

See attached document: P1761_16_APP--530781 ~ John HAYWARD.docx

- 6.4 (Note this may mean you will need a full SEA / HRA report depending on the outcome of your SEA Screening Opinion. You need to talk to FoDDC about this).

In progress

Attachment 3.

GRCC advising on these reports awaiting feedback.

If you can get a map showing wildlife areas from GRCC or FoDDC it could be inserted here as **Map 3.**

Attachment 4.

A map requested from GRCC and/or FDDC

- ¹ <http://www.fdean.gov.uk/residents/planning-building/planning-applications/biodiversity-planning-applications/>

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- 6.6 **insert e.g. owls, swifts, bats etc**

Birds (resident, seasonal and passers-by):

- | | | |
|------------------|--------------------|-----------------------|
| • Greenfinches | Goldfinches | Bull finches |
| • Coal tits | Green wood peckers | Blue tits |
| • Collared doves | Pheasants | Magpies |
| • Wood pigeons | Crows | Chaffinches |
| • Buzzards | Long-tailed tits | Chiffchaff |
| • Blackbirds | Jackdaws | Red-legged partridges |
| • Robins | Goshawks | Sparrow hawks |
| • Great tits | Song thrushes | Swallows |
| • Sparrows | Tawny Owls | Wrens |

Info Source: - John Heywood, BSc (Zoology and Marine Biology), MSc (Environmental Science).

Check this with local wildlife groups - you need to be locally relevant!

This might be useful for specific maps - <http://www.qcer.co.uk/datasearch.html>

- 6.7 Steering group please insert a paragraph describing the local landscape character around Alvington i.e. woodlands, fields and field boundaries, type of farms / local agriculture, rolling countryside / hills, lower scarps of River Severn, other water courses etc.

Need to add a bit to this from **2018** Character Appraisal "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."

Landscape Setting

Topography

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

Overview

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

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 & Rights of Way Act, many of these areas are also recorded on the Ancient Woodland Register indicating that they have been woodland since 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.

6.8

Figure 3 Location of Landscape Areas in Alvington Parish



Date Created: 4-6-2018 | Map Centre (Easting/Northing): 360137 / 201582 | Scale: 1:25000 | © Crown copyright and database right. All rights reserved (100059865) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

¹ <http://www.fdean.gov.uk/media/3711/landscape-supplementary-planning-document-march-2007.pdf>

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6.11 The significant views south east and south west towards the Severn estuary and north east towards the wooded scarp slopes and are also identified in the Character Appraisal (See Section 7.0 below). These views are shown on Map 4 below.

(Steering group - please provide views on a map - **Map 4**. You should show arrows from view points e.g. seats / public footpaths towards the view. It would also be great if you could describe what they are showing / why important.

Awaiting a finalised Map 4 from John WOOD

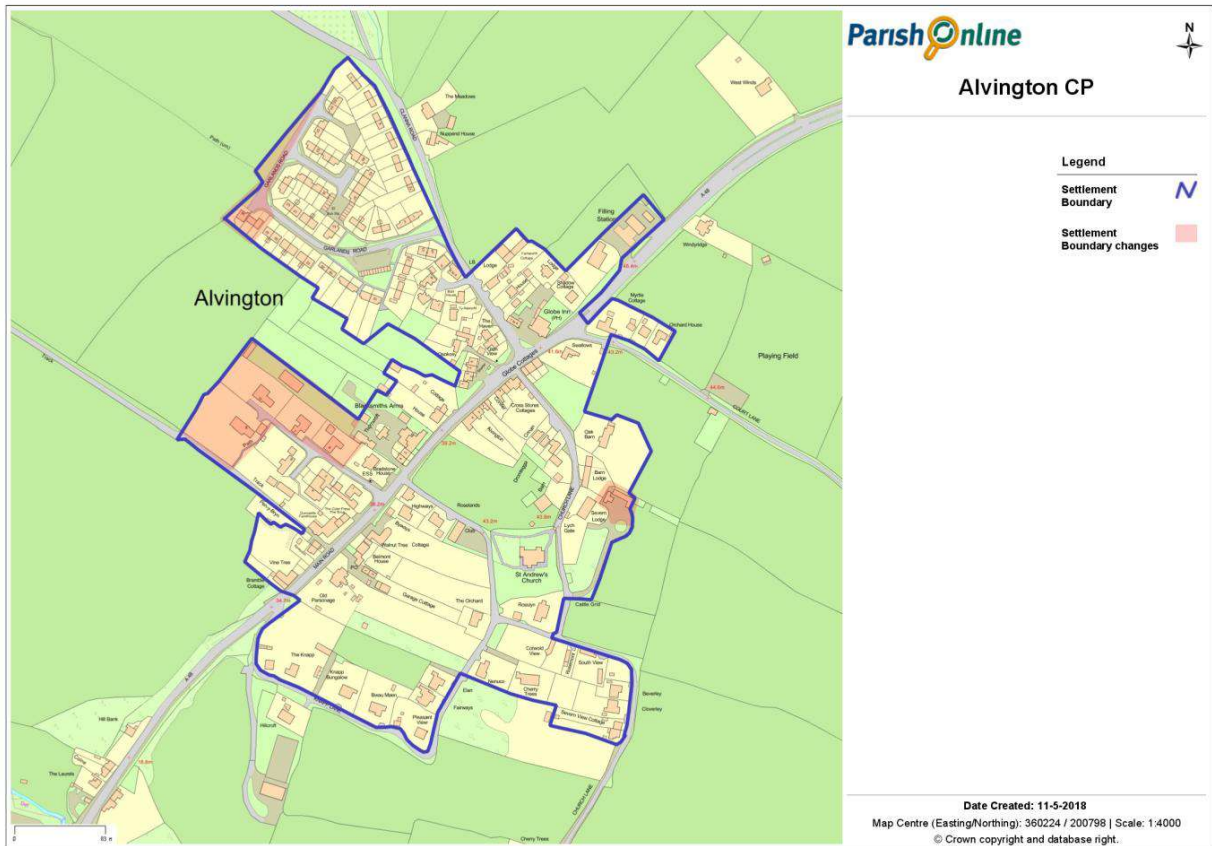
~~6.10~~ or should this read 6.12? as it comes after 6.11?

6.12

Draft Policy A5 Protecting and Enhancing Local Landscape Character

Anything else? All OK nothing to add.

Map 5. Settlement Boundary Changes



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7.0 Built Environment

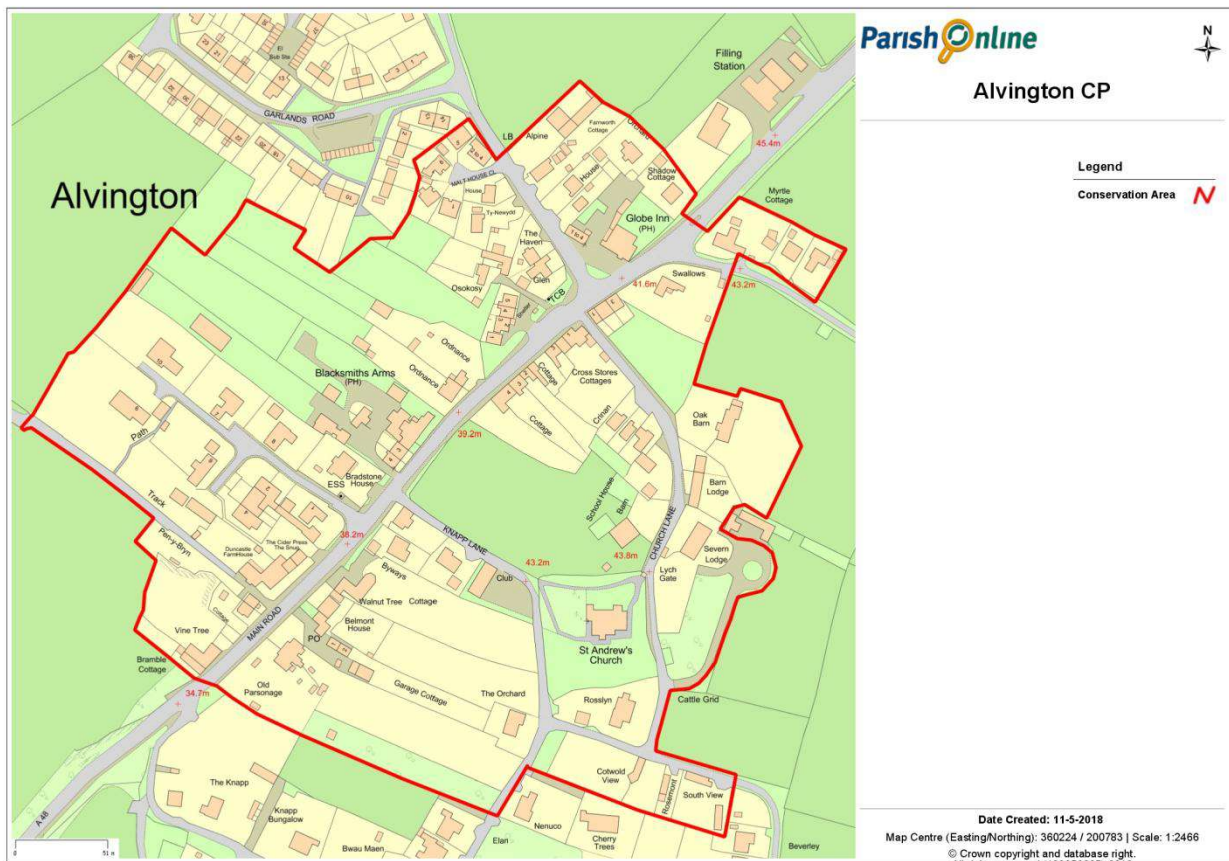
Photos please





7.1

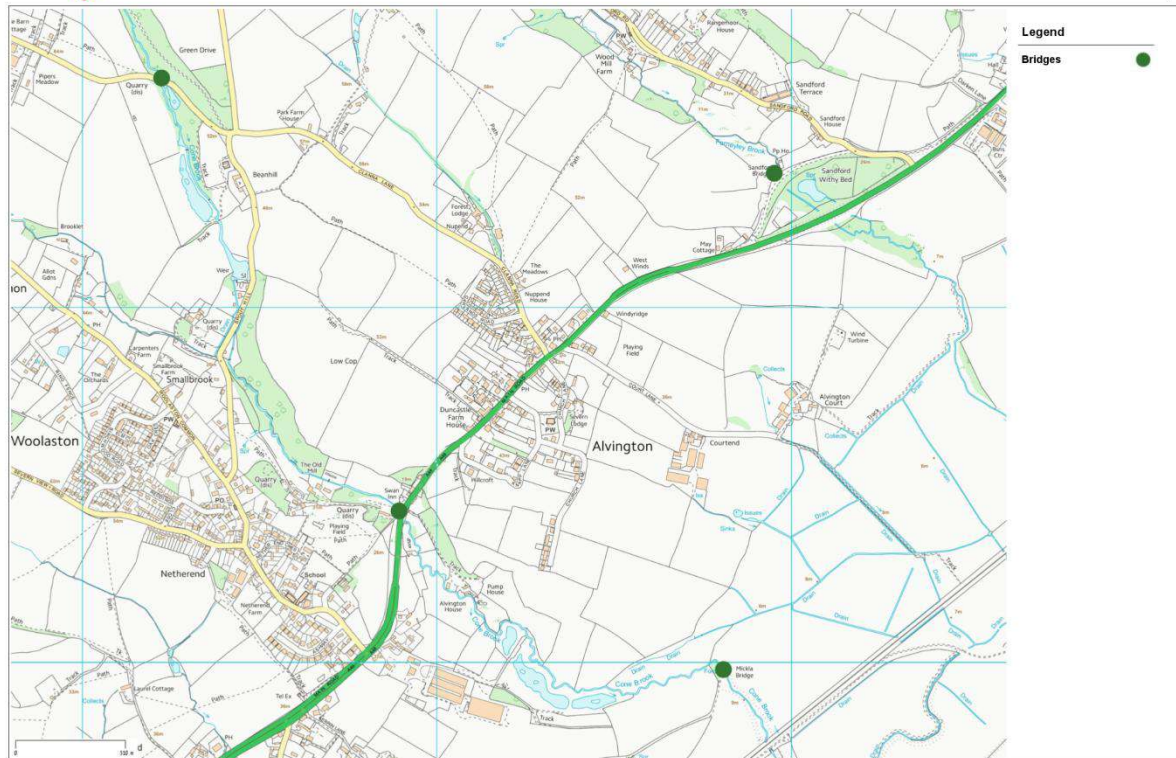
Map 5. Alvington Conservation Area



7.2 **Grade II Listed buildings in Alvington**

1. St Andrews Church – Church Lane
2. Monument to William Lewis in the Churchyard 5m south-east of porch door of St Andrew Church – Church Lane
3. Severn Lodge – Church lane
4. Boundary Wall attached to south-west corner of Severn Lodge and flanking Church Lane, and across frontage of house to the gateposts.
5. The Globe Inn – Clanna Lane
6. Colne Mill House – Colne Brook Lane
7. Alvington Court – Court Lane
8. Duncastle Farmhouse – A48 Main Road
9. The Old Parsonage – A48 Main Road
10. Hill House and Rowley House – Smallbrook
11. No's 1 and 2 Tudor Cottage – Swan Hill

Bridges of Historical interest in Alvington



Date Created: 4-6-2018 | Map Centre (Easting/Northing): 360205 / 200784 | Scale: 1:12000 | © Crown copyright and database right. All rights reserved (100059865) 2018

Pack Bridge – Swan Hill

Probably called a pack bridge because, was first constructed for use of pack horses. Bridge was constructed over cone brook on the road between Gloucester and Chepstow, now the A48. Possibly dated before 1265 when an attempt to establish Alvington as a market centre.

Sandford Bridge – Old A48 Main Road

The bridge is the boundary between Alyburton and Alvington parishes, on the A48 main road Gloucester to Chepstow.

Sandford Bridge was a toll bridge between 1757 – 1871. It was recorded in 1322 as in need of repair which was paid for by an Alvington man who left money in 1490. The bridge was by passed with a new road built in the 1960's.

Long Bridge - Barnage Lane

Long bridge is situated on Barnage Lane where it crosses the cone brook, a short distance from Clanna cross roads. Could date back to a similar age as Sandford Bridge, as it was an important route to St Briavels.

Mickla Bridge – Near Railway Line

A listed grade II double Clapper Bridge of 17th to 18th century. Possibly dating before the Norman Conquest but without evidence.

Gloucestershire sites and monuments Record state unlikely to be earlier than 14th Century.

Mickla derives from Mickla Meadow recorded in an inquisition of 1629. Mickla Bridge crosses Cone brook shown on Ordnance survey map 1830.

¹ <http://www.fdean.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>
¹ <https://historicengland.org.uk/listing/the-list/>

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7.3 A significant part of the evidence base for the NDP is the Alvington Character Appraisal which was updated in ~~November 2017~~ **June 2018** by members of the neighbourhood plan steering group, based on the earlier appraisal undertaken by Forest of Dean District Council in 2007. **Insert some information about consultation responses e.g. comments about the importance of local character and ensuring new development is sympathetic etc.**

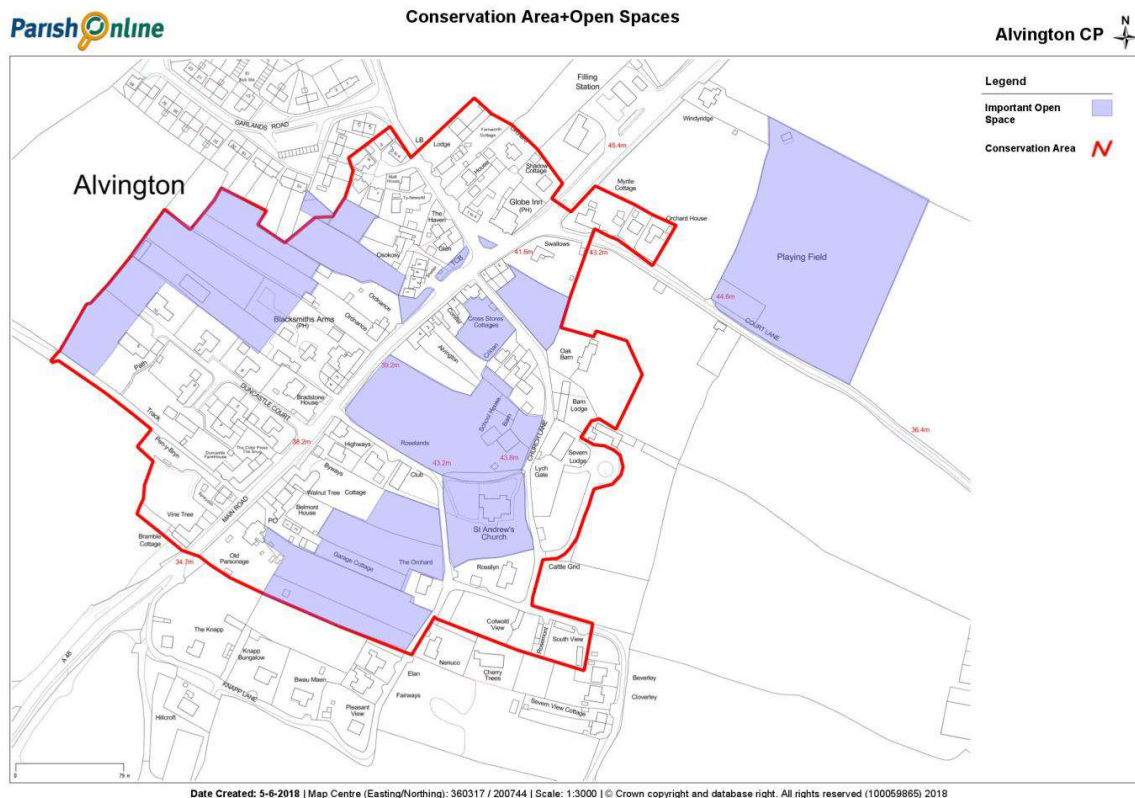
Local character **50%**, Environment **45%**, Buildings design **37%**, Heritage **32%**

Info Source: - Alvington Consult Summary.23.10.16

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7.16 **(If you can get a jpeg this would re-produce much more clearly)**

Map 6 Open Spaces in the Conservation Area



7.18 The above areas could be considered to meet the above criteria in the following ways and therefore are identified as candidate Local Green Spaces in ~~the~~ this NDP.

Note to steering group - you don't have to do this as there is some protection through the character appraisal which we could refer to in the policy but if you can get LGS designation it would give the areas more protection i.e. much harder to get planning permission to build on them. It may make sense to split them into different areas (e.g. 3?) Or to try and get them protected together as one single Local Green Space - up to you. AS the justification would be the same or very similar for all the area I think it would be reasonable to try and protect the lot as a single LGS. The key is the justification below - add as much information as you can to each box.

Table 2 4 Local Green Space Justification

NPPF Criteria	Justification
<p><i>Reasonably close to the community</i></p>	<p>Steering group insert - explain how areas are at the heart of the village / in village centre / enclose historic core of village / built up area</p> <p>Children's Play area off Garlands Road. Allotments of Garlands Road. Sports Field and children's play area of Court Lane. All above used as a community spaces.</p> <p>Green Area in front of Globe Pub. Area in front of Old post office adjacent to Main Road. Area in front of Bus Shelter on Main Road. Area in front of Old Forge and Village notice board on main road.</p>
<p><i>Demonstrably special to a local community with particular significance</i></p>	<p>Refer to character appraisal and add in any other information you have on historic / wildlife / recreational value</p> <p>During consultation get local peoples' opinions about them - to demonstrate that valued locally</p> <p>Clanna Ponds, of historic / wildlife / woods and recreational value.</p> <p>Clanna Woods and surrounding area ponds lakes and woods, maintained by the Forestry Commission. As such all are recognised as areas of open access land under the Countryside and Rights of Way Act many of these areas are also recorded on the Ancient Woodland Register indicating that they have been woodland since 1600. Additionally these areas are recognised for their importance for wildlife.</p> <p>Sports Field. Recreational value. Used for sports.</p>

	<p>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.</p> <p>Current plans to install a new pavilion on this field will further enhance the potential of this important asset to the village.</p> <p>Reference 2018 Character Appraisal Page 18</p>
<p><i>Local in character</i></p>	<p>Explain how these are small enclosed areas - strips of land associated with individual properties. Anything else relevant from character appraisal and any other background docs?</p> <p>There is a large proportion of open space within the village mainly stretching back from the rear of the properties facing the road.</p> <p>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.</p> <p>Reference 2018 Character Appraisal Page 9.</p>

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Draft Policy A6 Design Guidance for New Buildings and Extensions in the Alvington Conservation Area

2. Heights - The height of any new development should respect the height of the surrounding buildings and should not exceed **two? 1½** 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.

Change to 1½ storey's (Reference See Character Appraisal page 7)

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- 7.22 However, where new development does take place, there is also a need to ensure it is appropriate and sympathetic to local character, even when outside the conservation area **Steering group please describe the character of other, more modern? areas. Please explain any comments from consultations about new development and think about how we can address any issues in the policy below - it is very general.**

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.

Most of the buildings in Alvington can be described as vernacular in style. The original buildings in the conservation area have a linear aspect, that is to say 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 are 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 brick built. 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 with an arch detail above the opening. Unfortunately most of the original windows have been lost so it is not possible to say what the 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 it.

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

7.23 Insert something about Clanna Country Park - takes up half the village and residents an important part of the local community but only have temporary / holiday permission. PC would like the condition lifted but this is not something we can put into the planning policy.

Clanna Country Park

Clanna is a magnificent, spacious park set around the walled gardens and servant's quarters of what was Clanna House.

Accommodating both residential and holiday sections, this estate sits on the edge of the Wye Valley Area of Outstanding Natural Beauty and the Royal Forest of Dean, making it the ideal location for all who enjoy walking and cycling amid breathtaking scenery. The idyllic Clanna ponds, which were the stock fish ponds of the Clanna Estate, are only a short walk away and are a haven of peace and tranquility.

The town of Lydney lies 3 miles away with a good array of shops and facilities including doctors, dentists and a hospital. Coleford is 5 miles from the park and Chepstow is 7 miles.

Licence

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.

Note:

Again at the discretion of the park owners the residential section is exclusive to people aged 50+ and the holiday section is exclusive to those over 55.

Clanna Country Park Residents Survey in May / June 2018

A basic summary of survey identified the following four main issues. 63,6% of residents responded.

1. **Mobile Phones.** Mainly signal problems, unreliable in an emergency.
2. **Broadband.** Constantly complain about speed, too slow, unavailable, cannot stream, use TV hub or TV catch up.
3. **Transport.** NO public transport available to Clanna, very poor on A48 main road, Causes isolation from Family and friends without owning a car. Elderly residents need public transport, unable to attend doctors, hospitals and shops.
4. **Roads – Potholes.** Mainly Clanna Lane. Require Urgent repairs, causes 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.

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Survey result sheets Expected Friday 8th June 2018. RECEIVED 8th June. Requires documenting and analysis.

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

In the 36 months (March 2013 – March 2016) 68 properties have been sold in Alvington

Additional Affordable Housing was recorded at just 23%

Housing Needs survey 2006 is out of date **but check what people have said in consultation – there is a difference between NEED and WOULD LIKE.**

Attachment 5.

Public Comments 13.docx

[Info Source: - Alvington Consult Summary.23.10.16](#)

Improved quality Figure 5 to be obtained

See Gloucestershire_SHMA_2014 (page 181) will have to be extracted from a PDF document.

¹ See Local Authorities of Gloucestershire SHMA 2014 Final March 2014
<http://www.fdean.gov.uk/media/3859/glos-shma-march-2014.pdf>

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8.6 Insert some information about recent schemes that have had planning consent - are they all "Executive homes"? Or have they tried to improve housing mix. Mention Alvington Clanna Lane Appeal Site 1494/15? Any others?

Planning consent

Since 2013 there have been a number of planning applications for the construction of dwellings. See list below.

The result being a Farmhouse converted into three (3) semi-detached dwellings, five (5) barn conversions and five (5) new dwellings on brown land all in one location.

There are also four (4) new social homes.

Planning Applications.

2014/15 P0643/12/FUL Clanna Road, Replacement Dwelling under construction but not complete.

2014/15 P1777/12/FUL Land at Garlands Road – Two Rivers – Four (4) new social homes.

1. Duncastle Farm/Court

It is difficult to define the planning number to the actual plots, ten (10) in total plus farmhouse conversion. The applications were made for one, two, and three plots. Eight plots were granted permission by the Forest of Dean Planning. The application for plots 9 and 10 was refused.

An application to the Bristol Inspectorate was successful with permission being granted 10th February 2015.

The farmhouse three (3) semis – detached are rented properties.

Plots one to ten all sold.

Plot 1	8 th February 2016	
Plot 2	6 th March 2015	Ex Dairy
Plot 3	6 th March 2015	Ex Milking Parlor
Plot 4	14 th April 2014	Ex Milking Parlor and Cattle
Plot 5	12 th Feb 2015	Ex Old Stable
Plot 6	19 th May 2015	Ex Storage Barn
Plot 7	29 th April 2016	
Plot 8	9 th December 2014	
Plot 9	26 th May 2016	
Plot 10	26 th February 2016	

2. Land off Clanna Road

The first application P1757/14/OUT was 5th February 2015 for 43 residential properties. This was refused by Forest of Dean Councils Planning Committee 14th April 2015. There were 15 councilors present all voted against the application.

The second application P1494/15/OUT was 29th January 2016 for 11 dwellings. The Forest of Dean Councils Planning Committee 8th March 2016 where 13 councilors present voted, 12 against and 1 vote in favour. There were 49 letters of objection sent to the council.

This resulted in an appeal to the Bristol Planning Inspectorate 21st July 2016. The appeal was successful 17th November 2016 with a schedule of 22 conditions.

While the appeal was with the Bristol Inspectorate the Forest of Dean Forward Planning allocated 14 homes on this same location. Although this should not have influenced the decision, the general opinion is that this was the reason permission was granted.

A petition was sent to forward planning during consultation stating that the allocation for 14 houses, now reduced to 11 was not wanted and against more allocations. A petition total of 246 signatures were obtained.

This demonstrates how strongly the village residents are against large building applications

3. Land adjacent to "The Knapp", Knapp lane.

History of planning

1. P1543/13/OUT Planning application 13th November 2013 one bungalow, refused.
2. P1543/13/OUT revised plan 4th April 2014 Granted 28th February 2015 with 10 conditions.
3. P1300/15/FUL 29th September 2015 for Two Dormer Bungalows, refused 23rd December 2015.
Appeal dismissed 1st June 2016.
4. P0242/16/FUL 11th March 2016 Revised Scheme for two Dormer Bungalows, refused.
After appeal, dismissed 1st June 2016.
5. P0242/16/FUL 7th July 2016 Revised Scheme for two Dormer Bungalows, refused. 5th August 2016.
Appeal, dismissed 27th January 2017.
6. P1761/16/APP. 17th January 2017 for one dwelling.
7. P1761/16/APP revised plan 21st March 2017 for one dwelling.
This revised plan was requested by the planning officer.
As of 22nd November 2017 no decision made.
8. P1761/16/APP Approval of reserved matters for outline planning permission.
24th November 2017 approval of one single story bungalow.

Throughout these planning applications session from P1300/15/FUL 29th September 2015 to P1761.16/APP 21st March 2017 There has been strong objectionable support from villagers and the Parish Council.

The developer responsible for the continual applications is the same as for Duncastle Court.

The plot of land adjacent to the Knapp has the potential of up to six (6) properties with more land available for a total of 10 or 12 properties. Therefore it is obvious no one wants another mini estate.

New Applications.

P0087/17/FUL one Dwelling “**Ordnance Cottage**”, Main Road, Granted Permission.

4. Walnut Tree Cottage

History of planning

Land adjoining “**Walnut Tree Cottage**”, Main Road, Alvington, Lydney, Glos

1. 18th April 2001
DF 10687/C P468/01 Erection of a garden /workshop/stable building.
2. P1937/05/OUT Outline application for the erection of 2 detached cottage style dwellings. Application refused.
3. P1765/16/LO1 Application under section 191 to establish the use of a building as a residential unit is lawful.
14th July 2017
Certificate of Lawfulness of Existing Use or Development Issued.
4. 2nd January 2018
P0002/18/OUT Outline application for the erection of a replacement dwelling.
5. 3rd January 2018
P0004/18/FUL Demolition of existing dwelling in a conservation area

Comments

Although there have been no multiple buildings, until Duncastle Court the parish has made a steady growth over the years.

Draft Register of Electors – 2000 records 400 electors and 206 properties the latest record for 2018 is 512 electors and 295 properties as quoted by electoral Department December 2017.

Over the last thirty years there have been many barn conversions.

Three (3) at Court Lane.

Three (3) at Church Lane.

Two (2) at Clanna Lane.

New Applications for Barn Conversions.

1. P1241/17/FUL Conversion for one 2 bedroom dwelling Orchard Barn, Swan Hill.
2. P1645/17/FUL Barn conversions for one residential and one business. Pipers Meadow, Barnage.

The use of barn conversions is highly recommended by the National Planning Policy Framework (NPPF).

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9.0 Tackling Traffic and Improving Footpaths and Other Infrastructure (Or could be in an Appendix?)

Add as an Appendix 1. (Alvington_NP_priorities v3 ~ 30th October 2017.docx)

Infrastructure Internet service very poor (see both business and Clanna Country Park survey results).

Infrastructure Mobile phone signals daily almost non existent. (see both Business and Clanna Country Park survey results).

Public transport very poor.

<https://www.gloucestershire.gov.uk/roads-parking-and-rights-of-way/public-rights-of-way/rights-of-way-online-map/> search Parish, Alvington.

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ALVINGTON NP PRIORITIES v3 (Oct 2017)

Steering group - please amend / add to this as required. It's not really part of the NDP - you could just have it as a separate document?

Add as an Appendix 1. (Alvington_NP_priorities v3 ~ 30th October 2017.docx)

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10.1 This First Draft Plan for Alvington is published for public consultation until ~~xxx~~ 2018 change to **October 2018**.

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Appendix 3. (Listed Buildings (11) in Alvington Parish)

Appendix 4. (Bridges v3.docx)

¹ <https://historicengland.org.uk/listing/the-list/>

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Insert Back Cover

Alvington, Gloucestershire

Neighbourhood

Development Plan

Email: 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.