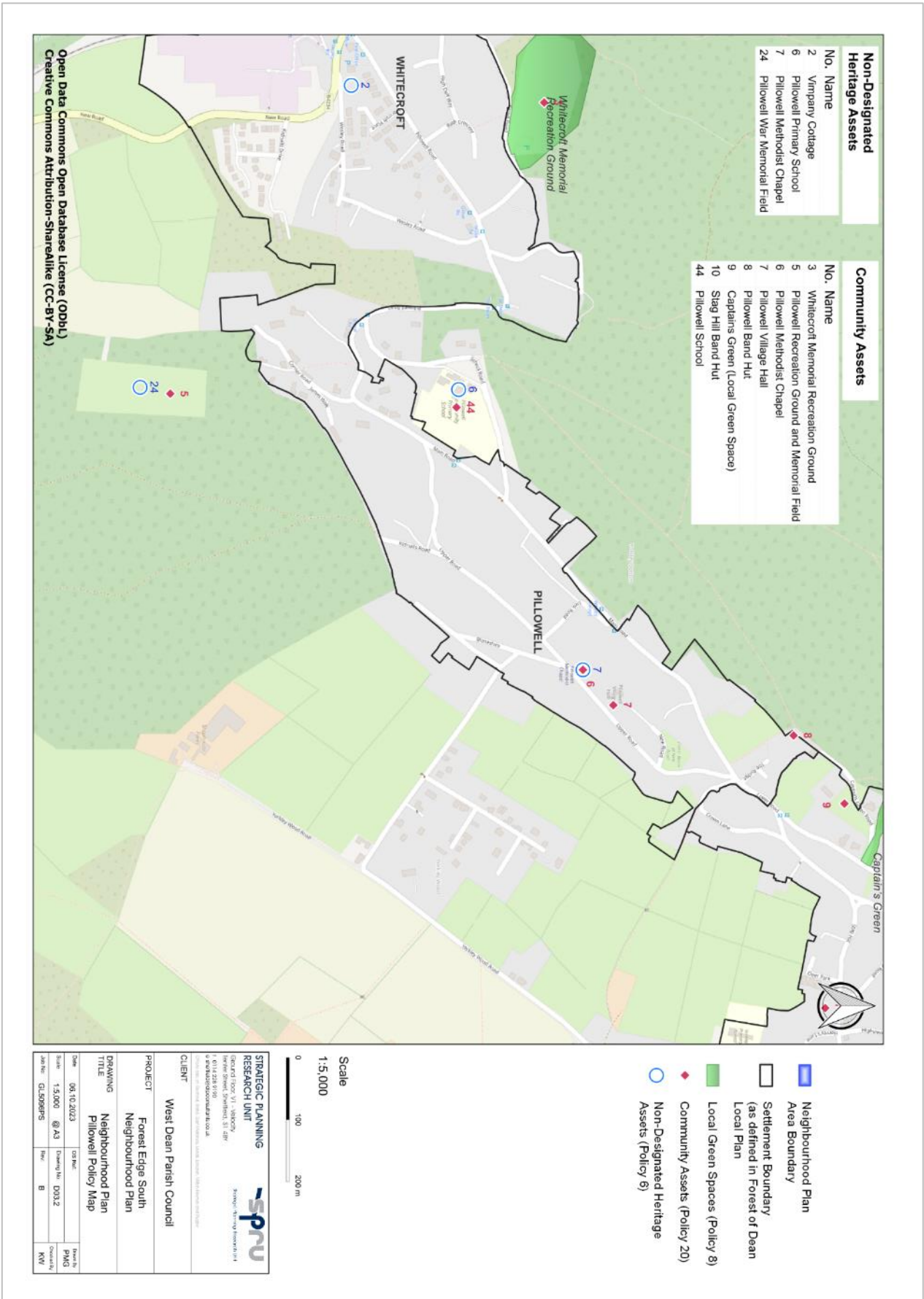
Policy Reference	Policy Title	Relevant Forest of Dean Core Strategy Policy
Policy 18	Lydney-Parkend multi-use track (Dean Forest Greenway)	CSP 9
<b>Infrastructure and Amenities</b>		
Policy 19	Digital infrastructure	CSP 4
Policy 20	Existing community facilities	CSP 8
Policy 21	New community facilities	CSP 8, CSP 9
Policy 22	Small-scale retail	CSP 7



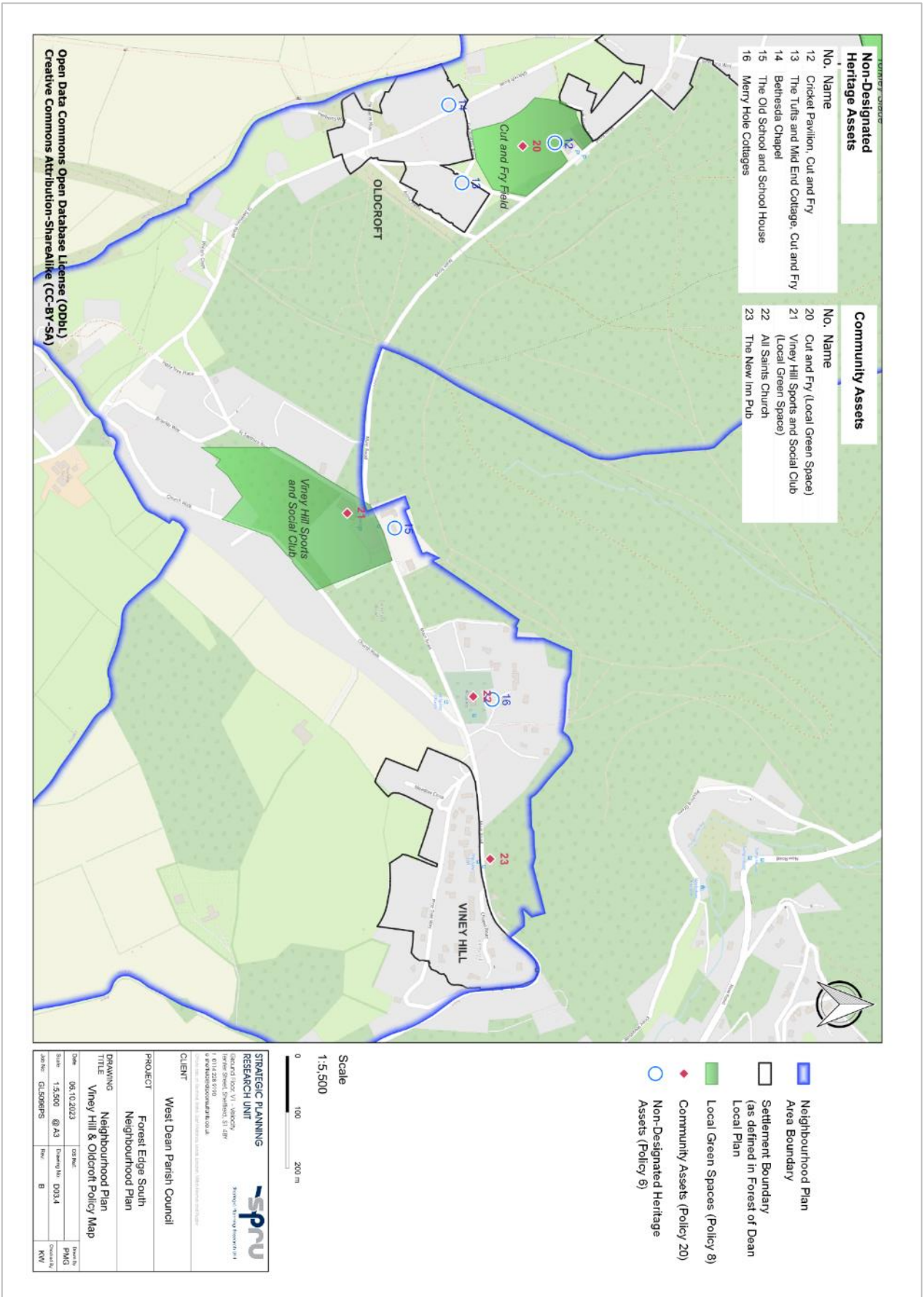
## APPENDIX 2 NEIGHBOURHOOD PLAN POLICY MAPS

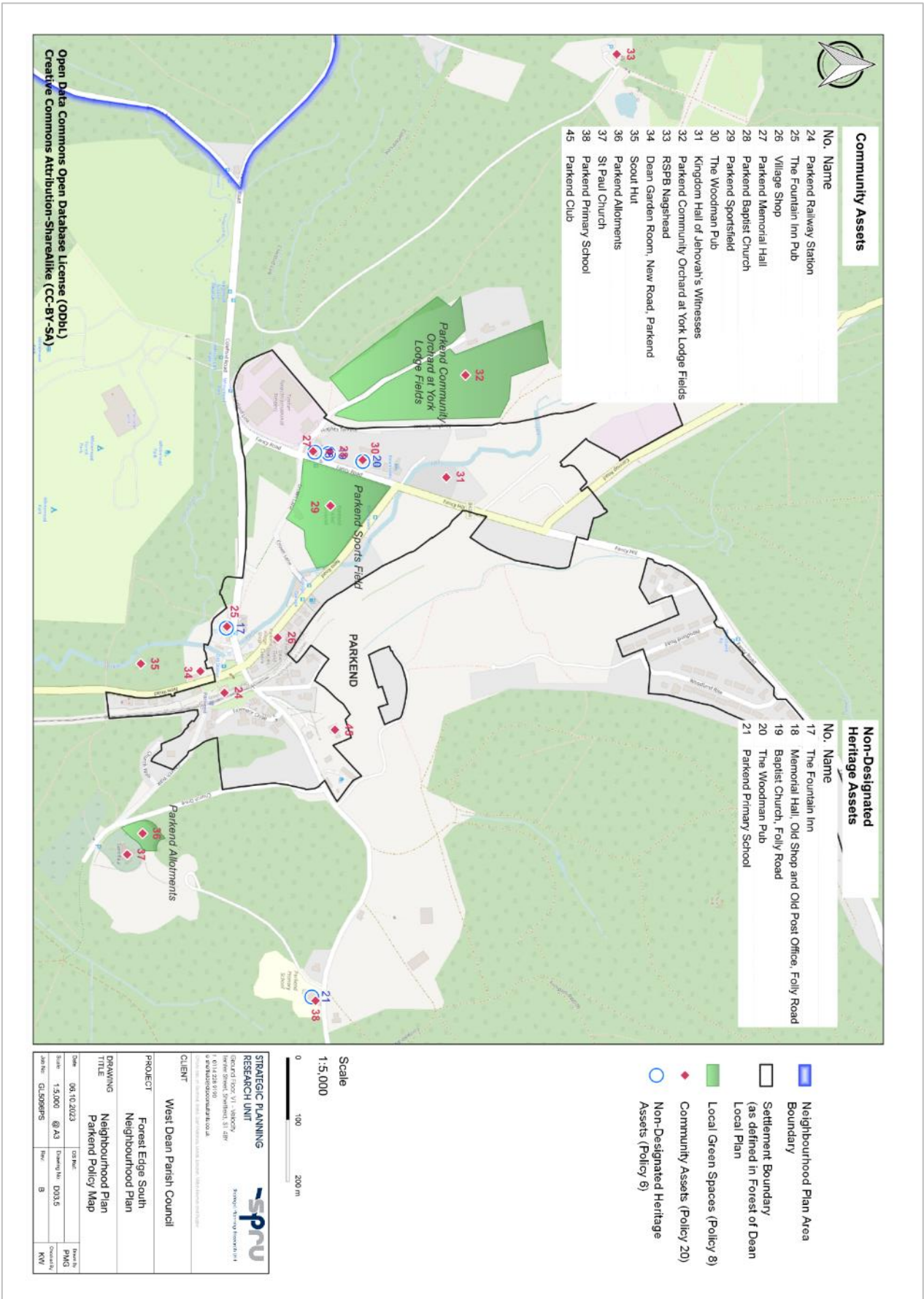














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