

# Alvington Parish Neighbourhood Development Plan 2016 - 2026

## Referendum Document



10<sup>th</sup> March 2021

Prepared by the Neighbourhood Development Plan Steering Group on behalf of Alvington Parish Council, and with the assistance of Kirkwells.

# Contents

	Cover	1
1.0	What is a Neighbourhood Development Plan (NDP)?	4
2.0	Neighbourhood Area Designation	5
3.0	Vision Statement and Objectives	9
4.0	Policy C1 and C2 - Community Infrastructure	11
5.0	Policy F1 - Reducing Flood Risk	15
6.0	Policy NE1, NE2 and NE3 - Natural Environment	19
7.0	Policy BE1 and BE2 - Built Environment	30
8.0	Policy HM1 - Housing Mix	37
9.0	Policy E1, E2 and E3 - Economy, Business and Tourism	39
10.0	Clanna Country Park	41
11.0	Pre submission, Submission and Referendum of the NDP	42
12.0	Monitoring and Reviewing	43
13.0	Projects	44
14.0	Abbreviations/Glossary of terms used	45
15.0	References	46
16.0	Acknowledgements	47
17.0	Appendices	
	Appendix 1 Consultation Statement ~ (16 pages)	
	Appendix 2 Basic Conditions Statement ~ (10 pages)	
	Appendix 3 Alvington NDP business survey analysis summary ~ (2 pages)	
	Appendix 4 Alvington Character Assessment incorporating Updated Character Appraisal.~ (32 pages)	
	Appendix 5 Alvington - businesses (abridged version) 'Digital Deprivation' ~ (4 pages)	
	Appendix 6 Listed Buildings in Alvington Parish including photos ~ (10 pages)	
	Appendix 7 Intentionally Blank	
	Appendix 8 A48 Main Road ~ (56 pages)	
	Appendix 9 Flooding and Sewage ~ (54 pages)	
	Appendix 10 Amey Drainage Report, 2016 ~ (20 pages)	
	Appendix 11 Infrastructure ~ (144 pages)	
	Appendix 12 Planning applications and consents ~ (84 pages)	
	Appendix 13 Alvington history and archaeology + The History of Alvington ~ (186 pages)	
	Appendix 14 Transport ~ (68 pages)	
	Appendix 15 Alvington NDP Priorities ~ (5 pages)	
	Appendix 16 Species recorded in the Parish (update from GCER) ~ (34 pages)	
	Appendix 17 Alvington - Planning Policy Assessment and Evidence Base Review (PPA) ~ (72 pages)	
	Appendix 18 Alvington - OCSI Alvington-CP November 2016 ~ (54 pages)	
	Appendix 19 Footpath/Pavements Open Day Feedback - including Footpath Maps ~ (8 pages)	
	Appendix 20 Project – Pavilion and Fund Raising ~ (10 pages)	
	Appendix 21 Gloucestershire Wildlife Trust – Maps ~ (4 pages)	
	Appendix 22 HRA (Habitat Regulations Assessment) report ~ (38 pages)	
	Appendix 23 SEA (Strategic Environmental Assessment) report ~ (20 pages)	
	Appendix 24 Statutory Consultation Regulation 14 Documents ~ (86 pages)	

# 1.0 What is a Neighbourhood Development Plan (NDP)?

Figure 1 NDP Process

**Planning Aid England**  
Engaging Communities in Planning

## What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land.

It will form part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications.

A Neighbourhood Development Plan has to support the strategic development needs of the wider area outlined in the local development plan. However it can shape and influence where that development will go and what it will look like.

### Who can prepare a Neighbourhood Plan?

Where they exist, a town or parish council is the only body that can prepare a Neighbourhood Development Plan in their area.

If a town or parish council does not exist then a community group known as a neighbourhood forum needs to be established to lead the process. Its aim must be to improve the social, economic and environmental well-being of the area. It must have a written constitution, have open membership and comprise a minimum of 21 individuals.

The Localism Act recognises that not all communities are residential in nature and in non-parished areas that are predominately commercial a business-led neighbourhood forum can be established.

### What is the required process?

**Stage 1: Defining the neighbourhood**

The town or parish council, or neighbourhood forum, formally submits a neighbourhood area application to the local planning authority, including the proposed boundary of the neighbourhood area. The local planning authority publicises the application for six weeks and invites comments. The local

authority has the power to amend the boundary of the proposed area if it's thought necessary.

**Stage 2: Preparing the plan**

If approved, the town or parish council or forum then starts preparing the plan. They must engage the community, notify statutory consultees and build an evidence base to justify the eventual policies and proposals. This stage must include a six week consultation period to publicise the proposals and consider responses.

**Stage 3: Independent check**

The draft plan must then be submitted to the local planning authority, who will formally publicise the proposals for six weeks. An independent examiner will then be appointed to consider any representations and check it conforms to national and local policy. Changes may be recommended.

**Stage 4: Community referendum**

Once satisfied with the plan the local council will organise a referendum. A majority of people voting must support the plan if it is to be adopted by the local planning authority.

**Stage 5: Legal force**

The local planning authority will then bring the plan into force and publicise its decision. The plan will then become part of the formal development plan for the area.

Planning Aid England provides free and independent advice on neighbourhood planning.  
Call: 0203 206 1880 or Email: [info@planningaid.rtpi.org.uk](mailto:info@planningaid.rtpi.org.uk)

- 1.1 The Localism Act empowers a parish or town council to produce a development plan for the area, known as a Neighbourhood Development Plan (NDP). NDPs are intended to guide development, reflecting the views of local people on a range of planning matters (e.g. numbers of houses built or where employment is sited) which will affect how their parish or town develops.
- 1.2 NDPs must have regard to national planning policy such as the National Planning Policy Framework (NPPF) 2019<sup>1</sup> and other guidance including National Planning Practice Guidance (NPPG)<sup>2</sup>. The NDP must comply with European regulations (including those concerning environmental matters). See also the Planning Policy Assessment (PPA) (*Appendix 17*).
- 1.3 NDPs are drawn up by a working group of the parish or town council and are based on the views of local people. If passed by an independent examiner and a local referendum, the NDP will become a legal document and incorporated into the local planning authority's statutory planning framework.

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

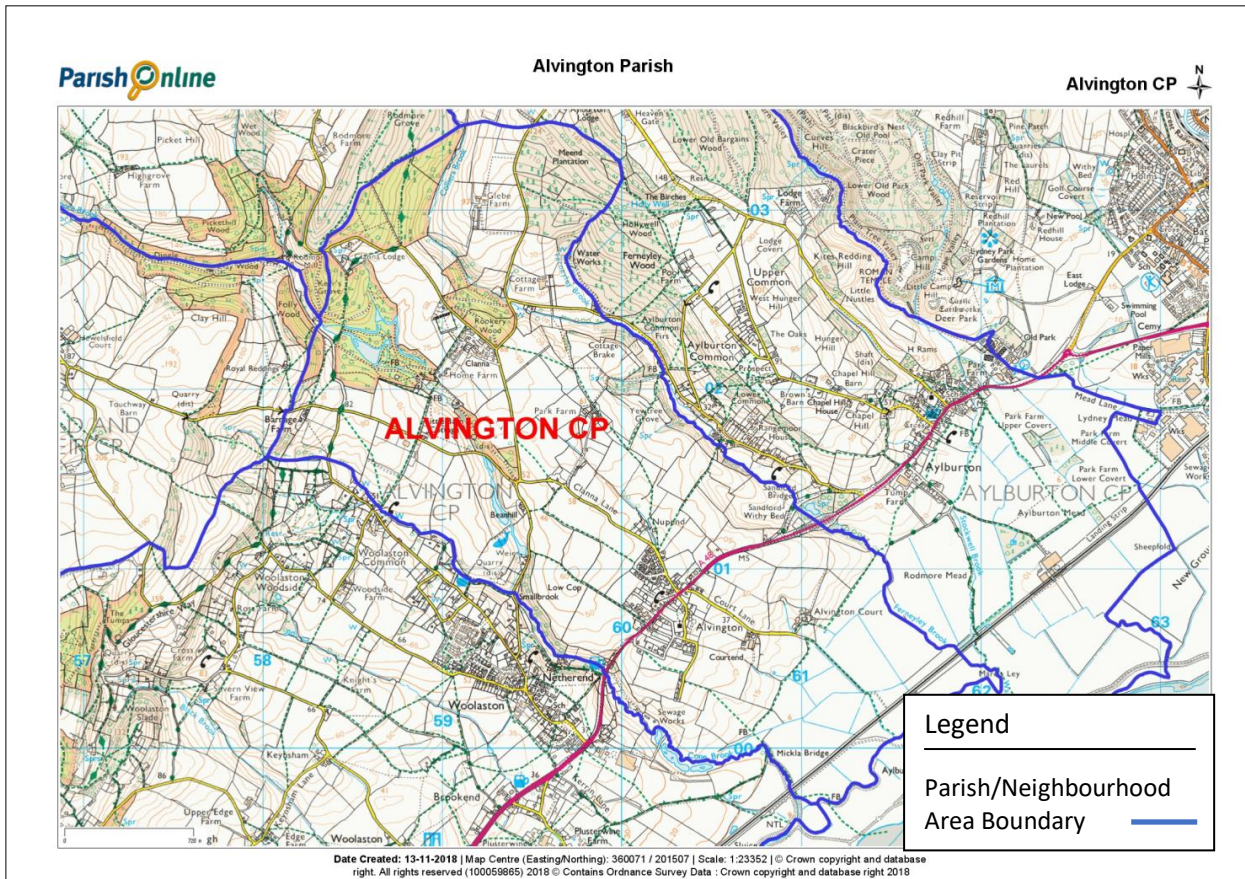
<sup>2</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>



## 2.0 Neighbourhood Area Designation

2.1 Alvington Parish Council applied to the Forest of Dean District Council (FoDDC) on 27th January 2016 for the parish of Alvington to be designated as a Neighbourhood Area, for the purpose of preparing an NDP. The area was designated by the FoDDC on 12th May 2016. The designated Neighbourhood Area is shown in Map 1 and matches exactly the existing boundary of the parish.

Map 1 Alvington Parish and NDP Area



2.2 Preparing a NDP is a complex and lengthy process. The main steps are set out in Figure 1, on page 4.

## Strategic Context

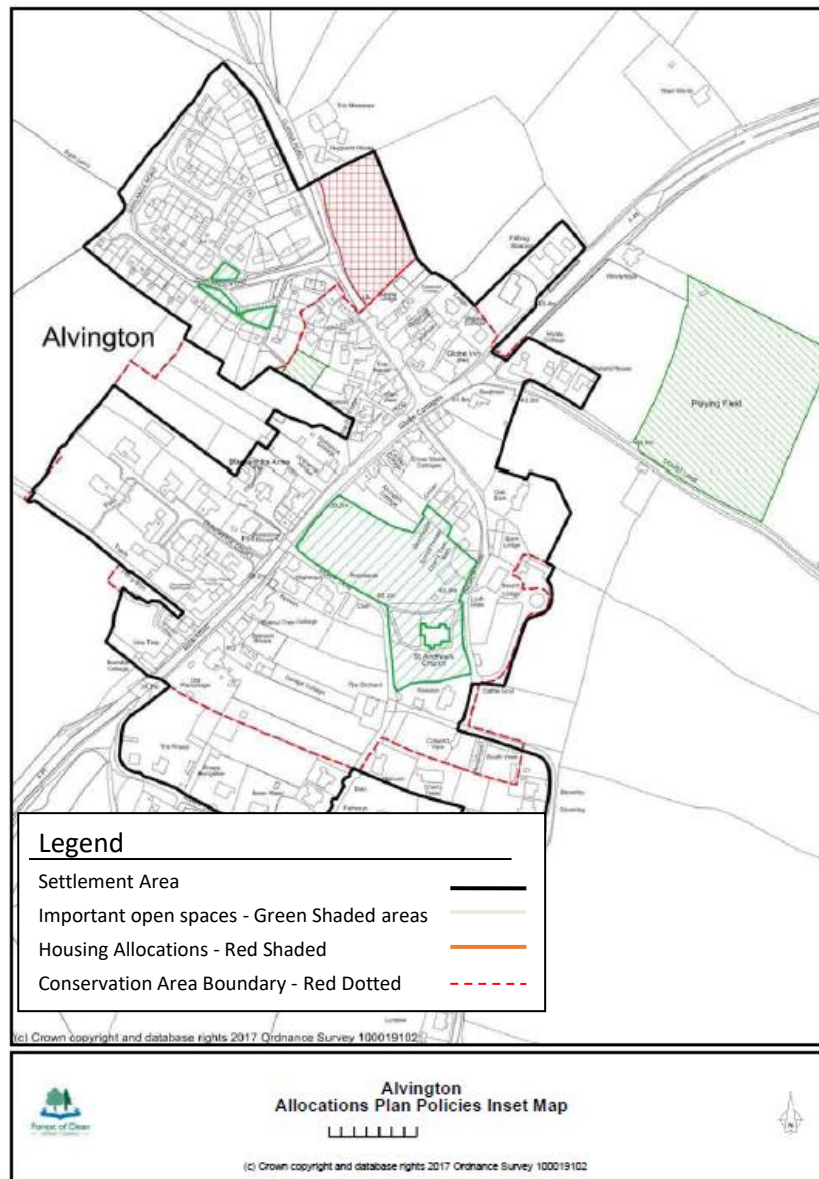
2.3 The planned life of the Alvington NDP will be up to 2026. This aligns with the FoDDC adopted Core Strategy, as referenced in the Allocations Plan policy AP 81 on pages 154–156.<sup>3</sup>

2.4 Alvington NDP has been underpinned by a clear and robust evidence base of local opinion and technical resources. It addresses local planning issues identified through extensive community consultation and engagement (Consultation Statement, *Appendix 1*) and sets out a total of 12 planning policies to address them.

<sup>3</sup> <https://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>

2.5 NDPs must be in general conformity with local strategic planning policies. The strategic planning policies are set out in the Core Strategy Plan<sup>4</sup> and Allocations Plan, which was published on 28th June 2018.<sup>5</sup> The Allocations Plan includes a number of district wide policies and a policy map for the settlement of Alvington which includes a tightly drawn settlement boundary, a site allocation for 11 dwellings at Clanna Road, the conservation area, recreation space and several important open spaces.

Map 2 Alvington Allocations Plan Policies



## A Portrait of Alvington Parish

2.6 The parish of Alvington is located in the Forest of Dean, on the northern banks of the River Severn, about 2 miles southwest of Lydney and 6 miles northeast of Chepstow. The village of Alvington is the main settlement in the parish and there are also several smaller scattered settlements to the north of the village such as Clanna Country Park (a residential area), and farms such as Beanhill, Cottage, Glebe, Home, Nuppand, Park and Pipers Meadow. The parish is very rural in character; it extends across about 660 hectares and has a very low

<sup>4</sup> <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/core-strategy/>

<sup>5</sup> <https://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>



population density (0.8 persons per hectare). The village is bisected northeast to southwest by the busy A48.

2.7 In 2011 (see 2011 Census<sup>6</sup>) the parish had a population of 506 residents living in 237 households. Of these, about 380 residents lived in the village. FoDDC Electoral Services advised that as of 1st December 2018 there were 504 electors living in 295 properties.

2.8 A selection of local buildings of character and heritage:



The Globe Inn



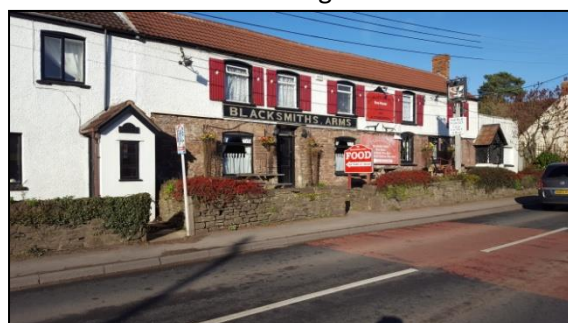
Cross Stores Cottages



Globe Cottages



Farnsworth Cottage



The Blacksmiths Arms



Ordinance House

2.9 The village has largely developed along the A48 and there remain some older terraced properties and some significant older buildings such as the Globe Inn. To the west of the A48 is the more recent Garlands Road housing estate.

2.10 The village has 2 public houses (The Globe Inn and The Blacksmiths Arms), a church (St Andrew's) and the Memorial Hall. (Map 3, page 11) There is also petrol station with a shop. Local primary schools are in Woolaston and Aylburton over a mile in either direction along the main A48 road. Transport (*Appendix 14*) and bus services are very limited to both schools, and parents rely on private cars to transport children every day. There are 2 local secondary

<sup>6</sup> <https://www.nomisweb.co.uk/reports/localarea?compare=1170214159>

schools: Dean Academy in Lydney, and Wyedean in Sedbury, near Chepstow. A school bus runs to Wyedean but not the Dean Academy.

- 2.11 Development to the east of the main road has a more open character, with buildings in larger plots, including some recent bungalows and houses along Church Road, a narrow country lane. The open agricultural land near the church breaks up the form and affords views of the church. The majority of the settlement lies within a conservation area.
- 2.12 The village and conservation area have a distinctive local character, and the NDP will have a key role in helping to ensure future development is sympathetic to the existing materials and form. Traditional building materials include brick, forest red sandstone and render with slate and grey tiles, and a more uniform character on modern estates.



Garlands Road



Garlands Road

## **The NDP Process So Far**

### **Alvington Character Appraisal**

- 2.13 A significant part of the evidence base for the Plan is the Alvington Character Appraisal. The initial appraisal was subject to consultation through a public exhibition in October 2016. The subsequent comments made by residents were considered, and incorporated where appropriate, for the second version.

See the 'Alvington Character Assessment Incorporating Updated Character Appraisal January 2020' (*Appendix 4*).

- 2.14 As a result of this first consultation and questionnaire, key NDP priorities were identified (*Appendix 15*).



### 3.0 Vision Statement and Objectives

#### VISION

Alvington is a safe place which looks to the future, where people have the opportunity to live and work using the latest technology and enjoy the peace and tranquillity of the countryside.

#### NDP Objectives

##### **Objective 1 - Community Infrastructure**

To protect and enhance local community infrastructure and facilities.

##### **Objective 2 - Flood Risk**

To guide new development to areas at lowest risk of flooding and, where appropriate, to ensure sustainable mitigation measures are provided to reduce flood risk from new development.

##### **Objective 3 - Natural Environment**

To protect and enhance the natural environment in the parish, with new development respecting local wildlife and landscape character.

##### **Objective 4 - Built Environment**

To protect the built environment from inappropriate development within and outside the conservation area, and to encourage new development to be designed sensitively to the local character.

##### **Objective 5 - Housing Mix**

To support provision of a mix of housing including affordable housing.

##### **Objective 6 - Economy, Business and Tourism**

To support the local economy, businesses and tourism.

- 3.1 The NDP steering group has prepared the Vision and Objectives for the NDP in consultation with the community. (*Appendix 1*)

- 3.2 A further objective which came out of the community consultations and which is highly significant to local residents is the need to address road safety on the A48 and the impacts and volume of traffic (*Appendix 8*). However, these are not land use planning matters but transport issues which should be addressed by the local transport authority (Gloucestershire County Council), possibly through the Local Transport Plan (LTP). The NDP steering group has worked hard to provide evidence to support proposals for improving traffic and road safety and these have been defined and listed (*Appendix 15*) for possible future action by the appropriate body.
- 3.3 Planning policies have been prepared to address the NDP objectives and are set out in the order of the objectives in Sections 4 to 9 of this plan.

## 4.0 Policies C1 and C2 - Community Infrastructure

### Policy C1: Local Community, Retail, Commercial Facilities and Services

Changes of use of the church, Memorial Hall, petrol station / shop and 2 public houses (as shown on Map 3) to other non-community uses, will not be supported unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.

Where a development proposal contends that the existing use of one of the community, retail and commercial premises shown on Map 3 is no longer economically viable, evidence should be provided to show that the site has been actively marketed at the market rate for at least 12 months and that no sale or let has been achieved during that period.

Map 3 Village Facilities



- 4.1 Local community facilities are highly valued by residents in Alvington (*Appendix 11*). Local facilities include the following:



### **St Andrew's Church**

- 4.2 This is used for church services, weddings, christenings, funeral services and by bell ringers.



St Andrew's Church

### **The Memorial Hall**

- 4.3 This is used for band practice, line dancing, puppy school, private parties, parish council meetings, bouncy castle sessions, sequence dancing, weddings, children's parties, football meetings, funeral wakes, elections, dog training workshops, Zumba, NDP meetings and belly dancing, as well as the hall's toilets being made available for church users.



Alvington Memorial Hall

- 4.4 There are also several local businesses which provide a valuable local service to residents of Alvington. These are the petrol filling station, shop and car wash and the 2 public houses, the Globe Inn and the Blacksmiths Arms.
- 4.5 Feedback from consultations noted the friendly community and suggested that improvements were needed in the provision of community facilities (*Appendix 1 Consultation Statement*).
- 4.6 The Core Strategy's CSP.8 policy entitled 'Retention of community facilities' sets out that development proposals involving the loss of community facilities will not be permitted unless alternative suitable and convenient facilities are available or will be made available.

## **Policy C2: New Community and Recreation Facilities**

**Development proposals for new or expanded community and recreation facilities will be supported subject to the following criteria:**

- 1. Their sighting, scale and design respects the character of the surrounding area, including any historic and natural assets; and**
- 2. They are accessible to the local community.**
- 3. They take account of the location of residential properties in the immediate local area and do not have an unacceptable impact on their amenity; and**
- 4. They provide appropriate levels of car parking; and**
- 5. They can be satisfactorily accommodated into the capacity of the local highway network.**

**Proposals for the development of a pavilion building at the Sports Field will be particularly supported.**

### **Sports Field and Play Area**



Sports Field



Sports Field - Play Area

- 4.7 There is approximately 1.683 ha (4.16 acres) of land off Court Lane which the parish council manages for recreational purposes. The land was specifically given under Deed of Gift in 1953 'for the purpose of a Sports Field or Recreation Ground', and the deed specifically forbids the erection of any building other than a sports pavilion.
- 4.8 It is the wish of the villagers to see improvements in local provision. There is no sports pavilion, but extensive discussion has taken place recently, and a planning application has been submitted by the parish council, pending decision as of October 2019.

#### **Pavilion - Sports Field Feedback**

- 4.9 The Sports Field Committee attended the Village Development Plan open day on 23/10/16 to seek guidance on the future development of the Alvington Sports Field in order to benefit the village. This was well attended and gave many of the villagers, of all ages, the opportunity to express their opinions on how the Sports Field could be developed. In order to gather as much information as possible a questionnaire was available for all to complete.
- 4.10 The information from this was then correlated in order to gain an overview of opinions, of which many were duplicated, and the numbers of the same proposal were then identified presenting a common opinion (*Appendix 20*)
- 4.11 There were 20 responses as well as many verbal comments, which were recorded also.

#### **Location**

- 4.12 The sighting of a pavilion must provide easy access for all users – including those with mobility needs, health issues, and disabilities, including wheelchair users – as well as taking advantage of the views over countryside to the River Severn and the Cotswolds beyond. It has been agreed that the pavilion will be sited adjacent to the car park.
- 4.13 The development should be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy wherever possible.
- 4.14 The public open spaces in and around Alvington village have significant potential to assist with the attenuation of surface water flows, whilst contributing to the amenity and biodiversity value of the area.



## 5.0 Policy F1 - Reducing Flood Risk

### **Policy F1: Reducing Surface Foul/Water Flooding**

As appropriate to their scale and location, proposals for new residential development should include any necessary improvements to the existing sewerage system and protect against surface water flooding in general, and in high risk areas in particular including Clanna Lane and Swan Hill.

Development in the clearly defined high-risk areas (Map 5 page 18) will not be supported until infrastructure can be demonstrated to support it.

Anti-flooding designs should protect the proposed development site itself and also ensure that there is no unacceptable increase in downstream risks particularly those areas that are known flood risks identified in the Revised Amey Drainage Report, 2016 (*Appendix 10*).

New development should be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy.

Developers should follow the Drainage Hierarchy (Planning Practice Guidance Paragraph 80), disposing of surface water sustainably through SuDS if infiltration rates are satisfactory, or through connection to the culverted watercourse running along the boundary of the site.

Development proposals should incorporate practical and effective management regimes, for the maintenance of any anti-flooding solutions and to ensure that they continue to operate effectively and efficiently.



Clanna Lane (Road) Looking SE in the Direction of the A48 Main Road, January 2016

- 5.1 Flooding is a significant concern for residents of Alvington and this was evidenced in the early community consultations for the NDP. During the first consultation, comments expressed that flooding has worsened over the last 20 years and that new building should not take place on flood plains. Specific issues around Swan Hill and Clanna were also noted.
- 5.2 There are 2 main areas in Alvington where flooding is known to be a recurrent problem:
1. Clanna Lane, continuing onto the A48 Main Road.
  2. A48 at Swan Hill, including sewerage.
- 5.3 [Table 1 Flooding Clanna Lane. Occurrences in 2016.](#)

Day	Date	Time of Day	Duration
Tues/Wed	26 <sup>th</sup> & 27 <sup>th</sup> Jan 2016	Continuous	24 hours
Friday/Saturday	29 <sup>th</sup> & 30 <sup>th</sup> Jan	Continuous	9 hours
Saturday	6 <sup>th</sup> February	Morning	5 hours
Saturday	6 <sup>th</sup> February	Evening	5 hours
Sunday	7 <sup>th</sup> February	Evening	4 hours
Wednesday	9 <sup>th</sup> March	Overnight until 10 am	4 hours +
Wednesday	11 <sup>th</sup> May	Evening	2 hours
Wed to Sunday	11 <sup>th</sup> to 15 <sup>th</sup> May	Evening until Afternoon	5 days **
Friday	10 <sup>th</sup> June	Evening	2 hours

+ More than 4 hours

\*\* It was noted that 1 of the 4 trenches excavated during the archaeological dig on the 3<sup>rd</sup> and 4<sup>th</sup> May, on the proposed development land off Clanna Lane, was flooded to a depth of approx. 1 metre for 5 days from 11<sup>th</sup> May due to the high water table in the field. The trenches were refilled on 20<sup>th</sup> June 2016.

- 5.4 [Table 2. 2017 Flooding of Clanna Road and A48 Main Road. Note: occurrences only recorded in latter part of year.](#)

Day	Date
Tuesday	26 <sup>th</sup> December 2017
Wednesday	27 <sup>th</sup> December
Friday	29 <sup>th</sup> December

[Table 3. 2018 partial recordings, 2019 partial recordings and 2020 Flooding Clanna Road/A48 main road, occurrences – up to 3<sup>rd</sup> March 2020.](#)

2018
1 <sup>st</sup> January
15 <sup>th</sup> January
9 <sup>th</sup> March
10 <sup>th</sup> March
29 <sup>th</sup> March
30 <sup>th</sup> March
1 <sup>st</sup> April
2 <sup>nd</sup> April
3 <sup>rd</sup> April

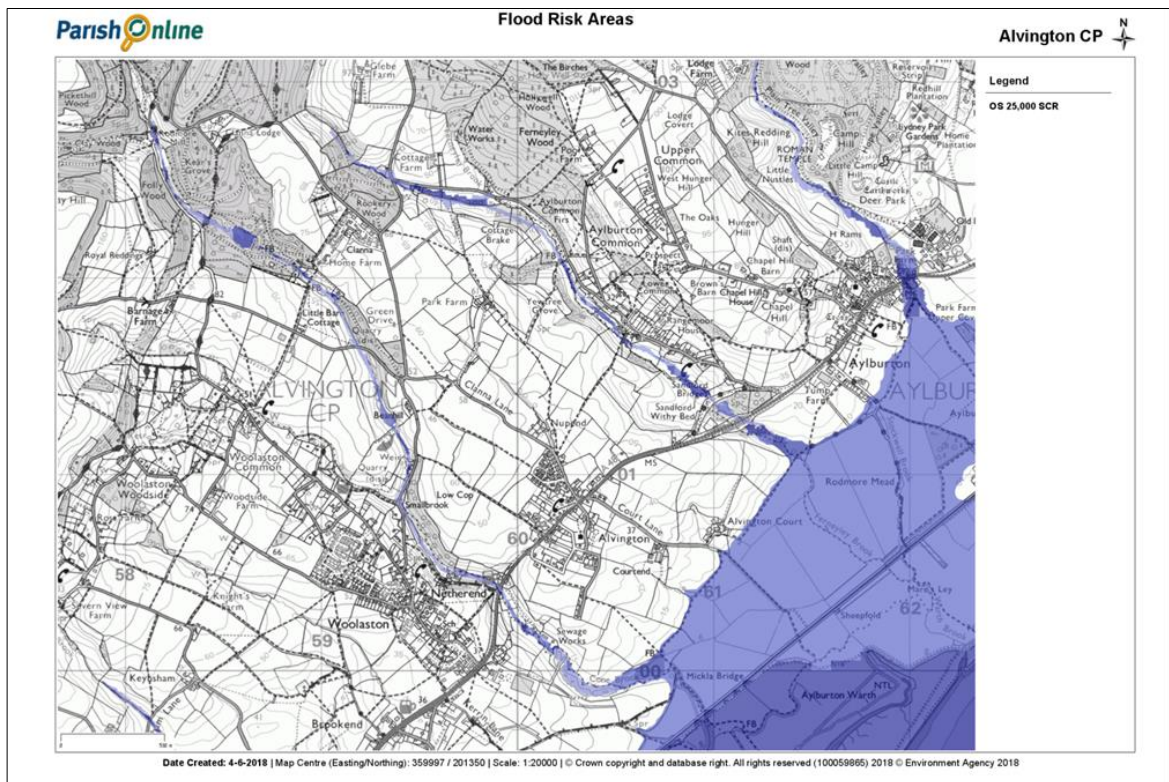
2019
25 <sup>th</sup> June *
11 <sup>th</sup> August *
27 <sup>th</sup> September *
29 <sup>th</sup> September *
4 <sup>th</sup> October *
13 <sup>th</sup> October *
18 <sup>th</sup> October *
26 <sup>th</sup> October *
8 <sup>th</sup> November
14 <sup>th</sup> November *

2020
10 <sup>th</sup> January *
15 <sup>th</sup> January *
8 <sup>th</sup> February
9 <sup>th</sup> February
10 <sup>th</sup> February *
15 <sup>th</sup> February
16 <sup>th</sup> February
17 <sup>th</sup> February *
22 <sup>nd</sup> February
23 <sup>rd</sup> February
28 <sup>th</sup> February
29 <sup>th</sup> February *

\* Denotes Sewage overflow Main Road and "Tudor Cottages" bottom of Swan Hill (A48)

5.5 Map 4 shows risk of fluvial flooding areas in Alvington.

Map 4 Fluvial flooding risks in Alvington<sup>7</sup>



5.6 Extensive maintenance work has recently been carried out on the sewerage system by Severn Trent Water. This has improved the sewerage flooding problem at Swan Hill but has not resolved the issue completely as the sewerage system has reached its capacity and surface water is adding to the problem.

5.7 Surface water is a highways authority (Gloucestershire County Council) matter, and recurrent flooding events have led to 2 Amey flooding reports, one for the Clanna Lane area and one for Swan Hill.<sup>8</sup> The recommendations to address the problems at Swan Hill are set out in Sections 3 and 4 of the Amey report – (*Appendix 10*). There are 4 possible ways to resolve the Clanna Lane problem, as set out on pages 7, 8, 9 and 10 of the Amey report. A number of repairs were made to the drains in spring 2017 but not completed due to cost restraints and complications with underground electric cables being above the ducts, according to the engineers on site. The possible improvement works are all very expensive, and unlikely to be carried out in the near future, according to advice provided at the time by Amey, working on behalf of Gloucestershire County Council’s Highways department.

5.8 The Amey recommendation for repair at 1 Tudor Cottage, Swan Hill, Alvington was carried out during March / April 2017. However, there are still problems with sewerage waste in the garden, with 6 incidents reported between June 2019 and October 2019 following heavy (but not torrential) rain.

<sup>7</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

<sup>8</sup> [https://alvingtonvillage.org/wp-content/uploads/2018/01/Alvington-NDP-REVISED\\_AMEY\\_DRAINAGE\\_REPORT-25th-Feb-2016.pdf](https://alvingtonvillage.org/wp-content/uploads/2018/01/Alvington-NDP-REVISED_AMEY_DRAINAGE_REPORT-25th-Feb-2016.pdf)



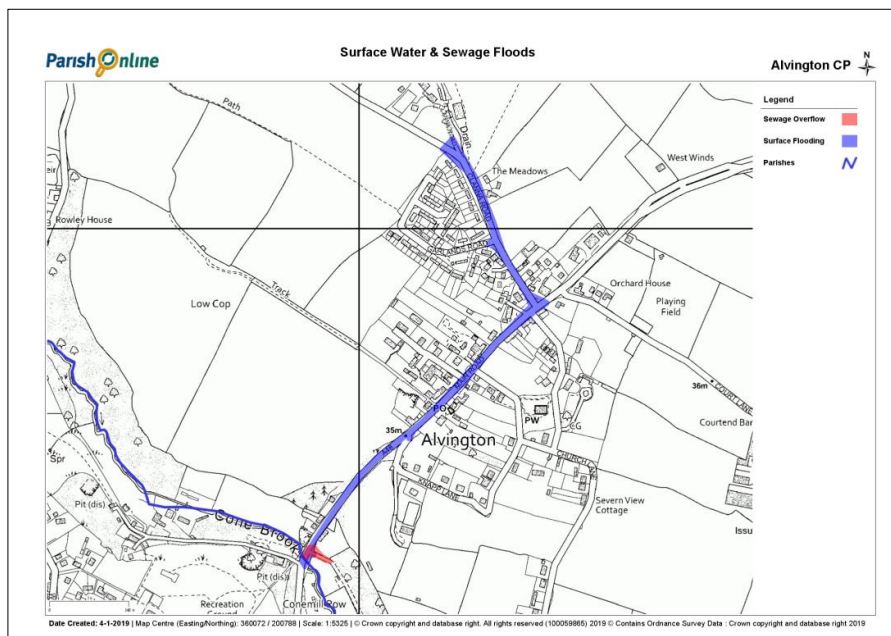
- 5.9 Some repair work was undertaken in March 2017 to drainage pipes in Clanna Lane. This has reduced flooding in the Clanna Lane area, but it is still an issue, for instance, Highways were called out on the 18<sup>th</sup> October 2019 following heavy flooding.



Junction of A48 Main Road and Clanna Lane/Road by Globe Inn - November 2014

- 5.10 It is essential that any future development in Alvington does not cause or exacerbate flooding elsewhere in the locality. The NPPF 2019 sets out that development should be directed away from areas at highest risk of flooding, and where development is necessary it should be made safe without increasing flood risk elsewhere (NPPF, para 163, page 48). Core Strategy Policy CSP.2 entitled Climate Change Adaptation sets out how development should manage surface water run-off and how measures should be taken to improve resistance, resilience and safety of the areas concerned. Allocations Plan Policy AP 1 Sustainable Development sets out that the primary consideration in assessing planning applications will be whether the proposal is sustainable, and this includes supporting development where the locations and designs are more resilient to the effects of a changing climate.

- 5.11 **Map 5 Surface Flooding and Sewage Outflow**



## 6.0 Policy NE1, NE2 and NE3 - Natural Environment

### **Policy NE1: Protecting and Enhancing Local Wildlife**

**Development proposals that affect local wildlife sites and habitats identified on Map 6, page 22 should demonstrate how adverse impacts on biodiversity will be avoided, or if that is not possible adequately mitigated. All developments should protect wildlife, and all but the most minor are expected to deliver a net gain for biodiversity.**

**Landscaping schemes should include wildlife enhancements wherever practicable, for example incorporating ponds, and retaining existing and planting new areas of woodland and hedgerows using locally appropriate native species.**

**Development should take into consideration the need to protect existing wildlife which may be using the building(s) as habitats, such as owls, swifts and bats which are known to nest and roost locally. Buildings should incorporate bird nest boxes and roosting opportunities for bats wherever practicable.**

**Lighting schemes should be designed sensitively to reduce any adverse impacts on wildlife and to protect the dark skies which are characteristic of this rural area.**

- 6.1 To protect and enhance important flora and fauna and their natural habitats.

Public authorities have a duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to conserving biodiversity as part of policy or decision-making. Alvington benefits from a wide range of natural habitats and wildlife, many of which feature in the national priority habitat and priority species lists. The natural setting of the parish results from traditional farming and forestry suited to the area and adds greatly to the character of the parish and the quality of life of residents. Neighbourhood planning policy needs, therefore, to take biodiversity into account both for its own sake and in the interests of local distinctiveness and preserving the character of the area.

The need for neighbourhoods to take biodiversity into account is reflected in the Forest of Dean District Core Strategy Policy CSP.1 – Design and environmental protection.

- 6.2 Alvington parish has a distinctive rural character with many natural heritage assets. It is evident from early public consultations that residents value the quiet, peaceful and rural character of the local countryside.

## Wildlife

- 6.3 Natural heritage assets in the parish include several areas of ancient and semi-natural woodland and ancient replanted woodland in the north of the parish which are of value to wildlife. These end abruptly where the parish meets the flat plain of the River Severn, characterised by traditional grazing marsh and grassland. Other locally distinctive features include Cone Brook and the series of lakes which lie along its tributary through Clanna Wood, which is also notable for complex braided streams, waterfalls and marshland of a type characteristic of the slopes leading down from the main Forest of Dean woodland plateau.
- 6.4 Wildlife interest in the Parish (*Appendix 16 and Appendix 21*)

The map in *Appendix 21* shows the wildlife sites and habitats that are important to the parish and to the area that immediately surrounds it. 233 hectares of semi-improved or unimproved habitats were identified by Gloucestershire Centre for Environmental Records, 220 ha of which lie within the parish boundary (the rest is part of sites which overlap into adjacent parishes). This represents 33% of the 660 ha parish, accounting for the distinctively wooded, natural-looking setting, which grades into traditional grazing pasture alongside the River Severn. Of the 220 ha of habitat within the parish boundary, nearly three quarters (162 ha) is priority habitat such as deciduous woodland, traditional orchard and floodplain grazing marsh.

It should be noted that other habitats such as farmland and gardens are also important for wildlife, both in their own right and as habitat corridors and linking territories for species in more diverse habitats. Thus, a rare bird of prey may be sighted nesting in the ancient woodland priority habitat but hunting over adjacent farmland. Similarly, gardens can provide valuable winter food and shelter for songbirds which retreat to more secluded and species-rich habitats to breed and raise young in summer.

The species list in *Appendix 16* lists the 563 species which have been recorded in Alvington parish since 1980; of these, 222 have one or more designations, due either to their rarity, vulnerability or rate of decline. Notable sightings include birds of prey such as goshawk and Kestrel, wading birds including curlew, redshank and lapwing, dragonflies and damselflies, 9 species of bat, otter, brown hare and a long list of wild flowers including bluebell, common spotted-orchid, ragged robin and a wide range of native trees.

HRA (Habitat Regulations Assessment) (*Appendix 22*).

SEA (Strategic Environmental Assessment) (*Appendix 23*).

- 6.5 Just beyond the parish boundary to the south lies the Severn Estuary Site of Special Scientific Interest (SSSI), which is also a Ramsar site, Special Protection Area (SPA) and Special Area of Conservation (SAC) (European designations). Whilst not within the parish boundary, the calculated Impact Risk Zones for the Severn Estuary SSSI extend into Alvington. However, the Impact Risk Zones only apply in the case of particular types of development, most of which are unlikely to occur in the parish. Beyond the parish boundary to the northeast lays an area within Wye Valley and Forest of Dean Bat Sites (SAC) and Devil's Chapel, Scowles SSSI. Alvington forms part of the Core Sustainment Zone for the Wye Valley and Forest of Dean Bat Sites, meaning that bats within the protected sites depend partly on habitats within Alvington for their survival.
- 6.6 Core Strategy Policy CSP.2 – Climate Change Adaptation: Biodiversity (Part 3). Biodiversity requires development to support green infrastructure corridors and to make long-lasting biodiversity enhancements.



### **Biodiversity Protection and Enhancement Policy:**

In line with the Forest of Dean District Core Strategy Policies **CSP.1** and **CSP.2**, proposals for development will be supported where the application in question includes rigorous measures to:

- 1) Conserve and enhance the biodiversity of the area, in particular:
  - any sites designated for their biodiversity importance
  - protected species
  - priority species and habitats
  - species habitats that are locally characteristic (as detailed in *Appendix 16 and Appendix 21* respectively)

and/or

- 2) Enhance the connectivity between existing biodiversity sites and habitats

and/or

- 3) Increase the potential for the public to enjoy biodiversity and increase their understanding of its importance both locally and in a wider context.

- 6.7 New development in Alvington should enhance the environment for wildlife. Simple measures can be worked into most development projects to provide features for wildlife to use, and detailed advice on this can be found in the Forest of Dean's Biodiversity & Planning applications - Advice for applicants<sup>9</sup>. Locally relevant principles have been brought forward into Policy N1 Protecting and Enhancing Local Wildlife.

### **Landscape Character**

#### **Topography**

- 6.8 Alvington is situated in an area classified as the Severn Vale. This is characterised by rolling landform, often with mature hedgerows lining the worked agricultural landscape. The soil in the Severn Vale is ideal for the growth of fruit trees, and large areas of orchard were historically present in Alvington, remnants of which still survive.

#### **Wider Parish Analysis**

- 6.9 Outside of the settlement boundary, with the exception of the Garlands Road development and Clanna Country Park, the parish consists mostly of farmland (approximately 70%) and woodland (approximately 20%) with just 10% being residential.

#### **Landmarks**

- 6.10 The following land within the parish boundary is owned and maintained by the Forestry Commission:

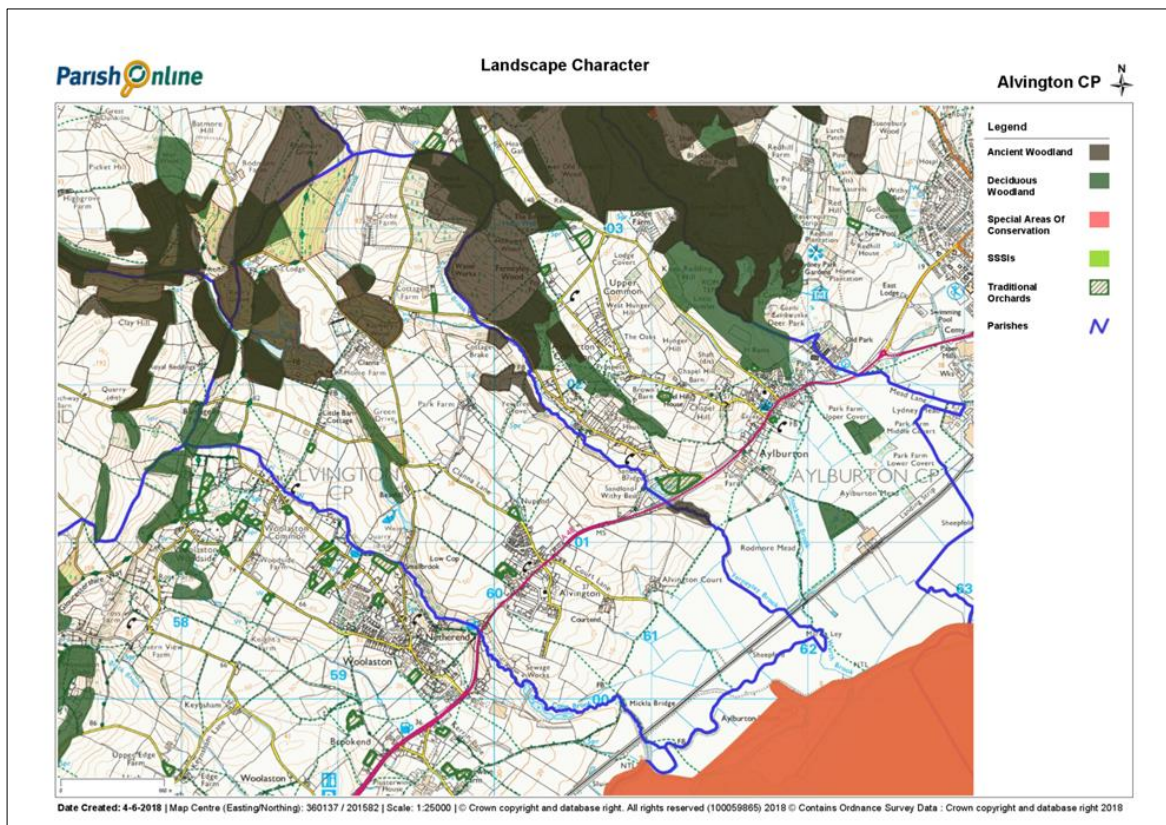
Woodland south of Clanna Lodge (known locally as Clanna Woods although maps reference Kear's Grove) including Clanna Ponds and Lakes; Rookery Wood; and Green Drive disused quarry site.

As such, all are recognised as areas of open access land under the Countryside and Rights of Way Act, and many of these areas are also recorded on the Ancient Woodland Register, indicating that they have been woodland since at least 1600. Additionally, these areas are recognised for their importance for wildlife.

*Note that much of the flood plain along the Severn Estuary is not in fact part of Alvington parish but falls under Aylburton parish.*

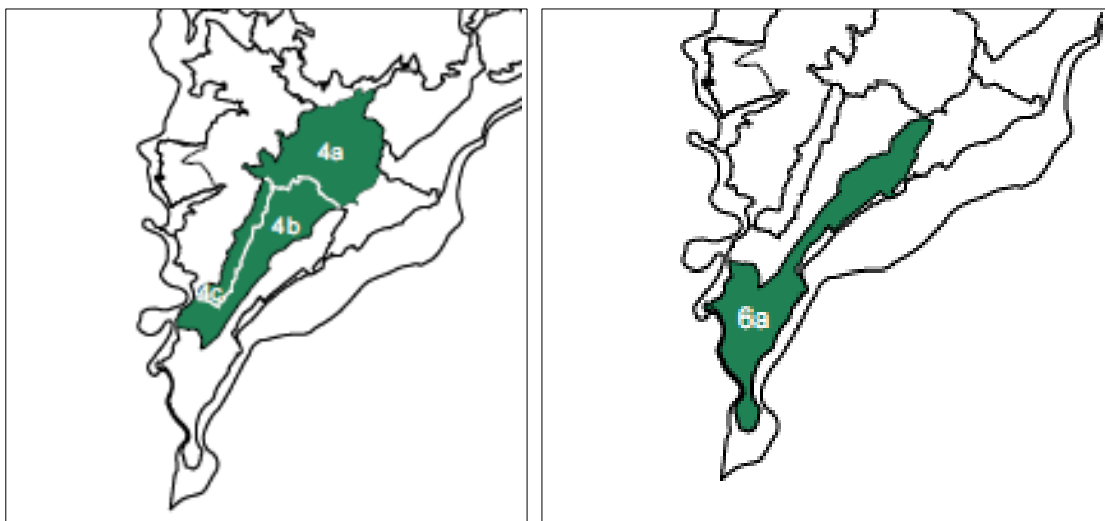
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<sup>9</sup> <http://www.fdean.gov.uk/residents/planning-building/planning-applications/biodiversity-planning-applications/>



6.11 The Allocations Plan notes that part of Alvington parish is in 'Landscape Character Type 4 Wooded Scarp and Lower Scarp Slopes: Landscape Character Area 4b (Map 7). Netherend Farmed Slopes'. The other part of the parish lies in 'Landscape Character Type 6 Unwooded Vale: Landscape Character Area 6a (Map 7) Severn Vale - Stroat and Sedbury'. These landscape designations are identified and described in the Forest of Dean Landscape Character Assessment 2004 supported by the Forest of Dean District Landscape Supplementary Planning Document (SPD).<sup>10</sup>

Map 7 Locations of Landscape Areas in Alvington Parish.



<sup>10</sup> <http://www.fdean.gov.uk/media/3711/landscape-supplementary-planning-document-march-2007.pdf>

## **Policy NE2: Protecting and Enhancing Local Landscape Character**

**Development proposals should demonstrate how sighting and design have taken into consideration local landscape character.**

**Outside the village, the parish's dispersed settlement pattern should be maintained, and any new rural buildings should be located on lower scarp slopes, below the skyline.**

**Development proposals should respect the wide panoramic views down towards the Severn Estuary and views and up towards the wooded slopes of the higher scarp slopes which are locally valued, and which make an important contribution to the Neighbourhood Area's landscape character. These views are shown on Map 9 page 26.**

**Development proposals should safeguard or incorporate areas of woodland, small copses and hedgerows within their layouts where it is practicable to do so.**

- 6.12 The character of Landscape Character Area 4b (Map 7 page 22) Netherend Farmed Slopes is described as follows:

*The distinctive landscape of gentle slopes bordering the steep wooded scarp stretch from Aylburton Common in the east to Tidenham in the west and fringe the softer undulating vale landscapes bordering the Severn. Streams draining the plateau and emerging from springs have dissected the underlying geology to form a series of undulating ridges and valleys running at parallel to the direction of the general slope. These valleys tend to be steep sided and as such contain either rough pasture or linear stretches of broadleaved woodland. The ridges tend to be cloaked in a patchwork of large fields enclosed by well managed hedgerows.*

*These fields are generally managed as improved pasture. However, arable fields are conspicuous in the vicinity of Woolaston where calcareous soils and gentle landform provide productive farmland.*

*Linear villages and settlement clusters are most numerous. These tend to be sited alongside roads running at or close to the crest of ridgelines between the vale and the plateau. Netherend is the largest settlement and is located above the Cone Brook. Further to the north an area of smaller fields and dispersed farms at Woolaston Common indicates sporadic settlement of former common land. Elsewhere isolated farmhouses are conspicuous throughout the landscape. Despite these often being sheltered by small deciduous copses they are particularly visible from the scarp slopes to the north due to them being whitewashed. The shiny roofs of barns are also highly visible when viewed from neighbouring uplands.*

*Wide panoramic views to the south are possible from the top of the ridges and higher undulations although in the valleys woodland and landform combine to obscure views and create more intimate landscapes.*

- 6.13 The character of Landscape Character Area 6a Severn Vale – Stroast and Sedbury is described as follows:

*The southern extent of the Severn Vale in the district extends from Alvington in the east to the Beachley peninsula in the west. The landscape is typical of the vale and gently undulating landform is cloaked in a patchwork of productive pastures and arable fields defined by well-maintained hedges. Saline inundation is evident in pastures adjacent to the lower reaches of*

*the Wye such as at the Pennsylvania Fields SSSI. These areas are notable for nationally scarce plants. The underlying geology is largely Quaternary gravel terrace deposits & tidal flat deposits of silty clay lying above Triassic mudstones. Alluvium and alluvial fan deposits are also evident. The rich red soils appear to be well suited to dairy farming which is particularly conspicuous in the area.*

*Cattle sheds are typically large modern constructions surrounded by a concrete yard. These often gain visual prominence in an otherwise relatively flat landscape. Their size may be an indication of the intensive nature of dairy farming locally. Arable farming is also conspicuous. An outcrop of St Maughan's Group rocks occurs to the west of Woolaston. Calcareous soils derived from these rocks are well suited to arable farming resulting in a distinct area of large arable fields.*

*Tree cover is typically limited to occasional hedgerow and field trees and small copses close to farmhouses. However, larger woods may be found close to Sedbury Park. The park is sited on a hill which terminates abruptly above the Severn as Sedbury Cliffs and it is likely that these woodlands are remnants of parkland planting.*

*Offa's Dyke terminates at Sedbury Cliffs a short distance to the south. The dyke is still visible in this location and forms an impressive landmark.*

*The Wooded Scarp and Lower Scarp Slopes landscape type borders this character area and forms a distinctive wooded backdrop. The landscape shelves gently from the lower slope of the scarp towards the Severn and Severnside grazing marshes.*

*The proximity of contrasting landscapes reduces the perceived scale of the vale when compared to the Severn Vale further to the north.*

*Settlement is largely rural, several isolated farmhouses and small linear villages being evident throughout the landscape. Large urban centres, however, also exist. Tutshill, Sedbury and an army barracks on the Beachley peninsula exert a strong urbanising influence over a large area of the landscape to the southeast.*

- 6.14 The significant views southeast and southwest towards the Severn Estuary and northeast towards the wooded scarp slopes are also identified in the Character Appraisal (see Section 7.0 below). These views are shown on Map 9 (page 26).
- 6.15 Core Strategy Policy CSP.1 Design, environmental protection and enhancement sets out that among other criteria, consideration will be given to the effect of development proposals on the landscape including AONBs and any mitigation/enhancement that is necessary or desirable. Allocations Plan Policy AP 5 Historic character and local distinctiveness requires development proposals to preserve, and where appropriate enhance, local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality.
- 6.16 SuDS contribution to biodiversity and habitat creation. In particular outline commitment to natural flood management (NFM) projects along Colliers Brook, Cone Brook, Ferneyley Brook and watercourses through Clanna Wood to attenuate water upstream of Alvington and other settlements outside of the parish.



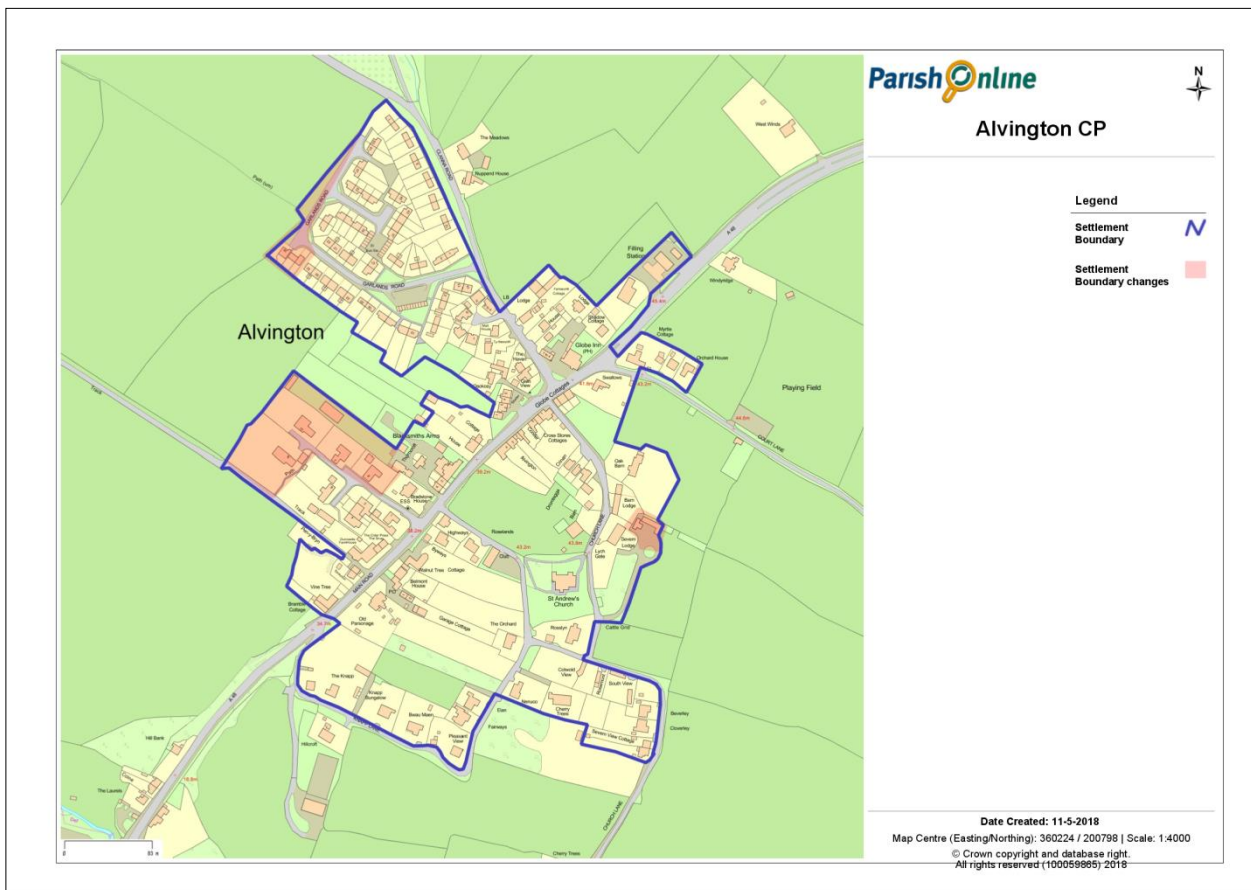
## Views

- 6.17 The gently rising land to the north and northwest leading to the wooded hills is picturesque and the views across the Severn into the distance awe-inspiring. The land rises to approximately 125 metres above sea level from the flood plains of the River Severn to Barnage Wood, Kear's Grove and the Meend Plantation. These views are also noted and protected in Section 6.0 Natural Environment and are shown on Map 6 (page 22).
- 6.18 Core Strategy Policy CSP.1 Design, environmental protection and enhancement requires the design and construction of new development to take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. The Allocations Plan notes the following Key Issues in relation to protecting local character:

### Key Issues

1. *The majority of the village is within a conservation area. It is important to maintain and enhance the character of the built environment of the village.*
2. *The countryside surrounding Alvington provides an attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside.*
3. *Important open areas Map 10 (page 28) are a characteristic feature and will be safeguarded. These include open areas along Garlands Road and the area between the A48 and the church.*
4. *The recreation grounds Map 10 are an important open area, as outdoor recreation space.*

Map 8 Settlement Area





## Map 9 Significant Views.

Looking West – OS Map 162/584 019



Looking East – OS Map 162/586 022

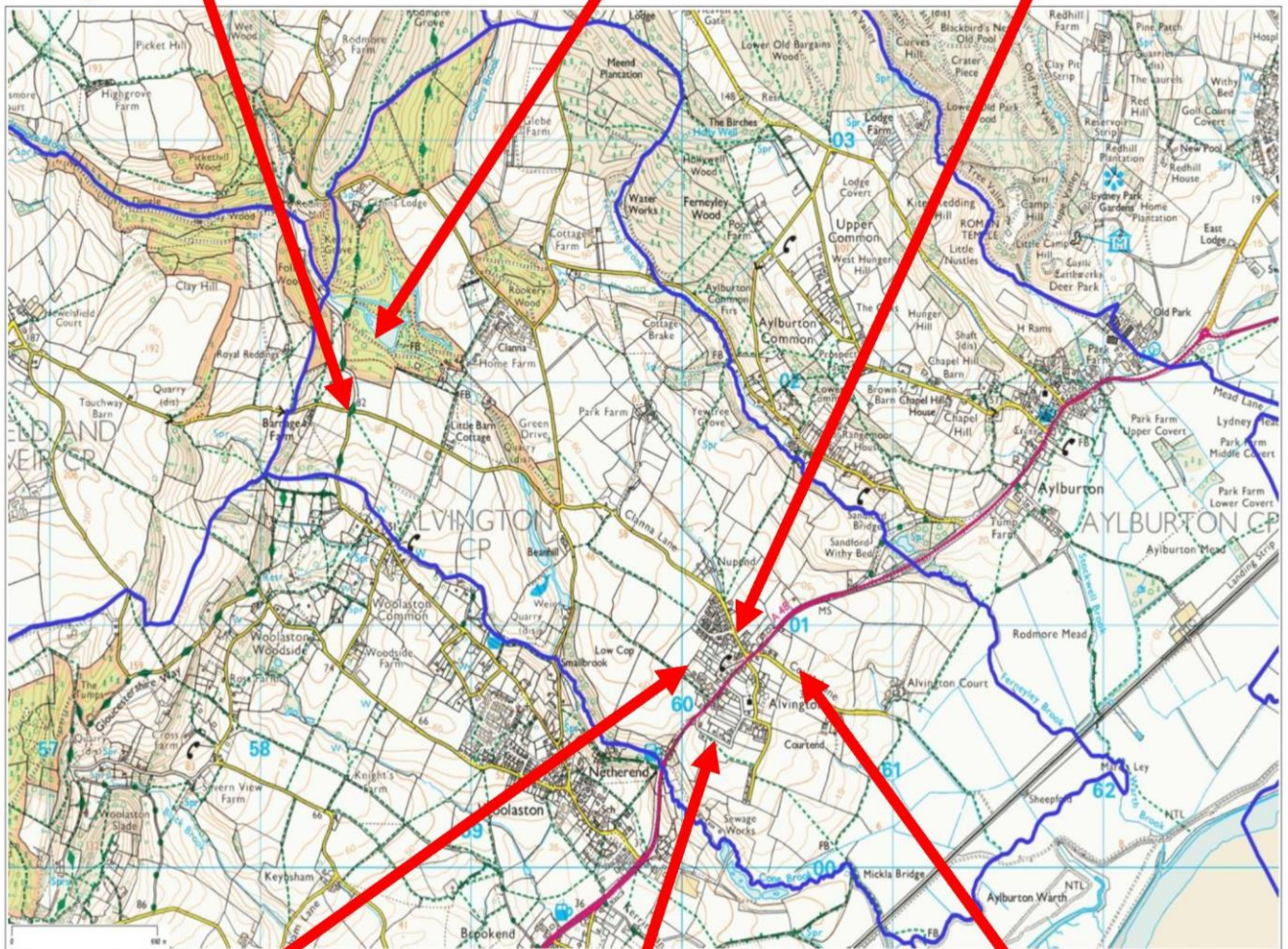


Looking North – OS Map 162/602 009



ParishOnline

Alvington CP



Date Created: 23-7-2018 | Map Centre (Easting/Northing): 359819 / 201602 | Scale: 1:22000 | © Crown copyright and database right. All rights reserved (100059865) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018



Looking North East – OS Map 162/601 008



Looking SSW – OS Map 162/602 005



Looking South East – OS Map 162/606 008



**Policy NE3:  
Important Open Areas (IOA) and Local Green Spaces (LGS)**

- 1. Important Open Areas are shown on Map 10 and identified in Table 4 (page 28) which are already protected by FDDC Allocations Planning policy for their amenity value. Development within the identified Important Open Spaces will only be supported where it is associated with, or otherwise consolidates their existing open uses.**
- 2. Local Green Spaces valued by local community as an asset, for recreation, wildlife and archaeology are designated in Table 5 (page 29) Development will not be supported in these areas, unless very special circumstances are clearly established.**

**Important Open Areas (IOA)**

- 6.19 There is a large proportion of open space within the village, mainly stretching back from the rear of the properties facing the road. The sections of land are thought to have originally been long home closes, which are strips of land associated with individual properties. It is possible that this layout evolved in the twelfth century, when Alvington passed to the control of Llanthony Priory.
- 6.20 Originally the open areas would have been worked either as grazing areas or for crops; from the 1889 Ordnance Survey map it is evident that a large proportion of the open land was used as orchards at that time. Some remnants of the orchards survive along Church Lane in the gardens of properties behind Duncastle Farm, also Court Lane. The Wickson orchard was attached to Myrtle Cottage until the 1960s.
- 6.21 These areas of open land are integral to Alvington's character, as having a large proportion of open space creates a rural atmosphere to the village, and the amount of wildlife that is evident in the fields strengthens this link. These spaces are even more important given that Alvington is one of the few settlements in the district that has retained its open space in such entirety, the main reason for its original designation as an area of special architectural or historical interest. The churchyard is an area of open space which differs greatly from the others in the village. It is an enclosed area surrounded by dense tree cover in the form of yew and holly.

**Local Green Spaces (LGS)**

- 6.22 Map 10 (page 28) shows the location and extent of the Local Green Spaces in the village.
- 6.23 The NPPF – February 2019 allows communities to protect significant local open spaces as Local Green Space:

Para 99 (page 29). *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

Para 100. *The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its Wildlife; and
- c) local in character and is not an extensive tract of land.

Para 101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

6.24 The Local Green Spaces areas in Map 10 could be considered to meet the above criteria in the following ways and therefore are identified as candidates for designation in the NDP.

Map 10 Important Open Areas in the Village.

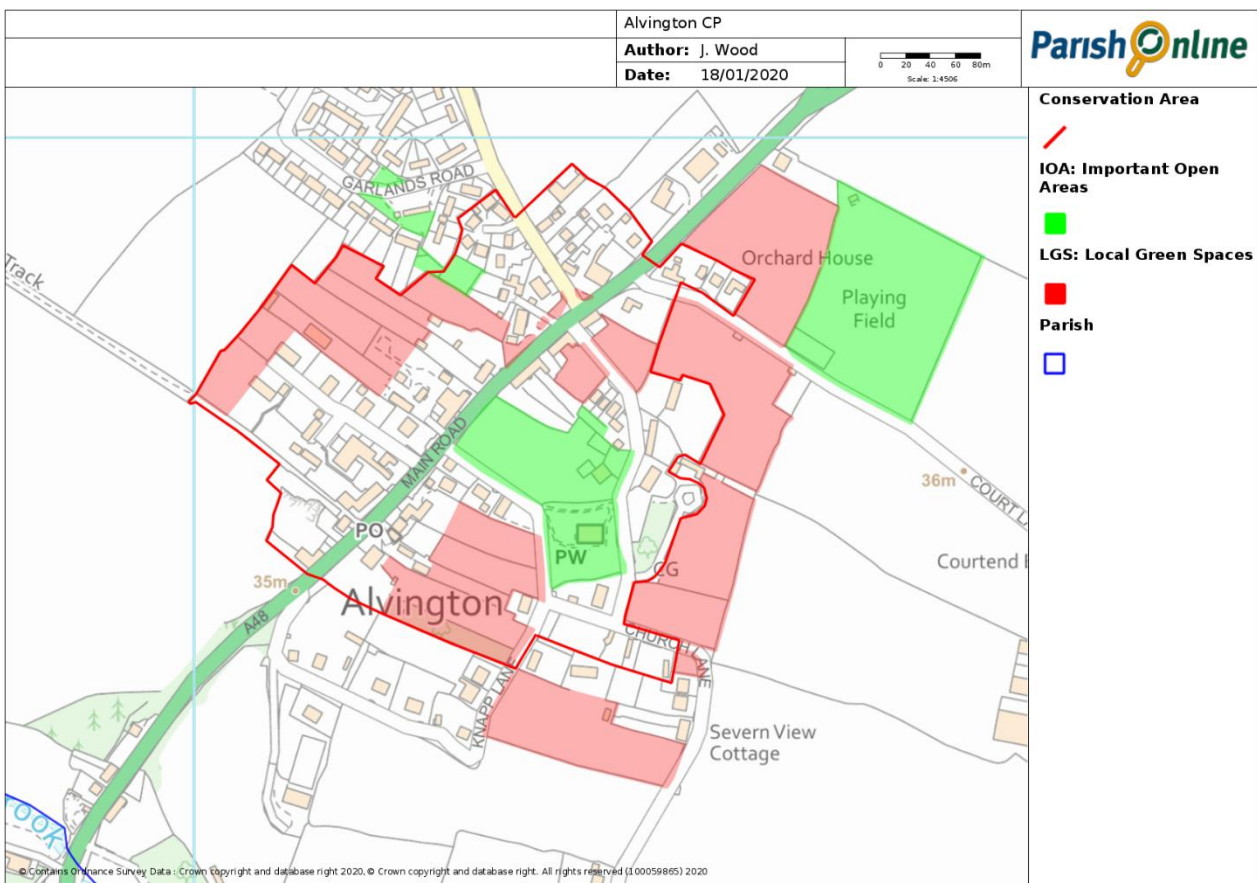


Table 4 Important Open Areas -Justification.

Name / Location of Important Open Areas (Map 10 Page 28)	Ownership	Proximity to Local Community	Reasons Why Special	Character Area	Size in ha (Size in acres)
a) Children's Play area off Garlands Road.	Two Rivers Housing, leased to parish council until 2024	Within Settlement Area	Used as a community space.	Settlement Area*	0.035 (0.087)
b) Allotments off Garlands Road.	Two Rivers Housing, leased to parish council until 2024	Within Settlement Area	Used as a community space.	Conservation Area	0.06 (0.15)



Table 4 Important Open Areas – Justification cont.)

c) *Sports Field and children's play area off Court Lane  *Note Sports Field already protected.	Parish Council	0.5 km	Sports Field. Recreational value. Used for sports. A valuable local facility and is used regularly by the cricket club, dog training group and the football club. There are also facilities for exercise and a picnic bench—the field offers beautiful views across the Severn.  Reference 2020 Character Appraisal Page 18	Southeast of A48 Main Road	1.683 <b>(4.16)</b>
d) Area Behind Garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.34 <b>(0.084)</b>
e) Area west of garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.019 <b>(0.047)</b>
f) Area north opposite Garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.022 <b>(0.054)</b>
g) Land (field) opposite Blacksmiths Pub and the Church	Private Landowner.	Within Settlement Area.	Important open area a characteristic feature and will be safeguarded	Settlement Area^	0.77 <b>(1.89)</b>
h) Green Area in front of Globe Pub.	Highways	Village Green / within Settlement Area	Near a busy road. Valued by residents, historic significance.	Conservation Area	0.007 <b>(0.016)</b>
i) Area in front of Old Post Office Main Road.	Highways	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.011 <b>(0.03)</b>
j) Area in front of Bus Shelter, Main Road.	Highways	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.005 <b>(0.012)</b>
k) Area in front of Old Forge and village notice board on Main Road.	Two Rivers	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.027 <b>(0.066)</b>

Table 5 Local Green Spaces - Justification

Name/location of Green Space (Map 10 page 28)	Ownership	Proximity to local community	Reasons why special	Character Area	Size in ha (Size in acres)
i) Wickson Orchard	Private Landowners	Borders Sports Field	Working orchard	Parish Area	0.96 <b>(2.37)</b>
m) John Hardacre's land	Private Landowner	Within Parish	Alluring views across the River Severn, Cotswold's and down the Severn Estuary. Valued by residents.	Parish Area	0.77 <b>(1.90)</b>
n) Severn Lodge	Private Landowner	Within Parish	Breathing space valued by residents	Parish Area	0.77 <b>(1.92)</b>
o) Land rear of Oak Barn	Private Landowner	Within Parish	Breathing space valued by residents	Parish Area	0.91 <b>(2.24)</b>
p) Land adjacent to Rag Cottage (Southview)	Private Landowner	Within Parish	Alluring views across the River Severn and Cotswolds	Settlement Area^	0.04 <b>(0.10)</b>
q) Land at rear of Globe Cottages	Private Landowner	Within Parish	Breathing space valued by residents	Conservation Area.	<b>0.16</b> <b>(0.40)</b>
r) Land at rear of Cross Stores Cottages	Private Landowner	Within Parish	Breathing space valued by residents	Conservation Area.	<b>0.122</b> <b>(0.30)</b>
There are a large proportion of open spaces within the village mainly stretching back from the rear of the properties facing A48 Main Road	Private Landowners	Within Settlement Area	The sections of land are thought to have originally been long home closes, which are strips of land associated with individual properties. It is possible that this layout evolved in the 12th century when Alvington passed to the control of Llanthony Priory.  Reference 2020 Alvington Character Appraisal Page 9.	Conservation Area.  A48 Main Road	N/A

Note \* see (Map 8 page 25) Settlement Area Map.

## 7.0 Policy BE1 and BE2 - Built Environment

### **Policy BE1: Design Guidance for New Buildings and Extensions in the Alvington Conservation Area**

Development proposals for new buildings and extensions in the conservation area should respond positively to the following building design guidelines:

- 1. Plot and Density - Existing proportions of space, plot division and density should be respected.**
- 2. Heights - The height of any new development should respect the height of the surrounding buildings and should not exceed one and a half storeys unless it can be demonstrated that the significance of the building and the quality of the design would ensure that it makes a positive contribution to the conservation area.**
- 3. Scale - Most of the buildings in Alvington are of linear form and are of a rural domestic scale and mass. Any changes which will not maintain, or which disrupt, this existing scale and mass will not be supported.**
- 4. Materials - The use of traditional materials will be supported within new development, and colour, texture and uniformity of new brickwork should be complimentary and sympathetic to the surrounding area, which is predominantly red sandstone or rendered. Roofs are generally red and brown pantile or of slate, and these materials should be used where practicable. Alterations to existing buildings should seek to use the same materials as the original building as far as practicable.**
- 5. Local building details - Traditional detailing, such as chimneys, shallow-pitched roofs, and traditional window and door openings should be retained and, where appropriate, be reflected in new extensions or new development.**
- 6. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy. These drainage systems should incorporate rain gardens and green roofs where it is appropriate and practicable to do so.**

7.1 Alvington village has a distinctive built character with many historic buildings. The conservation area<sup>11</sup> was designated on 15th March 1990. The area extends over 10.69 hectares (26.42 acres) and centres on the historic settlement mainly built along the main road. The extent of the conservation area is shown on Map 11 (page 32).



Globe Cottages



Cross Stores Cottages



Malt House



Farnsworth Cottage



Myrtle Cottage



Oak Barn

<sup>11</sup> <http://www.fdean.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>





7.2 The parish has 12 statutorily listed structures, all of which are Grade II. These are:

- St Andrew's Church – Church Lane
- Boundary Wall attached to south-west corner of Severn Lodge and flanking Church Lane, and across frontage of house to the gateposts
- The Globe Inn – Clanna Lane
- Cone Mill House – Cone Brook Lane
- Duncastle Farmhouse – A48 Main Road
- The Old Parsonage – A48 Main Road
- Hill House and Rowley House – Smallbrook
- Tudor Cottages 1 and 2 – Swan Hill
- Severn Lodge – Church Lane
- Alvington Court – Court Lane
- Monument to William Lewis in the Churchyard 5m southeast of porch door of St Andrew's Church – Church Lane
- Mickla Bridge – over the Lower Cone river near Alvington

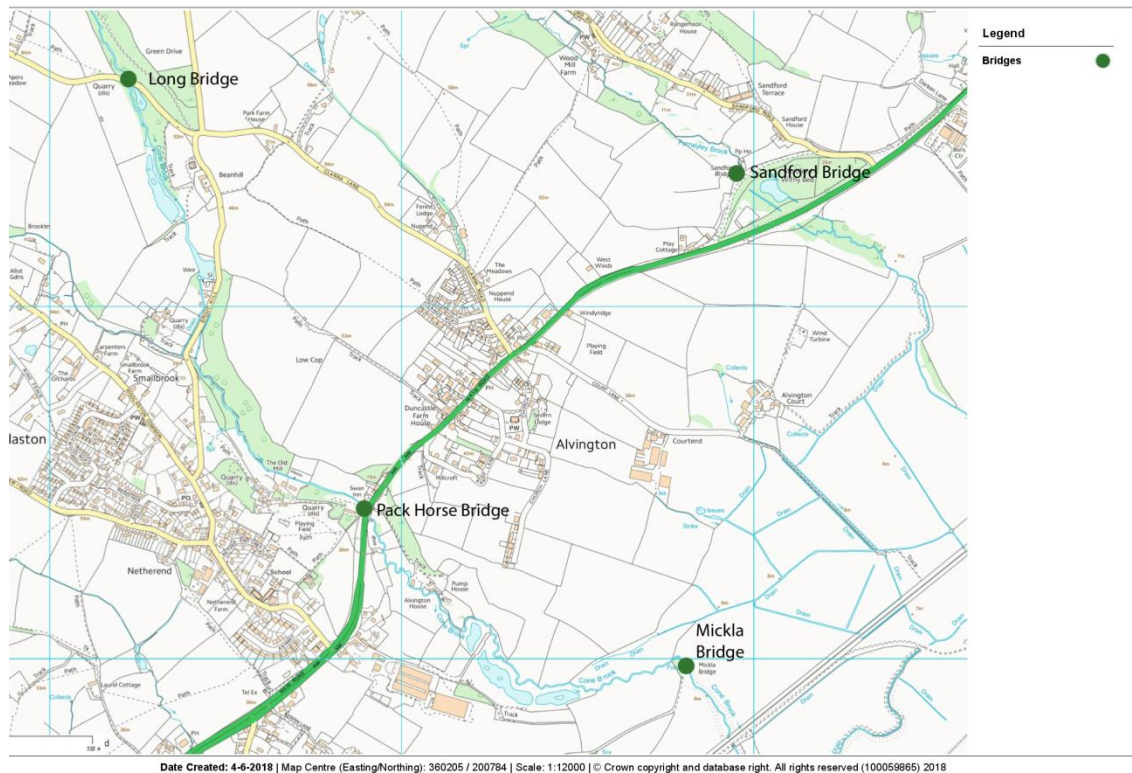
The complete list from Historic England is provided in *Appendix 6*<sup>12</sup>

<sup>12</sup> <https://historicengland.org.uk/listing/the-list/>



7.3 In addition there are several bridges of historical interest in Alvington. These are identified on Map 12.

Map 12 Bridges of Historical Interest.



#### **Pack Bridge – Swan Hill**

Probably called a pack bridge because it was first constructed for use by pack horses. The bridge was constructed over Cone Brook on the road between Gloucester and Chepstow, now the A48. A bridge at this spot possibly dates to before 1265, when an attempt was made to establish Alvington as a market centre.

#### **Sandford Bridge – Old A48T Main Road**

The bridge is the boundary between Aylburton and Alvington parishes, on the A48 Main Road from Gloucester to Chepstow. Sandford Bridge was a toll bridge from 1757 to 1871. It was recorded in 1322 as in need of repair, which was paid for by an Alvington man who left money to the village in 1490. The bridge was bypassed with a new road built in the 1960s.

#### **Long Bridge – Barnage Lane**

Long Bridge is situated on Barnage Lane, where it crosses the Cone Brook a short distance from Clanna crossroads. The bridge could date back to a similar age as Sandford Bridge, as it was an important route to St Briavels.

#### **Mickla Bridge (HER 37639) – Near railway line (see Map 12, above, for exact location)**

The Mickla Bridge is a double clapper bridge, crossing the Cone Brook. Its name derives from Mickley Meadow, recorded in an inquisition of 1629. Whilst the original bridge may have pre-

dated the Norman Conquest, the present construction dates from the seventeenth to eighteenth century, with it being marked on the Ordnance Survey map of 1830.



Pack Bridge



Sandford Bridge



Long Bridge



HER 37639 - Mickla Bridge

- 7.4 A significant part of the evidence base for the NDP is the Alvington Character Appraisal, which was updated in July 2019 by members of the NDP steering group, based on the earlier appraisal undertaken by the Forest of Dean District Council in 2007. Consultation responses indicated that residents considered several character-related aspects high priority: local character 50%, Environment 45%, Buildings design 37%, Heritage 32% (Source: Alvington Consult Summary (Appendix 1), 23.10.16).
- 7.5 The Character Appraisal sets out the historical development of Alvington, describes the built form of several identified character areas ('Sub Areas') and identifies important open spaces and views. Key points from the Character Appraisal (*Appendix 4*) are summarised below.
- Historical Development** (*Appendix 13*)
- 7.6 Alvington developed as a rural community in the medieval period and was administrated by Llanthony Priory, which was located in Gloucester. It is possible that the original settlement pattern dates from 1145 when the grant of Alvington Manor to Llanthony Priory was confirmed. The pattern took the form of a series of long home closes running northwest and southeast from the Gloucester—Chepstow road. Long home closes are long strips of land associated with a single dwelling.
- 7.7 Around 1145 the priory built or rebuilt the church. Some of the original church remains in the form of a Norman northwest chancel window; however, J. W. Hugall drastically restored the church in 1857-8, altering much of the medieval fabric.
- 7.8 During the thirteenth century there was an unsuccessful attempt to establish the settlement as a market town, and the village remained as an area focused on agricultural production. The settlement developed primarily along the Gloucester—Chepstow road and it was not until the twentieth century that significant development occurred away from the road.
- 7.9 The Allocations Plan notes that the settlement area (see Map 8 on page 25) has been tightly drawn around the built-up area of Alvington. As a result, the settlement will see only limited change during the plan period.
- 7.10 However, where new development does take place, there is a need to ensure it is appropriate and sympathetic to local character, even when outside the conservation area (*Appendix 12*).

## Local Building Patterns

**Vernacular** is a term used to describe buildings that are built to suit the needs of the owner, with materials that are to hand, rather than following a set form of architectural style such as neoclassical or gothic. Vernacular buildings are generally simple in form and primarily functional.

**Polite architecture** is the reverse of vernacular; it relates to buildings which are architecturally designed in a well-defined style, using materials sourced from afar that sometimes needed to be transported into the area. This form of architecture generally relates to country houses and other status buildings. (Source: Appendix 4, Alvington Character Assessment, p21)

Most of the buildings in Alvington can be described as vernacular in style. The original buildings in the conservation area have a linear aspect, meaning the properties are long and not very deep in plan.

Roof pitches are generally shallow at about 30 to 35 degrees as this is the optimum pitch to hang both slate and pantiles. Typically, dormer windows do not punctuate the roofs' lines and where they do it is evident that most are later additions. These are not in keeping with the original form of the buildings.

Chimneys are prevalent in Alvington and are generally low and wide, and often constructed out of brick. As the buildings are linear in form, chimneys appear along the length of the roof. The loss of its chimneys can leave a building looking oddly disjointed.

Window openings tend to be small, and in some cases, there is an arch detail above the opening. Unfortunately, most of the original windows have been lost so it is not possible to say what form they would have taken. In a few buildings the original glass has been retained, the Blacksmiths Arms being one example. Historic glass is noticeable as it is not flat, and reflections ripple on the surface because of this.

The Globe Inn, the Old Rectory and Severn Lodge can be described as being polite architecture and they differ greatly in style to the majority of the buildings – although as Severn Lodge is constructed from local materials it could be argued that it is somewhat vernacular in nature.

## Materials

- 7.11 Historically most of the buildings in Alvington appear to be built of red sandstone which is known to weather badly and has led to several buildings being rendered to protect the stone. Red and brown pantile roofs are prevalent, as are slate roofs. The pitches of the roofs are determined by the materials to be hung, so most roofs in Alvington have a pitch of between 30 and 35 degrees. There are 2 listed nineteenth-century brick properties in Alvington: The Old Parsonage and Jesmond House; brick material is not generally used in the village, but the quality of the design has led to the buildings becoming an asset to the area.
- 7.12 Brick has been used in other more modern buildings in the village, but the design of these buildings is weak, and they do not make a positive contribution to the character of the area, for example the buildings next to the School House, Church Lane. The walls around Knapp Lane and Church Lane are constructed of long sets of sandstone and are visually attractive. Sandstone walls are also found along the A48. The walls surrounding the properties along Clanna Lane are formed from larger pieces of stone than those found along Knapp Lane. The stones are set in a manner known as snecked walling, which means that small random pieces of stone are laid with larger stones linking courses together to maintain a level line.

## **Policy BE2: General Building Design Principles for Development within the Settlement Boundary**

**New development should reinforce and where practicable enhance the local distinctiveness of Alvington. Development proposals for new buildings and extensions within Alvington settlement boundary should respond positively to the following building design principles:**

- 1. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Earlier architectural periods or styles need not be imitated in new development proposals, but they could be the stimulus for imaginative sustainable modern design using high quality materials.**
- 2. The use of natural materials from environmentally responsible sources will be supported. Where possible locally appropriate materials should be used such as red brick, render and slate or pantiles.**
- 3. Proposals should minimise the adverse impact on local residential amenity and consider noise, odour and light. Light pollution should be minimised wherever possible. Street lighting is not appropriate; the area's dark skies support local wildlife and encourage stargazing and appreciation and understanding of the night sky.**
- 4. Development proposals should provide integrated or well screened bin storage and recycling facilities.**
- 5. Development proposals should provide car parking provision to meet national and local parking standards.**
- 6. Parking should conform to the guidance set out in the Manual for Gloucestershire Streets (Fourth Edition 2016)**
- 7. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy. These drainage systems should incorporate rain gardens and green roofs where it is appropriate and practicable to do so.**

7.13 Policy BE2 provides general design guidance for new development outside the conservation area.



## 8.0 Policy HM1 - Housing Mix

### **Policy HM1: Housing Mix**

**Small-scale housing development within Alvington settlement boundary will be supported where:**

- 1. The proposed development takes account of the size of the site concerned and its location within the village.**
- 2. Proposals involve the sensitive conversion of existing redundant and vacant former agricultural or other buildings; or**
- 3. Schemes for new residential development meet a proven local need, including one- to three-bedroom accommodation for starter homes or homes for older residents; and**
- 4. Development is in located areas which are not at risk of flooding and would not exacerbate existing problems of surface water flooding (see Policy F1).**

**Where practicable, development for housing to fulfil local need should take place on previously developed (brown field) land and/or be located on small infill sites within the existing built-up area of the village.**

**All housing proposals should demonstrate that appropriate access and car parking can be provided, and that residential amenity of neighbouring occupiers is protected.**

- 8.1 Alvington is identified as a service village in the Core Strategy (Policy CSP.16), a settlement with a range of local services where new development opportunities are likely to be small in scale. Core Strategy Policy CSP.5 Housing sets out that some housing will be provided within settlement boundaries of villages, including affordable housing, and a mix of house sizes and types including those suitable for an ageing population should be provided. The Allocations Plan sets out that the settlement will see only limited change over the plan period and allocates a site at Clanna Lane/Road for 11 units.

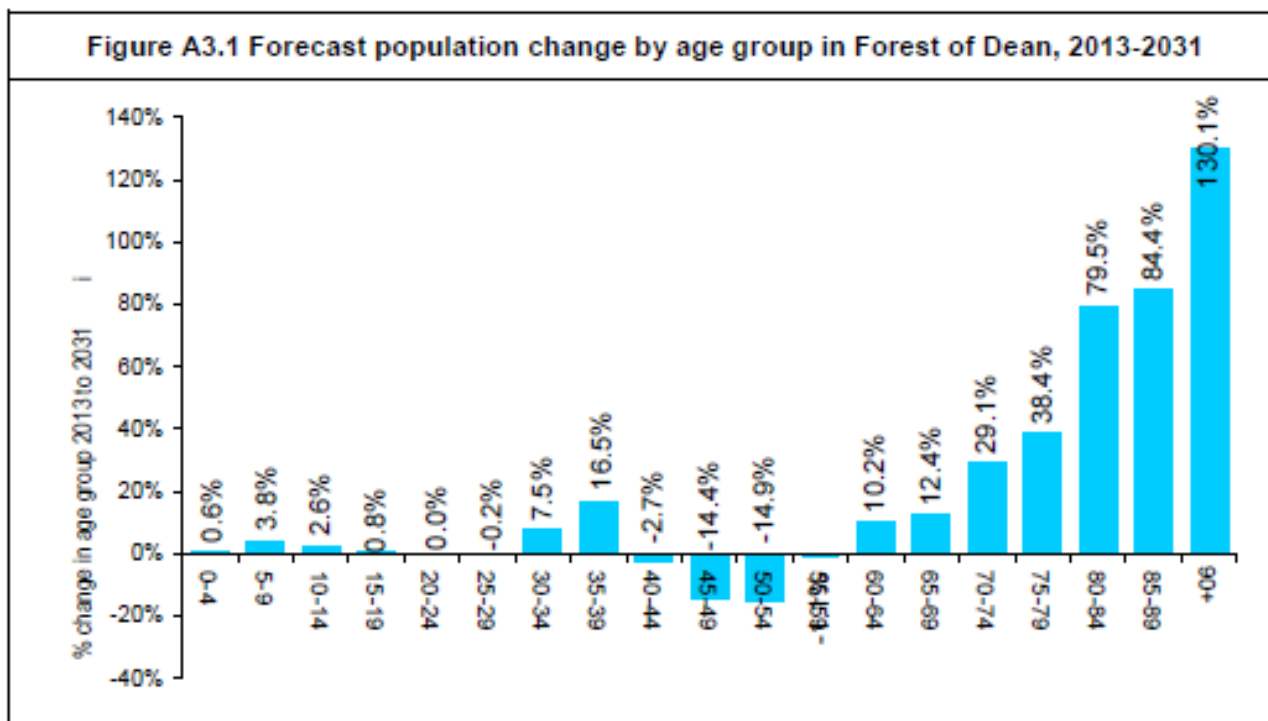
The first criterion of Policy HM1 comments about the relationship between the number of houses that could be developed on any site and the sensitivity and scale of the site concerned. Community feedback during the development of the Plan was that new development should generally be of three houses or less.

- 8.2 The results of community consultations showed that there was a local need for more affordable housing and smaller open-market housing to meet the needs of newly formed households and older residents seeking to downsize.

In the 36 months from March 2013 to March 2016, 68 properties had been sold in Alvington.

8.3 The 2011 Census showed that of the 506 residents in Alvington parish, 23.1% were aged 45–59 years and 33.4% were aged over 60 years. The latest demographic projections for the Forest of Dean<sup>13</sup> (*Appendix 18*) are shown in Figure 2, demonstrating the projected ageing population of the district.

Figure 2 Demographic Projections for Forest of Dean.



Source: Gloucestershire Strategic Housing Market Assessment updated household dataset 2013

8.4 Most houses in the parish were large, detached dwellings; out of a total of 237 households, 108 (45.6%) were in detached houses or bungalows and 91 (38.4%) were in semi-detached whole houses or bungalows. The average number of bedrooms per household was 2.9.

8.5 In line with much of the UK, and particularly in rural areas, there are significant issues around affordability of housing for younger people. The 2014 SHMA Update indicates that in the Forest of Dean there is a need for smaller homes, including affordable housing. *Appendix 3* (Table A3.12 ‘Size of additional units required to meet housing need (general needs) in Forest of Dean’) suggests that there is a net need for all sizes of affordable housing, but the largest net need is for one-bedroom accommodation, followed by two- and three-bedroom homes. *Table A3.13 Size of additional units required to meet housing need (general needs) in Forest of Dean* indicates that as a percentage of total net annual need, 48.0% of new housing should be one-bedroom, 22.0% should be two-bedroom and 15.4% should be three-bedroom.

<sup>13</sup> <http://www.fdean.gov.uk/media/3859/glos-shma-march-2014.pdf>

## 9.0 Policies E1, E2 and E3 - Economy, Business and Tourism

### **Policy E1: Business Conversions**

**Proposals for the conversion of redundant agricultural buildings for business or tourism use will be supported where they are sympathetic to the building concerned and are proportionate to their surroundings.**

- 9.1 Alvington is described in the Core Strategy as a service village, with employment opportunities likely to be small in scale, small workshops or changes of use of existing buildings plus reuse of agricultural buildings.
- 9.2 In Alvington there are 74 businesses with the majority being in the sole trader category, as well as 12 farming businesses, 2 public houses, 2 self-catering holiday cottages, 1 country lodge (accommodating up to 19 persons), 5 bed & breakfasts and 2 campsites.
- 9.3 Set in rural landscape, close to the Forest of Dean and with road links to Bristol and Gloucester, Alvington could provide opportunities linked to business and tourism. The local distinctive heritage landscape setting, views and wildlife attract visitors seeking unspoilt countryside, wildlife, peace and tranquillity (Defined as Segment 1: Country Loving Traditionalists by Visit Britain's Project Lion). This approach is also captured in the Forest of Dean and Wye Valley Destinations Management Plan 2015–2020 v2<sup>14</sup> Policy E1 has been designed to ensure that any building conversions respond sensitively in meeting these tourism opportunities.
- 9.4 The NDP would not be supportive of tourism development that would be a detriment to sustaining this type of already established visitor tourism.<sup>15</sup>

### **Policy E2: Sustainable and Responsible Tourism**

**The NDP supports sustainable tourism where it sensitively safeguards heritage, wildlife, the unspoilt countryside, residents' way of life and the natural environment.**

**The NDP supports new holiday lodges/cabins/campsites/caravan sites or tourist service developments which:**

- 1. Are proportionate to their surroundings;**
- 2. Protect the current visitor segment's enjoyment or meet the Destinations Management Plan;**
- 3. Preserves the unique, distinctive landscape setting and unspoilt views;**
- 4. Protect the SAC and associated protection of agricultural/livestock farmland and historic hedgerows;**
- 5. Do not increase or add to flooding;**
- 6. Do not generate an unacceptable increase to the volume of traffic on the lanes and add to parking in the village.**

<sup>14</sup> <https://www.fdean.gov.uk/media/4297/2015 - 2020 destination management plan.pdf>

<sup>15</sup> <https://www.visitbritain.org/visitor-segmentation>

### **Policy E3: New or expanded business or tourism development**

**The expansion of existing, and the development of new, business, tourism and related facilities will be supported where it is proportionate to its location in scale and type and where it does not have an unacceptable impact on the amenities of residential properties in the immediate location or on the natural environment.**

**New or expanded business or tourism development should:**

- 1. Not have an unacceptable impact on residential amenity;**
- 2. Not result in an unacceptable impact on the environment in terms of noise pollution, smells or air pollution;**
- 3. Not lead to the loss of open space;**
- 4. Be designed to fit into the character of the local area;**
- 5. Incorporate landscaping around the site to screen buildings and parking areas and provide ponds or wetlands as part of SuDS (sustainable drainage) or another flood mitigation;**
- 6. Have a means of access that can accommodate the number and type of vehicles associated with the business;**
- 7. Not have an unacceptable adverse impact on the local highway network; and**
- 8. Make adequate provision for parking for employees and visitors within the site.**



## 10.0 Clanna Country Park

- 10.1 Clanna is a spacious park. Permission was granted in 1980 for 45 plots for caravans and camping, with an additional 10 plots granted in 1985. It is set around the walled gardens and servants' quarters of what was originally Clanna House. It accommodates both residential and leisure sections. Clanna Country Residential Park is licensed by Forest of Dean District Council for 10 residential park homes. Clanna Country Holiday Park is licensed by Forest of Dean District Council for 45 holiday homes. At the discretion of the park owners the residential section is exclusive to those over 50 years and the holiday section is exclusive to those over 55 years.



Clanna Country Park

- 10.2 Clanna Country Park sits on the edge of the Wye Valley Area of Outstanding Natural Beauty; the Forest of Dean lost its Royal status in 1971, opening it up to all, and making it the ideal location for all who enjoy walking and cycling amid breath-taking scenery. The idyllic Clanna Ponds, which were the stock fishponds of the Clanna Estate, are only a short walk away and are a haven of peace and tranquillity.

### Clanna Country Park Residents' Survey, May/June 2018

The survey's responses (63.6% of residents responded) can be summarised in a few key areas:

1. **Mobile Phones.** Mainly signal problems, unreliable in an emergency.
2. **Broadband.** Constant complaints about speed, which is too slow, to enable streaming or the use of TV and other digital services.
3. **Transport.** No public transport available to Clanna, very poor on A48 Main Road, causes isolation from family and friends unless a car owner. Elderly residents need public transport to be able to attend doctors, hospitals and shops.
4. **Roads – Potholes.** Mainly Clanna Lane. Require urgent repairs, cause damage to cars, dangerous for walkers, cyclists and cars. Roads described as 'disgusting' and 'worse than third-world country roads'.

A more detailed report is available on request.

## 11.0 Pre-submission, Submission and Referendum of the NDP

11.1 **Pre-submission** of the Alvington Neighbourhood Development Plan was published for consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 for six weeks from 18th March 2019 to 29th April 2019.

See the Statutory Consultation Regulation 14 feedback Documents (*Appendix 24*)

11.2 **Submission** of the NDP to the local planning authority.

- The qualifying body submitted the plan to the local planning authority.
- The local planning authority checked the submitted proposal complies with all relevant legislation.
- The local planning authority checked the plan meets the legal requirements it:
  - publicised the proposal for a minimum of 6 weeks and invited representations.
  - notified consultation bodies referred to in the consultation statement.
  - appointed an independent examiner (with the agreement of the qualifying body).

11.3 The examiner reviewed the plan to ensure the regulatory requirements were covered (for example, was the consultation adequate) and whether the basic conditions (detailed above) have been met.

11.4 The examiner's report was produced, decision published, with changes to be incorporated and a recommendation that the plan moves to the next stage a referendum.

11.5 The **Referendum** will establish the level of community support for the plan. A simple majority of 51% of the voting community will have to be in favour for the NDP to be adopted as part of the FoDDC planning policy framework.

## 12.0 Monitoring and Review of the Plan

**Implementation of the Alvington NDP will be monitored** by the Chairman of Alvington Parish Council and all council members by:

- ensuring that the policies of the NDP are applied to all planning applications

The effectiveness of the NDP will be evaluated annually by the extent to which the policies of the NDP result in planning decisions and development that is in line with the NDP vision for the parish.

**The NDP will be reviewed** in the light of:

- the outcomes of the monitoring and evaluation process.
- revisions to local and national planning guidance.

This plan is based on the community's current needs and aspirations, and these may change over the plan period.

If the plan's objectives are not being met as expected or there are new challenges and concerns that need to be considered, the parish council will decide whether action, including a review of the plan, is necessary.

The Parish Council will review the Plan in the light of revisions to local and national planning guidance.

In this context FDDC has now embarked on the initial stages in the preparation of a new Local Plan. It will cover the period up to 2041. The Local Development Scheme indicates that the Plan will be submitted for examination in Autumn/Winter 2021. The adoption of this Plan may have an impact on the scale and nature of development in the neighbourhood area. As such it is recommended that review cycle of the neighbourhood plan incorporates this matter specifically.

The scale and nature of how the Parish Council proceeds on any review will be a matter for its own judgement. It will be heavily influenced by the approach taken in the emerging Local Plan

Within the context provided by the emerging Forest of Dean Local Plan 2041 the Parish Council will assess the need or otherwise for a review of the neighbourhood plan within twelve months of the adoption of the emerging Local Plan'

## 13.0 Projects – *(Appendix 15)*

1. Traffic - A48 Main Road and Road Safety – *(Appendix 8)*
  - a. A48 meeting group
  - b. Parish council
  - c. A48 crossing
  - d. Highway development management
  - e. Traffic monitoring team
2. Footpaths and Pavements – *(Appendix 19)*
  - a. Footpaths survey
  - b. Pavements survey
3. Sports Field Pavilion – *(Appendix 20)*
  - a. Plans developed for a new Sports Pavilion
  - b. Funding
  - c. Play equipment
4. Utilities – ‘Digital Deprivation in parish’
  - a. Mobile phone signals
    - i. See Business Survey – *(Appendix 3 and Appendix 5)*
  - b. Broadband FULL fibre optics
    - i. See Business Survey
    - ii. Only partial fast Broadband in parish
    - iii. Full Fibre Optics option to every householder to be campaigned.
5. Flooding and Sewage Overflow – *(Appendix 9)*
  - a. Amey report – February 2016 – A48 Swan Hill and Green field run-off Clanna Road – *(Appendix 10)*.
  - b. Sewage Overflow - Swan Hill to be resolved before any further development.
    - i. System currently running at full capacity.
    - ii. Requires upgrade.
  - c. Road flooding in Clanna Lane and A48 Main Road.
    - i. Current pipes are only 15cm diameter. See Amey Report recommendations.
  - d. Scope for a flood alleviation scheme / attenuation in the green space to the east of ‘Forest Lodge’ (Clanna Lane) and natural flood management (NFM) in the corridor up to ‘Summer Breeze’ (Clanna Lane): this area is at risk of surface water flooding from 1:30 event and upwards, and attenuation could potentially assist mitigation measures for Clanna Lane.



## 14.0 Abbreviations/Glossary of Terms Used

**ACRE** ~ Action with Communities in Rural England.

**Affordable housing** ~ Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.

**Allocations Plan (AP)** ~ June 2018 provides the detail of how and where policies of the CS are to be implemented.

**Core Strategy (CS)** ~ Is the principle document in the local development Framework for FoDDC

**CPRE** ~ Campaign to Protect Rural England

**CSP** ~ Core Strategy Policy. Sets out the vision. Provides objectives for future development.

**Conservation Area** ~ An area of special architectural or historical interest, the character or appearance of which it is desirable to enhance.

**FoDDC** ~ Forest of Dean District Council.

**Footpath/pavement** ~ A footpath is a public right of way across fields; a pavement is a manmade route for pedestrians, e.g. beside the road.

**GCC** ~ Gloucestershire County Council, responsible for adult social care, education, roads etc; who are funded by council tax.

**GCER** ~ Gloucestershire Centre for Environmental Records

**GRCC** ~ Gloucestershire rural community council is a charitable company dedicated to enabling communities across Gloucestershire to determine, shape and develop their own communities.

**GWT** ~ Gloucestershire Wildlife Trust.

**HRA** ~ Habitats regulations assessment. All competent authorities must undertake a formal assessment of any new plans which are capable of affecting designated sites e.g. SSSIs. Before deciding whether to undertake, permit or authorise such a plan.

**LTP** ~ Local Transport Plan. Sets out the authority's strategies and policies and implementation.

**NDP** ~ Neighbourhood Development Plan. A neighbourhood led initiative which allows communities to create a vision and set out policies on development in the parish. Once adopted will become a material consideration within the planning system.

**NFM** ~ Natural Flood Management.

**NPPF** ~ National planning policy framework, introduced in 2013 setting out new simpler approach to planning.

**NPPF paragraph 100** ~ States that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of high risk, but where development is necessary making it safe without increasing flood risk elsewhere.

**NPPG** ~ National Planning Practice Guidance.

**OCSI** ~ Oxford Consultants for Social Inclusion.

**Open Space** ~ Land that is of public value, including playing fields, play areas, also including areas of water such as lakes which can offer opportunities for leisure and a visual or haven for wildlife.

**Parish council** ~ Are a tier of governance closest to the community. Have powers to raises taxes. Responsibilities vary, may include, play areas, allotments, grass cutting, litter control.

**SAC** ~ Special Area of Conservation.

**SEA** ~ Strategic Environmental Assessment. European directive implements in planning through sustainability appraisal of development plan docs and Neighbourhood Plans where required.

**Settlement boundary** ~ Is the dividing line or boundary between areas of built/urban development and non-urban or rural development (the open spaces).

**SHLA** ~ Strategic Housing Land Assessment.

**SHMA** ~ Strategic Housing Market Assessment. Estimates housing need and demand for affordable and market housing.

**SSSI** ~ Site of Special Scientific Interest.

**SuDS** ~ A sustainable drainage system that controls the rate and quantity of run-off of surface water.

**Village Plan** - Alvington Character Assessment incorporating updated Character Appraisal January 2020.

## 15.0 References

- 1 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 2 <https://www.gov.uk/government/collections/planning-practice-guidance>
- 3 <https://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>
- 4 <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/core-strategy/>
- 5 <https://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>
- 6 <https://www.nomisweb.co.uk/reports/localarea?compare=1170214159>
- 7 <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>
- 8 <http://alvingtonvillage.org/wp-content/uploads/2018/01/Alvington-NDP REVISED AMEY DRAINAGE REPORT-25th-Feb-2016.pdf>
- 9 <http://www.fdean.gov.uk/residents/planning-building/planning-applications/biodiversity-planning-applications/>
- 10 <http://www.fdean.gov.uk/media/3711/landscape-supplementary-planning-document-march-2007.pdf>
- 11 <http://www.fdean.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>
- 12 <https://historicengland.org.uk/listing/the-list/>
- 13 <http://www.fdean.gov.uk/media/3859/glos-shma-march-2014.pdf>
- 14 <https://www.fdean.gov.uk/media/4297/2015 - 2020 destination management plan.pdf>
- 15 <https://www.visitbritain.org/visitor-segmentation>

Rear Cover

<http://alvingtonvillage.org/neighbourhood>

### Reference Links and Documents

Alvington Parish website: [www.alvingtonvillage.org](http://www.alvingtonvillage.org)

Broadband:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/257006/UK\\_Broadband\\_Impact\\_Study\\_-\\_Impact\\_Report\\_-\\_Nov\\_2013\\_-\\_Final.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/257006/UK_Broadband_Impact_Study_-_Impact_Report_-_Nov_2013_-_Final.pdf)

Bus timetables: [www.gloucestershire.gov.uk/bustimes/forest.htm](http://www.gloucestershire.gov.uk/bustimes/forest.htm)

CPRE – Night Blight: [www.cpre.org.uk](http://www.cpre.org.uk)

Gloucestershire Centre for Environmental Records: [www.GCER.co.uk](http://www.GCER.co.uk)

Forest routes – Community Transport: [www.forestroutes.org.uk](http://www.forestroutes.org.uk)

Mobile phones: [www.ofcom.org.uk/spectrum/information/cellular-coverage](http://www.ofcom.org.uk/spectrum/information/cellular-coverage)

Railways: [www.nationalrail.co.uk/](http://www.nationalrail.co.uk/)

Utilities: (Appendix 11, Part 3, page 113) [www.utilities.com](http://www.utilities.com)

*The term utilities can also refer to the set of services provided by these organisations consumed by the Public: Coal, electricity, natural gas, water, sewage, telephone and transportation. Broadband internet services (both fixed-line and Mobile) are increasingly being included within the definition.*

## 16.0 Acknowledgements

Acknowledgements and thanks are due to the following, which all have played a part in developing this plan.

### **Representatives From:**

All local volunteers

Alvington community for all comments and input on the plan

Alvington Memorial Hall committee

Alvington Sports Field representatives

Ecological

Environment Agency – West Midlands

Forest of Dean District Council

Forestry Commission.

Gloucestershire County Archives Office

Gloucestershire County Council Archaeologist

Gloucestershire County Council Heritage

Gloucestershire County Council Highways

Gloucestershire County Council Planning

Gloucestershire Rural Community Council (GRCC) officers.

Gloucestershire Wildlife Trust

Highways England

Historic England

Local school children:

Aylburton Primary School

Dean Academy

Woolaston Primary School

Wyedean School

Locality

Lydney Park Estate

Members of Alvington Parish Neighbourhood Development Plan Steering Group

Natural England

Severn Trent Water

# Alvington, Gloucestershire

## Neighbourhood

## Development Plan

Email: [AlvingtonClerk@outlook.com](mailto:AlvingtonClerk@outlook.com)

Web site: <http://alvingtonvillage.org>

More information is on line at <http://alvingtonvillage.org/neighbourhood>

Published by Alvington Parish Council and Alvington NDP Steering Group.