



Huntley Neighbourhood Development Plan 2022 to 2026

Adopted Version

Prepared by the Neighbourhood Development Plan Steering Group on behalf of Huntley Parish Council

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Introduction and Background

Neighbourhood Development Plans were introduced under the Localism Act 2011. This became law in April 2012 and gives local people more say in the future of where they live through a development plan for a designated area, known as a Neighbourhood Development Plan (NDP).

The NDP is subject to public consultation and independent examination. Following a successful examination, the Plan will proceed to a local referendum. If more than half of those voting vote in favour of the NDP, it will become part of the statutory Development Plan for the parish and every planning application that is submitted in the parish will be reviewed against the policies in the NDP.

For Huntley, this is a great opportunity for people to decide how the parish should evolve in the years up to 2026. The NDP contains the vision for Huntley that was developed through consultation with the local community and sets out clear planning policies to realise this vision.

Policies within this NDP will allow the parish to develop through steady but moderate growth, whilst meeting the housing needs of the community, conserving the rural landscape and the numerous heritage assets within the parish. It also considers the infrastructure needed to support such growth.

Policies produced cannot block development that is already part of the Forest of Dean Local Plan, however they can shape where and what the development should look like.

The current Forest of Dean Local Plan is currently being reviewed, with a new Local Plan expected during 2023. Once the new Local Plan has been adopted, this NDP will be updated to reflect the new Plan and extend the life of this NDP until 2041.

Neighbourhood Plan Process and Preparation

The preparation of the Huntley NDP must follow a process set by government (Figure 1). The first stage in the process is designation.

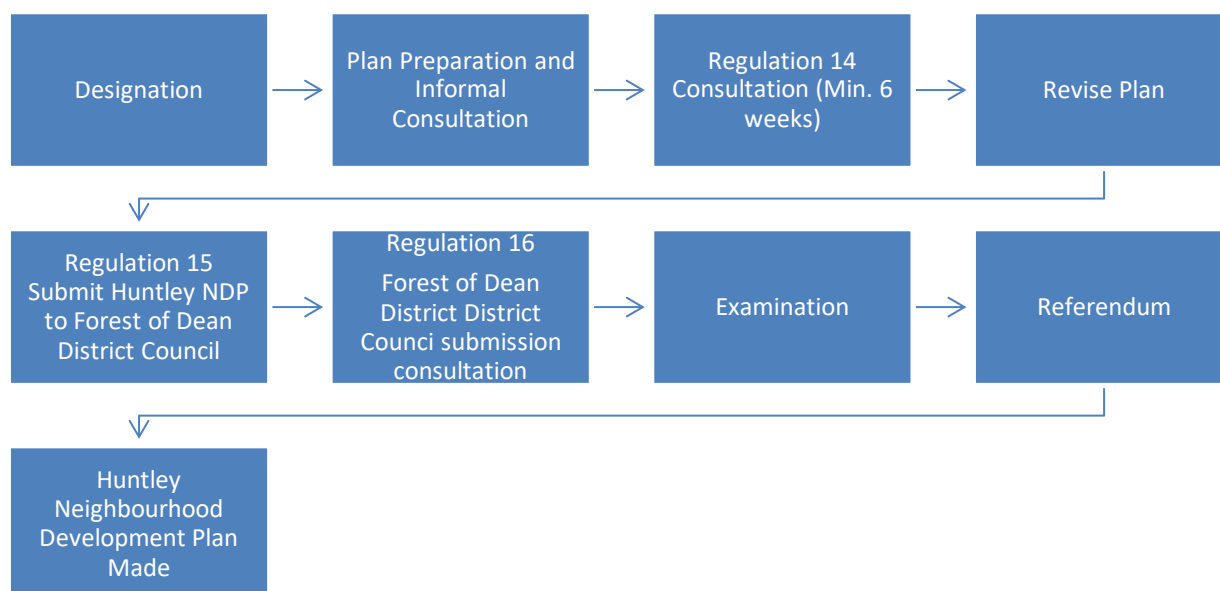


Figure 1: Neighbourhood Plan Preparation Process

Strategic Planning Context

NDPs must conform to national policies and advice such as the National Planning Policy Framework (NPPF) and other guidance including National Planning Practice Guidance (NPPG) and be in general conformity with the strategic policies of the development plan for the area, in this case the Forest of Dean Local Plan.

National planning policy is set out in the revised National Planning Policy Framework (NPPF) published in July 2021. The NPPF sets out the scope of policies that can be used in NDPs. These can be “more detailed policies for specific areas, neighbourhoods or types of development”, this can include “allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.” More specifically for neighbourhood plans the NPPF (para 29 and 30) states:

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Strategic Environmental Assessment / Habitat Regulations Assessment

The NDP must be screened for the purposes of Strategic Environmental Assessment (SEA) / Habitat Regulations Assessment. These screenings, undertaken by Enfusion and consulted upon with the relevant statutory bodies, have concluded there is no need for a full SEA or Appropriate Assessment. The assessment can be found on the Huntley NDP website (www.huntley-ndp.org).

Forest of Dean Local Plan

Following its adoption in February 2016, the Forest of Dean Local Plan provides the local strategic planning context. The Local Plan is underpinned by policies set out in the Core Strategy Plan published in 2012 and the Allocations Plan which was adopted in 2018.

This NDP has been prepared to be in general conformity with the strategic policies of the Forest of Dean Local Plan and aims to supplement the Forest of Dean Local Plan by:

- Providing a vision for the future of the parish. This is a broader community-based perspective than one relating simply to the development and use of land.
- Setting out planning policies that are additional or supplementary to those in the Local Plan Core Strategy. These will be used to help determine planning applications in Huntley.

The Forest of Dean District Council has commenced a review of the Local Plan, including the Core Strategy and Allocations Plan. This is in line with national requirements that local plans should be updated every five years. The Huntley NDP has been prepared to take account of the current Forest of Dean Local Plan and will be updated within 6 months of the adoption of the new Local Plan.

Huntley Neighbourhood Development Plan

Huntley Parish Council applied to the Forest of Dean District Council (FoDDC) in June 2021 for the parish of Huntley to be designated as a Neighbourhood Area as the basis for a NDP. The area was designated by the FoDDC on 7 October 2021

The boundary of the Neighbourhood Area is contiguous with that of the parish boundary of Huntley. The designated Neighbourhood Area is shown in Figure 2.

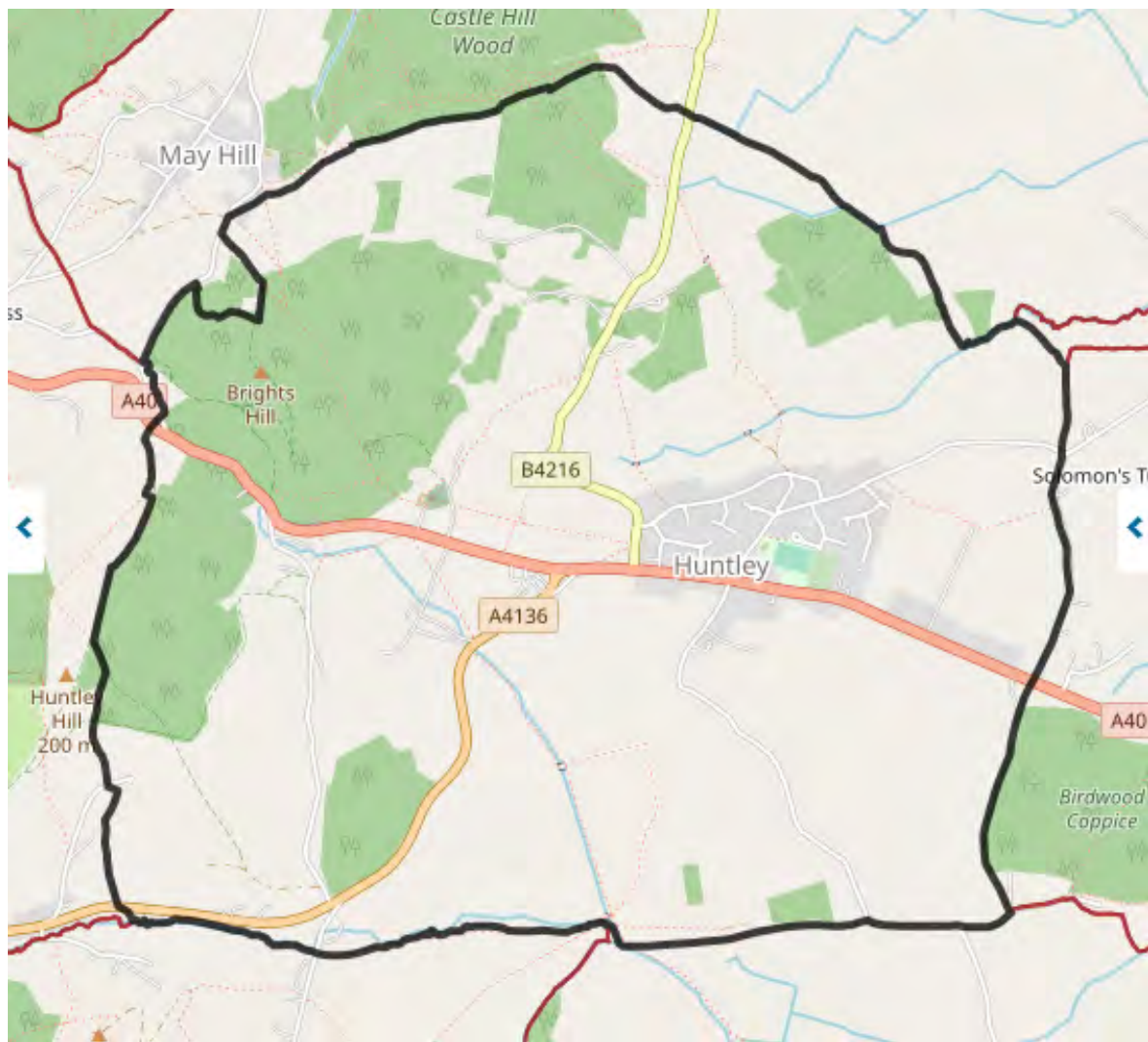


Figure 2: Huntley Parish and Neighbourhood Development Area (Source Gloucestershire County Council)

The Forest of Dean District Council has produced an Allocations Plan as part of the Forest of Dean current Local Plan and this includes a policy map for Huntley. The Allocations Plan includes a tightly drawn settlement boundary within the parish, a site allocation for up to 12 dwellings adjacent to The Poplars, old Golf Course car park (shown in Red) and several Important Open Areas (shown in Green).

The Important Open Area (IOA) shown in the bottom right-hand corner, is adjacent to The Fairways development. A planning application for one dwelling and integral garage was granted planning permission on appeal (P0741/13/OUT). This IOA will be removed from the updated Allocations Plan.

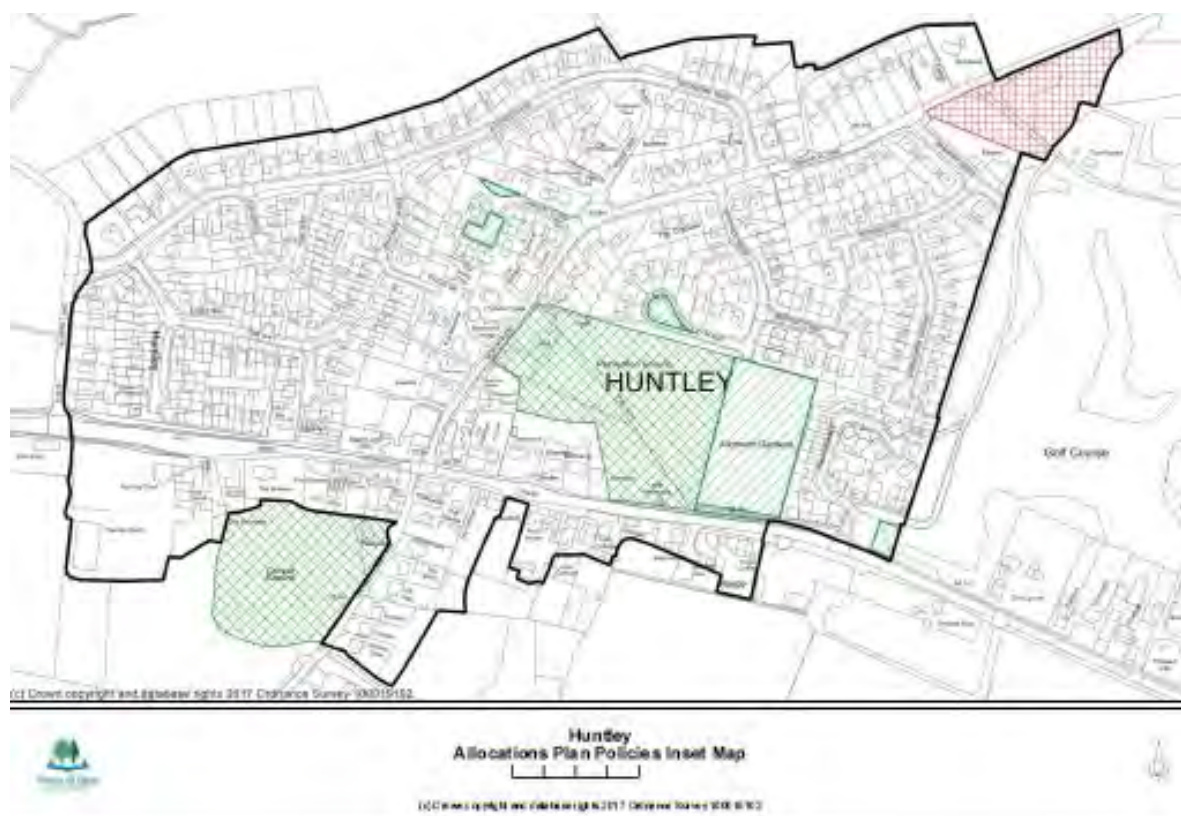


Figure 3: Huntley Allocations Plan (source Forest of Dean District Council)

To progress the NDP through the process, a steering group (comprising of parish councillors and residents) was established. The Huntley Neighbourhood Development Plan has been prepared following a series of community engagement and consultation activities (Appendix A) underpinned by a clear and robust evidence base of local opinion and technical resources. The NDP sets out a total of 19 planning policies to address local planning issues. The Plan period is 2022 to 2026.

A Portrait of Huntley Parish

Huntley is in the Forest of Dean, a small rural parish lying under May Hill approximately 8 miles west of Gloucester and 5 miles south of Newent. The parish, the suffix ley in its name denoting a woodland clearing, covers 577.98 hectares.

From the eastern side of the parish, which is fairly flat at 30m, the land rises to 200m on Huntley Hill in the west, and 170m on Bright's Hill in the northwest. There is a stream that runs through the parish starting at May Hill, running through Bright's Hill into Deep Filling, past Woodend to join Ley Brook in the south of the parish. Huntley Brook also runs through the parish, with two streams running from it. The top stream runs along Great Adam's Wood and down to Newent Lane in the West and the bottom part, along the fields North of Byfords Road and Tibberton Lane.

The village is surrounded by gently sloping fields and orchards, which provide an attractive setting. It grew up at the foot of the Forest escarpment at the junction of two important forest roads, the

Roman road from Gloucester to Ross on Wye (A40) and the Gloucester to Monmouth Road (A4136) which branches off the A40 northwest of the parish.

The old highway road to Newent (B4216) also branches off the A40 to the north of the parish. Grange Court Lane leads to Upper Ley and Lower Ley in Westbury on Severn and was the main route to Huntley Mill and the Grange Court railway station, whilst North Road became the main road to Tibberton in 1856.

This road network provides good access to nearby villages, towns and cities including Tibberton, Westbury on Severn, Newent, Ross on Wye, Mitcheldean, Cinderford, Gloucester, Cheltenham and beyond.

Huntley is mentioned in the Domesday book in 1086 where 4 villeins (feudal peasant), 6 boarders and a slave were working as ploughmen on the Huntley estate. Small cottages and farmsteads were established over the years, scattered throughout the rural areas or alongside the old Roman road through the village. A map showing the parish in 1840 is below.



Figure 4 : Map of Huntley, 1840 (British History Online)



After 1945, several small brick houses and bungalows filled empty sites along the A40 and covered fields to the north. The first council houses were built on North Road in 1952. In 1960s and 1970s small estates of houses, laid out in cul-de-sacs, were built east and west of North Road, and any remaining plots on the A40 were taken up by houses or bungalows.

The parish has a range of heritage assets due to its long history as a settlement; the majority being Grade II listed dwellings, barns and other outbuildings. The only remaining medieval buildings are the church tower and the base of a medieval cross near the junction of the A40 and North Road, which serves as a marker for the centre of the village.

Early employment within Huntley was woodland management and pastoral farming, with sheep and cattle for food and wheat being the main arable crop. Orchards for apples and pears were plentiful within the parish. Timber nurseries were created on Rotterins (later Cherry Wood), the Plaintains and Broomhill. These were mainly oak but also fir and larch, plus willow for cricket bats.

By 1866, the wheat crop was still the main crop, but turnips and legumes were also grown. Dairy farming was the key income and arable land started to be turned into grassland for the dairy herds and sheep. By 1926 the number of orchards had increased, and the apples and pears were being supplemented by plums. Large quantities of cider and perry were produced, and after the First World War, a factory was built in Deep Filling and brought apples from local farmers and delivered cider in barrels and bottles all over the county. By 1956 there were over 270 acres of orchards (apples, pear, cherries) and 79 acres for blackcurrants and soft fruit cultivation. Dairying and livestock farming was still a major source of income. Fruit farming decreased in late 20th century, especially as many of the trees and fruit bushes were grubbed out to create a golf course in 1996.

By the mid-1800s, tenants of Huntley were taking advantage of the custom provided by travellers on the Gloucester to Ross on Wye road, leading into Herefordshire and South Wales. Many tenant set up businesses alongside the road and, in 1851, there was a variety of trades being offered including a wheelwright, blacksmith, carpenter, stone mason, plumber, glazier, hat maker, saddler, shoemaker, tailor, butcher, weaver and distiller. A post office opened in 1856.

Today, there are only a few businesses within Huntley, including motor mechanics, petrol station and community shop, butchers, hairdressers, timber merchant, care home, garden centre and a public house. An industrial estate opened in 2021 providing further local employment opportunities.

Levels of economic activity of residents in 2015 were lower than in Gloucestershire. For those in employment, the agriculture services had the greatest focus (31.3%), followed by Professional, Scientific and technical (13.3%, and Construction (10.8%) (source ONS).

The Parish has no supermarket shop or post office, although there is a shop co-located with the petrol station and a mobile post office. There is a village hall, St John the Baptist Church and the local school. Access to a wider range of shops and other facilities is available in the nearby towns

of Newent, Ross on Wye, Mitcheldean and Cinderford. Gloucester is the nearest city to which residents travel for higher order shopping, leisure and employment.

In 1857, two pieces of land were assigned to the churchwarden and overseer as part of the Enclosure Act 1857. This land was provided for use as a recreation ground and allotments gardens for the poor. A parish council was first elected in 1894 and its main business was the management of the recreation ground and allotment gardens.

Huntley Parish Council cannot sell, use or dispose of land which was acquired for use as an allotment without the consent of the Secretary of State for Environment, Food and Rural Affairs. The Secretary of State can only give consent if s/he is satisfied that adequate provision will be made for allotment holders displaced.

Population growth in Huntley was slow for over 400 years until 1970s when it rose rapidly due to new building in the village during 1960s and 1970s.

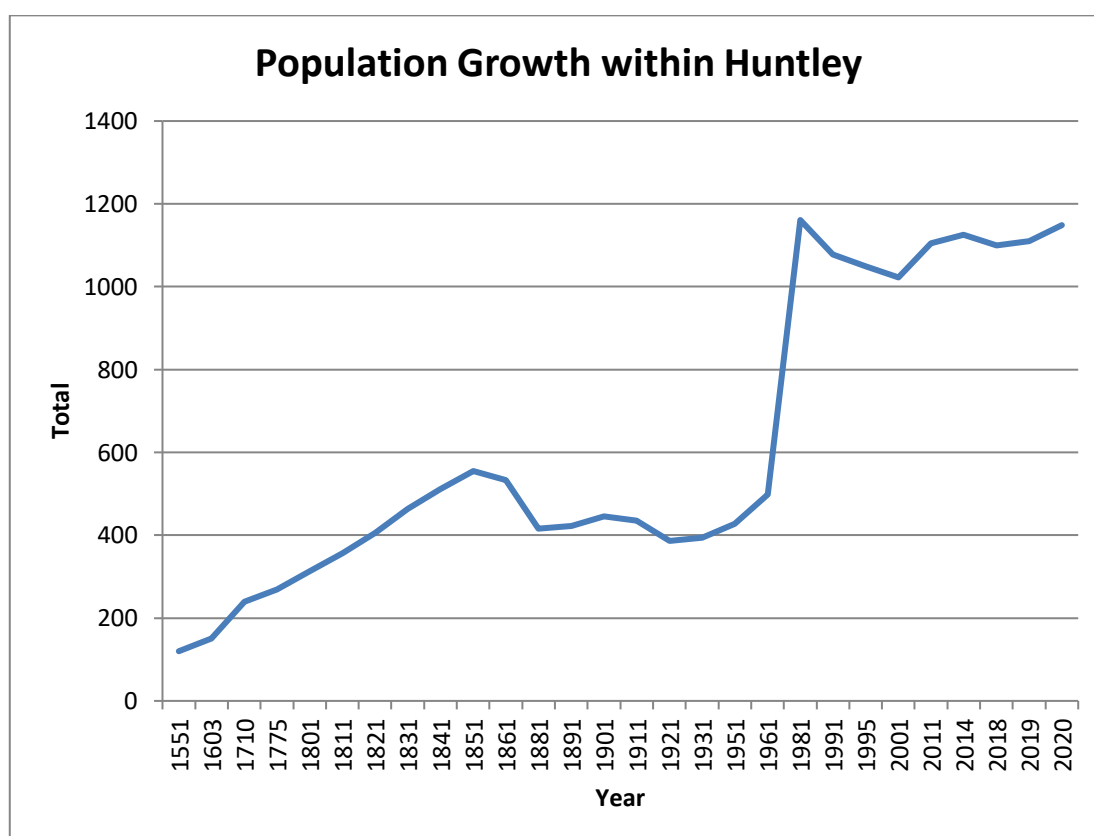


Figure 5: Population growth within Huntley (Sources Census, History Online, ONS)

The population split between male and female, has remained fairly static for over 220 years with the average percentage split of 49.4% male and 50.6% female.

A split of the population by age groups gives an indication of the percentage of non-working (0-15 years and over 65 years) to working population and indicates which services and facilities maybe required.

	Huntley			Gloucestershire
	2011	2014	2018	2018
0-15 years old %	15.4	16.2	16.1	17.8
16-65 years old %	58.1	54.7	52.6	61.9
Over 65 %	26.5	29.1	31.3	20.3
Total % working age	58.1	54.7	52.6	61.9
% non-working	41.9	45.3	47.4	38.1

Table 1: Population split between working and non-working age within Huntley compared to Gloucestershire (source Census, ONS)

There is a higher percentage of non-working age than Gloucestershire which reflects the higher population ratio of the over 65s in Huntley. The percentage of the over 65s has been increasing year on year but the percentage of under 16s has remained static.

Within Huntley, there is an almost even split of non-working age compared to working age, and indicates that the priority for enhanced or new services and facilities should be the same for the 0-15 and 65+ age groups as the 16-64 year old groups. However, the type of services and facilities required by these 3 age groups could be very different.

Most of the population have lived in Huntley for 15 years or more, with some people having lived here for the majority of their lives.

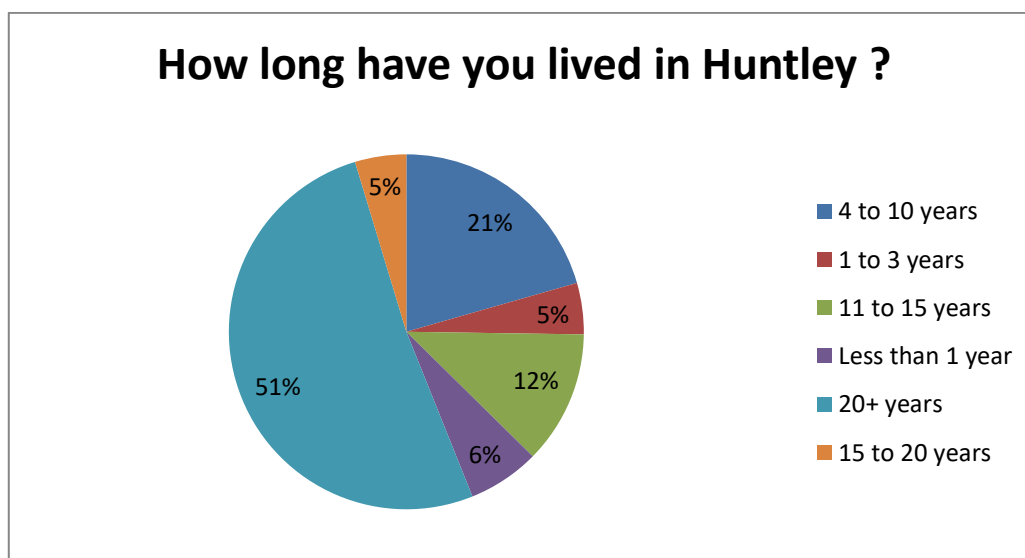


Figure 6: Length of time residents have lived in Huntley (source Huntley community survey)

Pensioners without access to a car have a greater need for services. In 2011, 9.1% of pensioner household had no access to a car or van. They are therefore reliant on friends and family or public transport to be able to access services and facilities such as the doctor’s surgery, hospital or supermarkets.

The main public transport provision is from Huntley to Gloucester, Cinderford and Ross on Wye with services seven days a week, which although regular, is not very frequent. There is a Community Transport bus which runs to Newent twice a week and a bus to Much Marcle which also runs twice a week and is operated by Newent Shuttle.

The area is crossed by numerous rights of way (footpaths and bridleways) giving access for local use of the open green spaces and travel to the local primary school. Older children attend Dene Magna School in Mitcheldean, Newent Community School in Newent, the grammar schools in Gloucester or John Kyrle High School in Ross on Wye.

The 2011 Census identified 474 dwellings that are permanently occupied and 26 dwellings that were vacant, second homes or rented out as holiday homes. Of these 474 dwellings, 82% were owner-occupiers, 5.7 % were socially rented, and 11.3% privately rented.

Detached house or bungalow	Semi Detached house or bungalow	Terraced	Purpose built flat	Flat in converted house	Flat in commercial property	Caravan/Temporary dwelling
335	122	26	8	7	1	1

Table 2: Dwelling type break within Huntley parish (source census 2011)

The households recorded in the 2011 census can be broken down:

- 32.4% consist of a household all aged over 65.
- 8.9% consist of one person age under 65.
- 6.8% are lone parents with dependent children.
- 49.8% of households are married/cohabitating couples with or without children.
- 2.1% other

Huntley Vision, Aims and Objectives

People of all ages value Huntley’s rural village character and do not want new development to undermine it. They want better community facilities in the village, appropriate new housing to meet local needs and improved local facilities.

At various community events and in the community survey, the residents were asked to write down what they liked about Huntley and what they disliked.

Top three things liked about Huntley were:

- Quiet, semi-rural location
- Surrounding countryside
- Ease of access to transport links

The top dislikes were:

- Traffic volumes, noise and speeds throughout the parish
- Lack of local facilities which means travelling to access them
- Lack of village community

The residents were asked what kind of place Huntley should be in 10 years' time. The top comments were:

- A semi-rural village that has grown slightly following a small development
- Thriving village centre with more local facilities and businesses
- Inclusive community, with facilities and activities available for all ages
- Reduced traffic volumes and speeds due to the management of traffic.

Children at Huntley Church of England School were asked to produce drawings of what they love about Huntley. They love:

- | | | |
|--------------------------------------|--|--------------------------|
| • School | • Countryside - | • Pub |
| • Recreation Ground
and Play Area | Forest, trees, hills,
fields, views | • Butcher's Shop |
| • Cricket Club | • Their house | • Peaceful |
| • Church | • Having their | • Nature and
Wildlife |
| • Footpaths | friends nearby | • Village Hall |



A Business Survey was carried between 3 February and 21 March 2022 to obtain the commercial view of Huntley, and a Housing Needs survey identified the current and future housing needs.

The vision for Huntley is:

Huntley will continue to be an attractive village with a strong historic character, an unspoilt rural setting and a range of high-quality homes fulfilling local needs, together with the infrastructure, public services and community facilities required to support this growth.

Development will occur with the minimum of intrusion on the existing surrounding green space resulting in a healthy, safe and pleasant environment for its residents to live, learn, work and play in.

The Neighbourhood Plan contains strategic aims for Huntley based on the main issues which the parish faces, relating to the subjects of housing, community facilities, transportation, green space, the historic environment, and employment. Each strategic aim has a corresponding set of objectives, which provide more specific and measurable actions to achieve the aims. This is supplemented with a policy framework to guide the development necessary to deliver it.

Aim	Aim Description	Objectives
Housing Mix and Need	To provide new housing which satisfies local strategic growth requirements, fulfils local needs and utilises the opportunities offered by new development to provide and improve community facilities, transport and other infrastructure needed in the village.	<ul style="list-style-type: none"> • To provide the amount of housing required by the Forest of Dean Local Plan. • To provide the type and size of housing required to meet local needs and are suitable for people of differing incomes at various stages of their lives.
Built Environment	To protect Huntley from inappropriate development by ensuring that all new developments, conversions and extensions are proportionate in size, well designed, complement and enhance the rural character of the parish.	<ul style="list-style-type: none"> • To ensure that each new development is of a size, scale, density and design which will protect and enhance the rural setting of Huntley. • To ensure that any new housing development is located at sites that will result in minimum intrusion into the countryside. • To ensure that new housing developments incorporate appropriate areas of green open space to complement the rural setting of the village.
Community facilities	To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Huntley.	<ul style="list-style-type: none"> • To utilise funds secured through new development to make appropriate improvements to community and recreational amenities.

		<ul style="list-style-type: none"> • To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed. • To ensure facilities required by a thriving local economy are provided without damaging the village feel. • To ensure change of use of the local community and recreational facilities to non-community use is only permitted when it can be demonstrated that the existing use is no longer economically viable.
Natural Environment	To protect and enhance the semi-rural setting of the village and its natural environment and to minimize the environmental impact of new development.	<ul style="list-style-type: none"> • To retain and enhance publicly accessible open spaces around the village. • To ensure that the settlement of Huntley does not merge with neighbouring villages. • To preserve and enhance areas of wildlife interest and natural habitats. • To ensure that new development does not have an adverse environmental impact. • To conserve the historic character of Huntley. • To ensure that new development is designed to adapt to climate change.
Transport and Infrastructure	To ensure the provision of improved infrastructure in line with new development, including roads, pavements, public transport, cycle and pathways, the sewage system and surface water drainage.	<ul style="list-style-type: none"> • To ensure new development provide footpaths and cycle tracks for residents to travel between their homes and local transport, schools, businesses and community facilities. • Maintain the existing system of footpaths and cycle ways and seek to extend and improve these green links for the current and future population. • To support improvements to public transport so that

		<p>residents have less need to use private motor vehicles.</p> <ul style="list-style-type: none"> • To address traffic issues including the speed of vehicles through the parish, the effect of noise on amenity and the need for a safer environment for all residents. • To ensure new development has adequately planned for extensions to the local sewage system.
Economy Aim	To ensure that Huntley has a vibrant and diverse economic make up, appropriate for its size and rural location, providing opportunities for local people to find local employment.	<ul style="list-style-type: none"> • To support appropriate small-scale employment development which provides local jobs. • To safeguard existing employment sites by refusing change of use unless it has been proven that it is uneconomically viable, or better provision is made in an equally or more accessible location. • To facilitate access to both high-speed broadband and reliable mobile phone coverage
Tourism	To provide opportunities for small scale tourism facilities to increase both the local and wider Forest of Dean economy.	<ul style="list-style-type: none"> • To support appropriate high-quality tourism businesses to increase local economy. • To support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities.

At the heart of the planning system is the achievement of sustainable development. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. The NDP will play an active role in guiding development towards a sustainable solution.

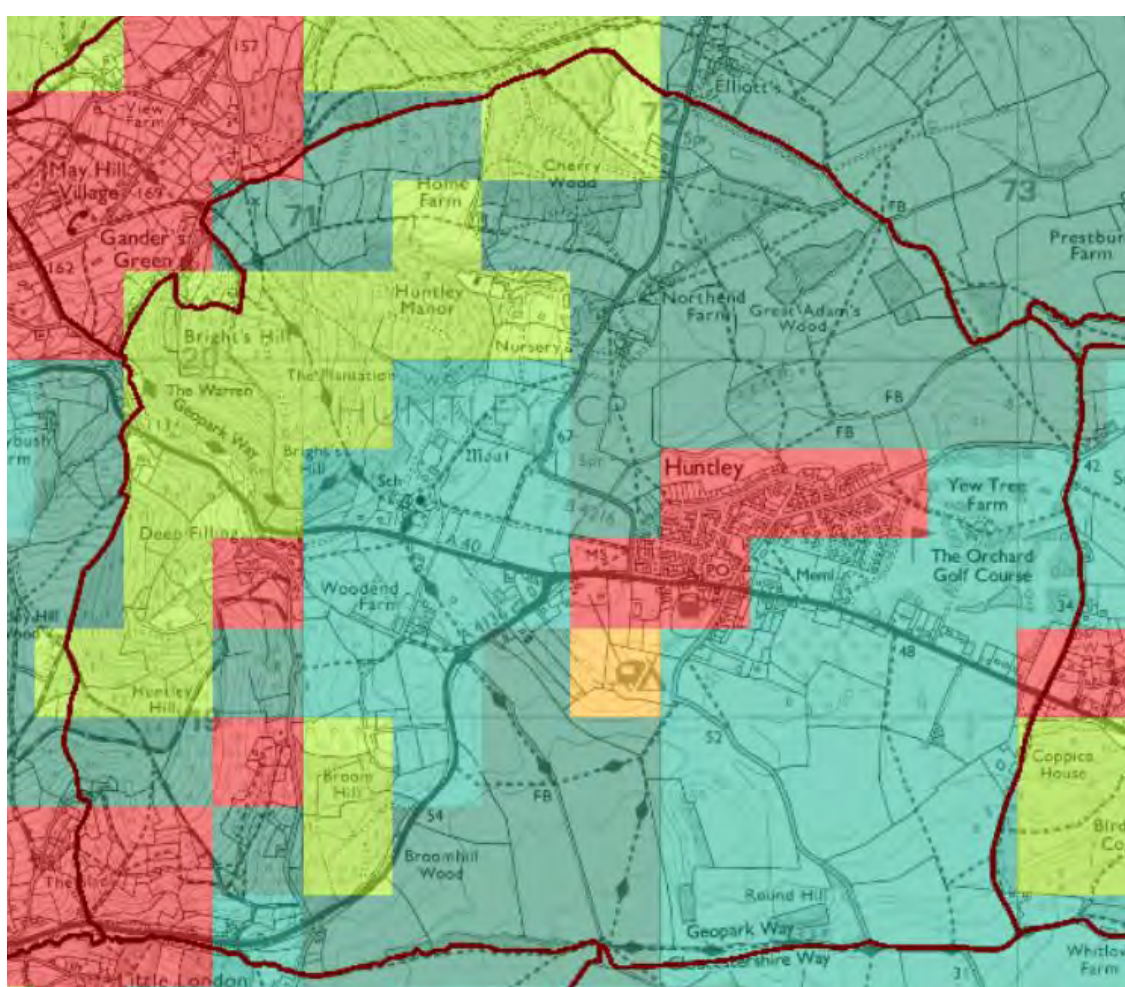
Some development proposals may entail a mix of gains and losses when assessed against the vision and its supporting aims, objectives and policies. Planning decisions will need to balance such impacts against each other in considering how individual projects contribute to sustainability, considering the character, needs and opportunities of the parish.

Huntley Neighbourhood Development Plan Policies

This section of the NDP introduces the planning policies. Each policy is set out under the corresponding NDP aim and objective and is accompanied by supporting evidence. The Huntley NDP should be read as a whole and alongside the Forest of Dean Local Plan.

The NDP is a planning policy document, which, on its own it will not lead to the positive changes set out in the Vision, Aims and Objectives. These changes will come about through the actions of private owners and developers, public agencies (including the parish council) and the actions of individual homeowners.

The Figure below shows how the policies within this NDP will help to protect the parish. Policies include the protection of ancient agriculture land, recreation, settlements, woodland and forestry.



- Enclosed Agriculture (Typically Ancient Form)
- Enclosed Agriculture (Typically Modern)
- Recreation
- Settlement
- Woodland and Forestry

Figure 7: Huntley Policies Map (Source Natural England)

Policy HM1 – HM2 - Housing Mix and Need

At the strategic level the use of Settlement Boundaries is a key policy tool that seeks to ensure new development is concentrated in the most urban areas and larger villages, and that open countryside is safeguarded where possible.

For Huntley, this strategic approach directs new development to within the Settlement Boundary in a way that helps to maintain Huntley's sustainable size and pre-dominant linear form. The Settlement Boundary is shown in the Allocations Plan issued by the Forest of Dean District Council and shown in Figure 3 within this document (on page 7).

Huntley is identified as a service village in the Forest of Dean 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.

The Forest of Dean Allocations Plan sets out that Huntley will see limited change over the plan period (currently until 2026) and allocates a site at the Poplars for 12 units, with planning permission granted for 11 units. This site is located in the old golf course car park.

The number of houses allocated by the Local Plan proposed for development takes into consideration NPPF para 54 and Strategic Policies CSP.5 to meet the anticipated local requirement for local led housing including affordable whilst minimising the impact of the new development on the surrounding rural environment. The new development at The Poplars will assist in providing Huntley's contribution towards the strategic growth required within the Forest of Dean.

Housing Mix

It is important to make sure that housing of the right kind is provided to meet the local needs. National policy requires that planning policies for rural areas should be 'responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services'. (NPPF para 78 and 79)

NPPF para 62 states that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

Local Plan Core Strategy policy CSP.5 recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities.

The Gloucestershire Local Housing Needs Assessment 2019 found that within the Forest of Dean, the tenure and size of additional units required to meet the predicted annual housing need is just over 7,000.

	Affordable Housing Need			Planned Affordable Housing	Planned Market Housing	Total
	Social Rent	Affordable Rent	Affordable Home Ownership			
1 bedroom	309	35	86	430	123	553
2 bedrooms	520	133	323	976	329	1305
3 bedrooms	223	95	292	609	3588	4197
4+ bedrooms	120	34	24	179	877	1056
Total Dwellings	1171	298	725	2194	4917	7111
	16.5%	4.2%	10.2%	30.9%	69.1%	100%

Table 3: Need for Affordable Housing (including households aspiring to home ownership) and Market Housing by property size within the Forest of Dean (Source: Gloucestershire LHNA)

Housing for Older People

Britain’s population is ageing with people living longer and healthier lives than previous generations. The older population (aged 60 or over) is forecast to grow to 17.6m by 2035 for the over 60s, and to 3.6m by 2035 for the over 85s (ONS).

Gloucestershire LHNA sets out the nature of older persons’ accommodation required in the Forest of Dean over the next 20 years.

		Gross Need 2021	Gross Need 2041	Existing Supply	Total Need
Sheltered Housing	Owned	1225	2172	134	2038
	Rented	613	1086	644	442
Extra Care	Owned	102	181	0	181
	Rented	51	91	94	-4

Table 4 : Predicted older person’s accommodation (source Gloucestershire LHNA)

The Planning Practice Guidance (PPG) recognises the importance of providing housing for older people and the PPG “Housing for older and disabled people” paper states: The future need for specialist accommodation for older people (e.g., sheltered housing, extra care, residential care homes) will need to be assessed.

It is widely recognised that many older households often occupy larger family housing, and this is particularly the case in Huntley. Table 5 identifies the number of spare rooms that older person households within the Forest of Dean had available to them at the time of the Census 2011. Whilst many of these households will choose not to move, around a quarter of older households nationally would move to another home if there was suitable housing available that met their aspirations in the right place. Many of these households would have considerable equity available

from the sale of their larger home, therefore affordability is far less of a consideration for this group.

Owned	
Two or more spare rooms	71%
One spare room	27%
No spare rooms	2%
Private Rent	
Two or more spare rooms	31%
One spare room	28%
No spare rooms	41%

Table 5: Occupancy for older person housing by tenure (Source Census 2011)

The Older People housing options are defined in the 2012 Housing Our Ageing Population report (HAPPI2) and the PPG on Housing for older and disabled people. The main types of specialist housing for older people are:

- Age-restricted general market housing suitable for people aged 55 and over and the active elderly.
- Retirement living or sheltered housing consisting of purpose-built flats or bungalows.
- Extra care housing or housing-with-care. These developments can be known as retirement communities or villages.
- Residential care homes and nursing homes.

Huntley has one residential care home, The Laurels, which caters for 11 residents. Coppice House is also in Huntley and provides accommodation for up to 12 men with learning difficulties, autistic spectrum conditions, Asperger’s Syndrome, Down Syndrome and complex emotional and behavioural needs.

Housing Tenure

In 2011 Huntley Parish had a total of 474 permanently occupied dwellings. The tenure of these dwellings is shown below.

Owner Occupied = 393			Social Rented = 27		Rented = 54	
Owned outright	Owned with mortgage or loan	Shared ownership	From Council/local authority	From housing association, charitable trust or social landlord	Private landlord or letting agency	Other Rented (relative or friend living in household rent free)
243	145	5	6	21	50	4

Table 6: Housing tenure breakdown within Huntley parish, 2011 (Source ONS Census 2011)

In comparison with the breakdown within the Forest of Dean district, Huntley has fewer socially rented properties, and more privately owned properties.

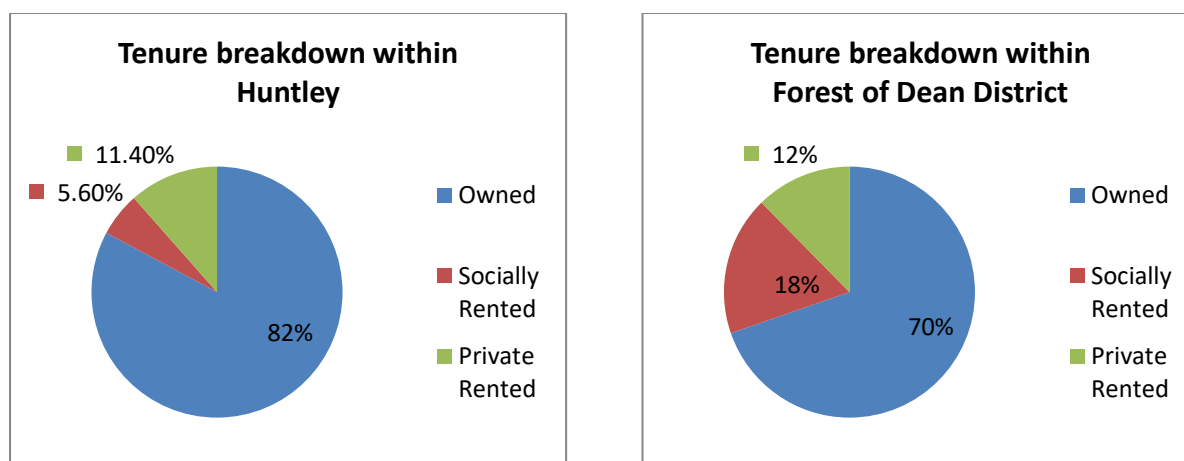


Figure 8: Housing tenure breakdown within Huntley parish compared to Forest of Dean district, 2011

Housing Stock

In 2011 there were 26 properties that were not permanently occupied, being second homes, holiday homes or empty, bringing the total of properties within Huntley parish to 500. Since the 2011 census, because of planning consent for new dwellings or conversions to residential dwellings, the total of properties (existing and approved development) as of August 2022 was 532 dwellings. See Appendix B.

The table below shows the current housing stock for Huntley, with the majority being detached properties.

Detached	Semi Detached	Terraced	Purpose built flat	Flat in converted house	Flat in commercial property	Caravan/Temporary dwelling
358	128	27	10	7	1	1

Table 7: Dwelling type break down within Huntley parish, 2022 (source Census 2011 and approved planning permissions)

The Forest of Dean Local Plan Core Strategy Policy CSP-16 allocated 0.7ha of land to provide up to 12 dwellings and associated open space on land off Tibberton Lane, Huntley. This area of land is known as Land adjacent the Poplars, Huntley (AP87) and is located in the old golf course car park. A planning application for 11 dwellings was approved in April 2021. The housing split is as follows:

Dwelling	Number of Unit	Type
2-bedroom house	1	Affordable Rent
2-bedroom house	1	Affordable Home Ownership
3-bedroom house	6	Open Market
4-bedroom house	1	Open Market
1 bedroom flat	2	Affordable Rent

Table 8: Dwelling type and tenure planned for land adjacent to The Poplars (source: Forest of Dean Planning Portal)

Housing Need

To capture the local housing needs in Huntley, a Housing Needs Survey was carried out between 3rd February and 21st March 2022. The aim of the survey was to collect housing information to determine future local housing needs.

The survey was an online form with hard copies on request. The survey allowed multiple submissions for those with more than one housing need within their current household. The survey was publicised locally through various means, including posters and flyers being delivered to every household and across social media. A copy of the survey form and the results can be seen at Appendix C.

Recipients were requested to consider whether ‘your household as a whole, or anyone in your current household, expect to need to move within Huntley within the next 5 years’.

Households with a specific housing need were requested to complete and return the survey form, which asked for specifics of the need and details of the household in need. Respondents were assured that any information they disclosed would be treated in strict confidence.

This provided a snapshot in time and identified new households that may need housing within the next 5 years. It was established that 13 households need housing locally, with 66 households on the FODDC housing register who have indicated Huntley as an area of preference in which they are seeking affordable housing. Of these 66 households, there are 7 who are identified as having a local connection to Huntley. As these are in addition to the findings of the survey, there appears to be a need for a minimum of 20 new homes to meet the current housing need.

The type and tenure of the dwelling stock identified from the survey is below. In addition, of the 66 households currently on the FODDC housing register, 51% require 1 bed accommodation. Of the 7 households who have a local connection, 5 require 1 bed accommodation.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
1 bed house/flat			5	
2 bed house	6	2	3	1
2 bed bungalow	2			
3 bed house	2	1	1	1
4 bed house	1			

Table 9: Housing needs type and tenure identified from survey and housing register.

The community consultation in August 2021 and the Community Survey both identified a desire for two- and three-bedroom dwellings to meet the needs of younger people and families. The provision of suitable housing for older people will allow existing residents to stay in the community, enabling downsizing and so release existing homes for family occupation.

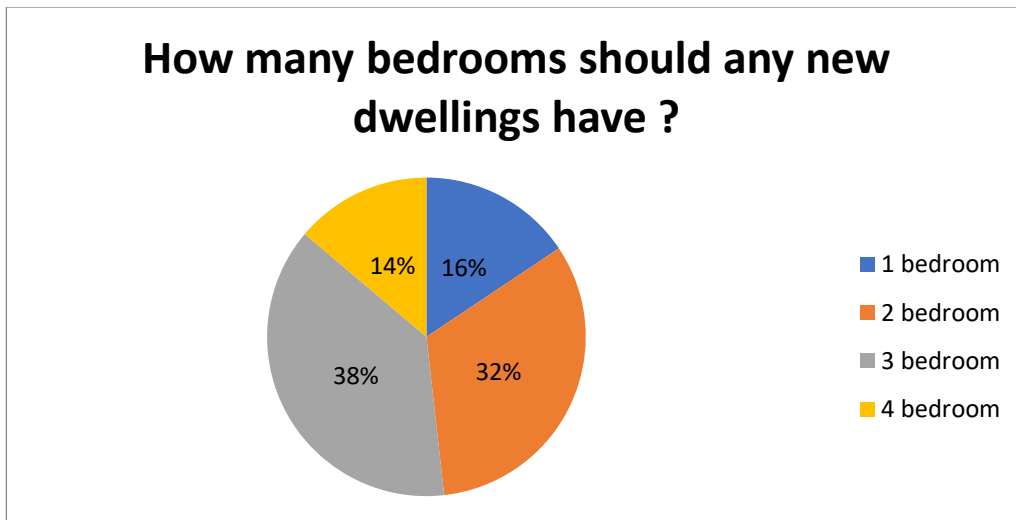


Figure 9: Size of new dwellings in Huntley (Source Community Survey 2022)

The percentage of the population of Huntley has been ageing since at least 2011. The percentage of 16-65 year olds has been gradually reducing, whilst the percentage of over 65s has been increasing. This also manifests itself in the percentage of the working and non-working population, and therefore affects the affordability of housing.

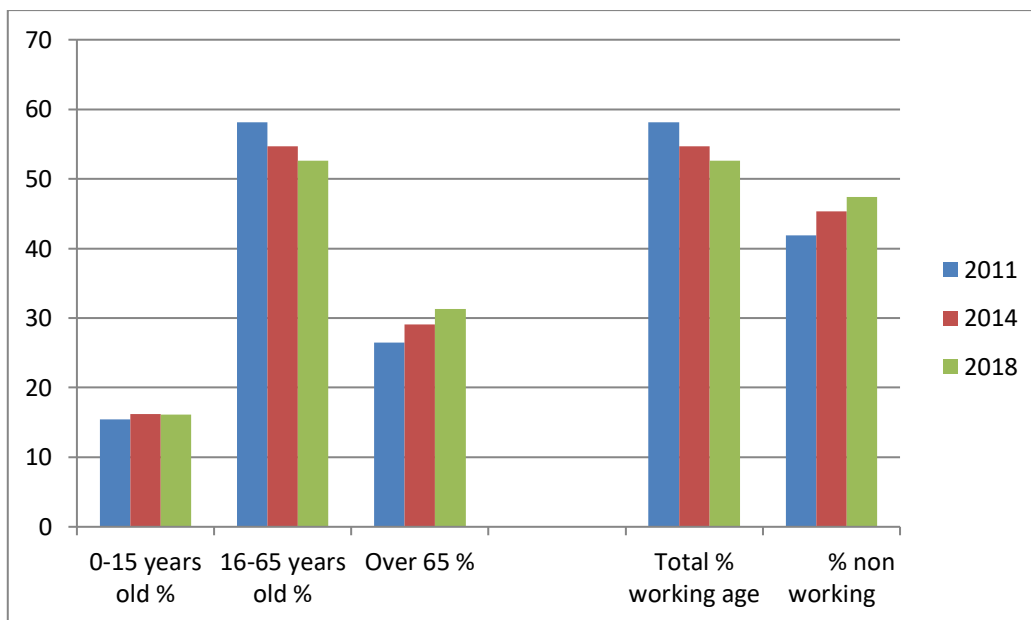


Figure 10: Ageing population within Huntley (source Census 2011 and ONS)

Affordability

The Community Survey and Housing Survey identified the need for affordable housing. The Affordable Housing Supplementary Planning Document (Feb 2020) stated that 40% of affordable housing should be provided on developments of 5 or more units, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.

New affordable homes are required within Huntley for two main reasons:

- Residents wishing to set up home or move to family size dwellings are on low or middle incomes and cannot afford to privately rent or buy market housing.
- The market does not provide the right type of accommodation for residents who are older or have a disability.

The average house price for the Forest of Dean was £357,354 (ONS July 22) compared to the average house price for England of £333,843 (ONS July 22). The average house price for Huntley was £338,500. (ONS July 22)

The average annual gross pay for the Forest of Dean was £31,356 in October 2021 (ONS).

A house costing £338,500 with a deposit of 10%, leaves a mortgage requirement of £304,650. A 90% loan to value mortgage for a single person with a gross annual income of £31,356 will be able to borrow £140,788. A couple with a joint income of £62,713 with a similar deposit will be able to borrow £297,882 and so may be able to afford a house in Huntley.

This would suggest that open market houses within Huntley are unaffordable for most residents and so affordable housing is their only route to home ownership.

From consultation, the local community have identified that affordable housing should, where possible, meet the needs of local people and allow them to stay in the village. However, FoDDC allocates affordable housing to those in greatest need and have a local connection to the Forest of Dean. The only time that a local connection can be applied to a parish is when the development is a rural exception site – sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints and are therefore an exception to policy.

Self-Build

During community consultations, a desire for self-build plots was raised. NPPF para 62 identifies that local planning authorities should plan for people wishing to build their own homes. The Housing and Planning Act 2016 (Section 2) places the duty on Forest of Dean District Council to provide enough serviced plots of land with planning permission to meet the demand for self-build and custom housebuilding and offer them to those on the self-build register.

Under Section 1 of the Self Build and Custom Housebuilding Act 2015, the Forest of Dean District Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land. As of October 2021, there were 81 households on the self-build register, and of these, 3 have expressed Huntley as an area of preference.

“Laying the Foundations – a Housing Strategy for England” (HM Government, 2011) allows developers working with a housing association to include self-build and custom-build as contributing to their affordable housing contribution. Therefore, self-build could either be market housing or affordable home ownership.

Policy HM1 New Housing within the Settlement Boundary

Small-scale housing development within the Huntley settlement boundary will be supported where:

- **The proposed development takes account of the density for the site concerned and its location within the parish (see Huntley Design Guide)**
- **Involves the sensitive conversion of existing redundant and vacant former agricultural or other buildings if applicable.**
- **Demonstrates that the development is of a type and size that positively contributes to meeting the latest assessment of housing needs as identified in the Local Housing Needs Assessment for the Forest of Dean and in the Huntley Housing Needs survey.**
- **Proposals for single storey and accessible dwellings will be particularly supported.**

Wherever practicable, development proposals should be on previously developed land, proven lower grade green-field land or on small infill sites.

Development proposals should respond positively to the contents of the Huntley Design Guide and Landscape Character Assessments to ensure that they respect the character of the local area.

All housing proposals should demonstrate that appropriate access and car parking can be provided, and that the provision of open space is included for each dwelling. The open space requirements must meet at least the minimum building specifications.

Any development over 5 units must provide 40% of the properties as affordable housing, and of the 40%, 30% should be affordable home ownership and 70% affordable housing to rent.

Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site and be designed to be indistinguishable from the open market units.

Proposals that seek to concentrate different types and tenures of dwellings into separate groups on a site will not be supported.

Development outside the Settlement Boundary.

There is limited 'in-fill' land available within the Settlement Boundary of the parish, therefore any new development to meet the current housing needs will require previously developed land or green field sites. The Settlement boundary as used in the Local Plan does allow some limited development outside of it.

Residents value the landscape of Huntley as shown by the community survey results where 90% felt that the retention of the landscape was a top priority. There needs to be a balance between creating new dwellings whilst retaining important views and amenity space.

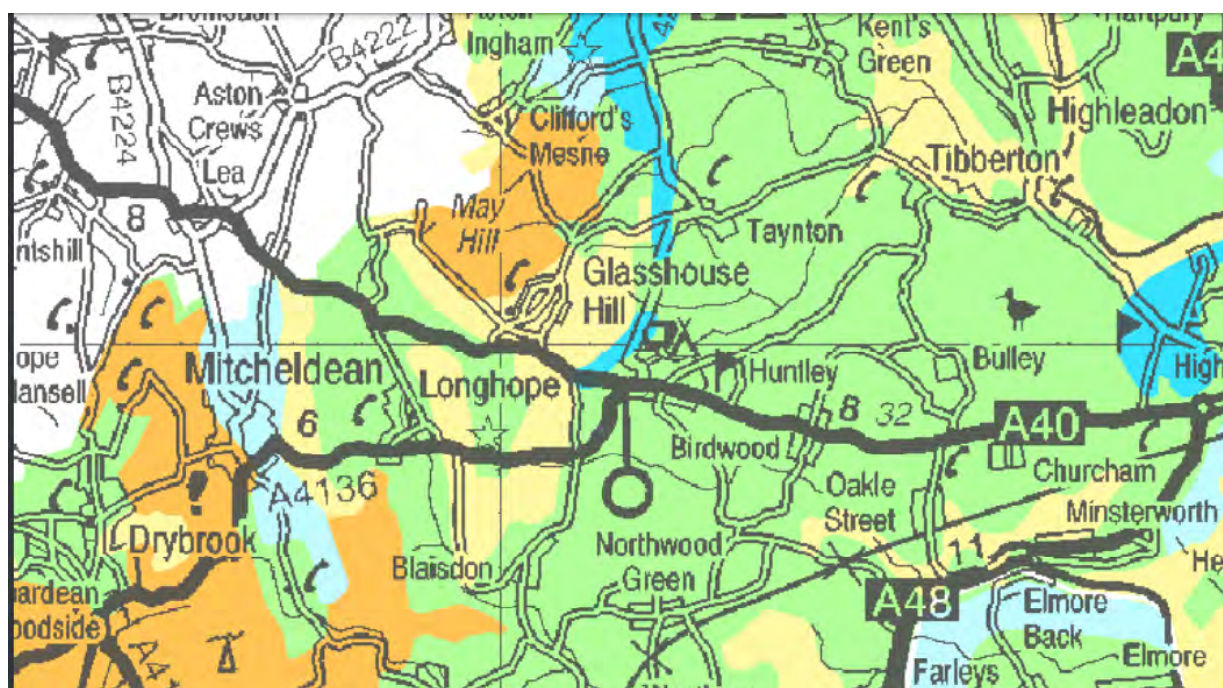
Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and

healthy living conditions (NPPF para 119). Where significant development of agricultural land is demonstrated to be necessary, Forest of Dean District Council should use areas of poorer quality land in preference to that of higher quality.

The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within planning proposals. It helps underpin the principles of sustainable development. The ALC is a basis for assessing how development proposals affect agricultural land.

The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a (see Annex 2 of NPPF). This is the land which is most flexible, productive and efficient and which can best deliver future crops for food and non-food uses. Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England; Subgrade 3a also covers about 21%.

The Ministry of Agriculture, Fisheries and Food (MAFF) classified all agriculture land from 1988. The land surrounding Huntley is graded as moderate (3b), with some areas of poor to the west of the parish around Little London, and a strip of excellent land by Glasshouse.



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Figure 11: Agriculture land classification for South West England, MAFF 1988

Strategic Housing Land Availability Assessment

In England, the National Planning Policy Framework (para 68) requires authorities to produce and update a Strategic Housing Land Availability Assessment (SHLAA). A SHLAA is a study of sites which have the potential of accommodating residential development. It identifies the site, the constraints, the likely number of dwellings, and determines when the land might be developed for housing.

SHLAAs are conducted across a Local Planning Authority area. It is a technical exercise to determine the quantity and suitability of potentially available sites, its purpose being to provide a robust indication of housing capacity to inform plan making and the identification of deliverability of a five-year supply of housing land.

The Forest of Dean District Council undertake an annual Call for Sites, which encourages landowners and other interested parties to provide information of sites for the SHLAA. Usually, information requested at submission relates to landownership and availability, any known constraints, proposed developments (and associated planning application references if available) and anticipated timescales for delivery. The 'call for sites' also ensures that the data is as up to date as possible as the status of sites can change over time. For example, a site might be withdrawn by the landowner or planning permission granted.

The Assessment will only consider sites which meet a set threshold in either dwelling capacity and/or size, with national guidance noting that a site should be capable of delivering five or more dwellings.

A SHLAA is not a site allocations exercise and does not mean that a site will be developed for housing. It includes sites that may already be under construction but have further dwellings to be delivered, those that already have planning permission or a resolution to grant planning permission. Also included are housing allocations in the Local Plan which do not yet benefit from planning permission and sites which do not yet have planning permission but have been identified by the authority or promoted by landowners, agents or developers, and are considered suitable for development.

An authority can use the same assessment process to consider opportunities for employment land. This is known as an Employment Land Availability Assessment (ELAA). The threshold for economic development should be sites of 0.25 hectares (or 500 sq. m of floor space) and above.

If the two assessments are combined, it would be known as a Strategic Housing and Employment Land Availability Assessment (SHELAA).

Areas within the Huntley parish have been identified in the current Strategic Housing Land Availability Assessment (SHLAA) . See Figure 12 below and Appendix D.

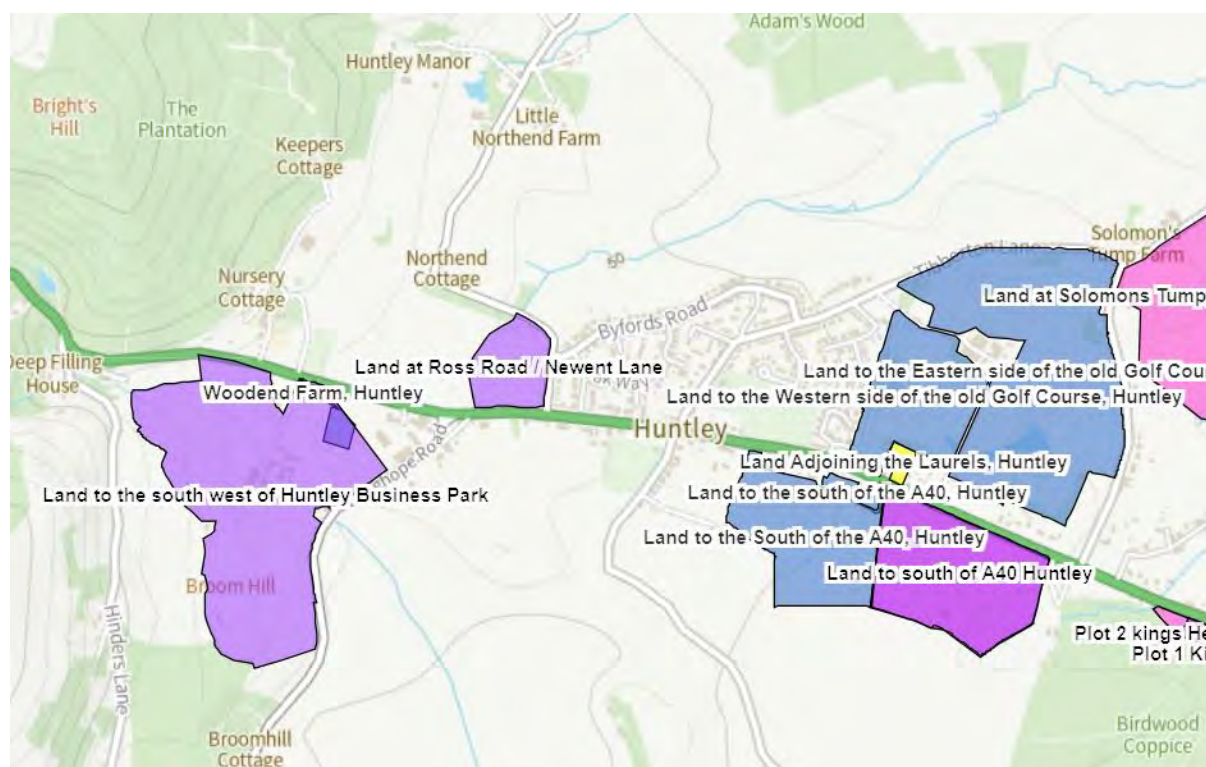


Figure 12: Potential development land identified within the SHLAA (source Forest of Dean District Council)

Huntley Parish Council has not included additional housing allocations in this NDP as the current Local Plan has already allocated the development at The Poplars. The current FoDDC Local Plan is being reviewed and it is not yet known if any housing development will be allocated to Huntley. Therefore, within 6 months of the new Local Plan being ‘made’, the housing policies and allocations within this NDP will be reviewed and updated to align with the new plan.

Policy HM2 New Housing outside the Settlement Boundary

Proposed housing developments outside the Settlement Boundary will not be supported (other than through National Planning Policy exceptions).

Policy BE1 to BE3 - Built Environment

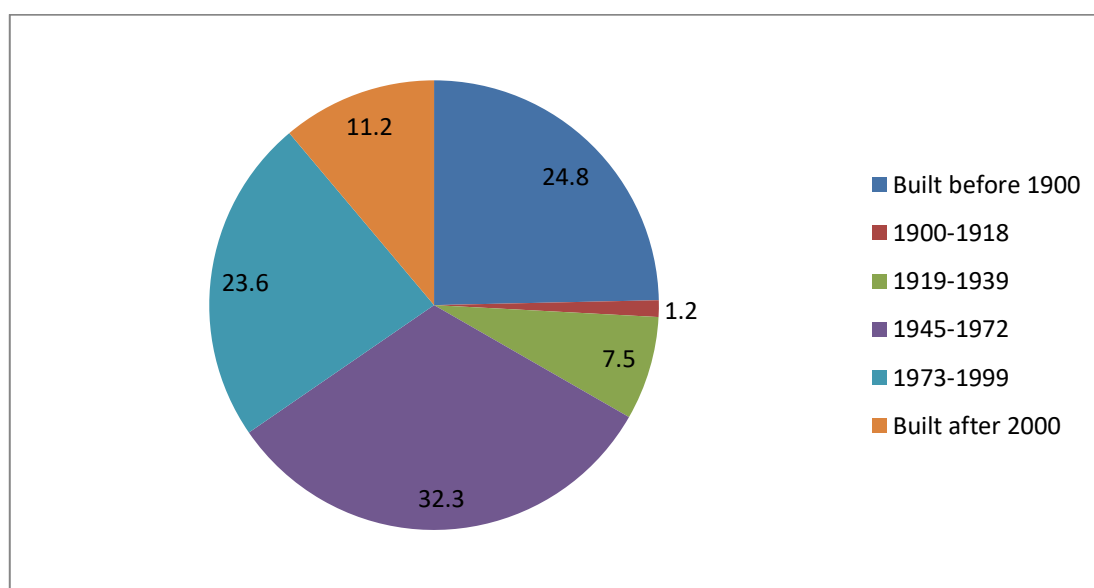
Historic Environment

The main road through Huntley has two separate rows of terraced houses that provide a traditional village feel and a pleasant landscape whilst passing through the village. These dwellings are interspersed with heritage assets such as the War Memorial and Village Stocks, as well as the local Butcher’s shop.



Conserving the neighbourhood area’s-built environment and heritage assets was strongly supported by residents in the Community Survey. Residents feel that the recent development at The Fairways is not in keeping with the local character.

Huntley has some houses that are over 125 years old, but the majority were built in the 1960s and 1970s.



Built before 1900	1900-1918	1919-1939	1945-1972	1973-1999	After 2000
126	6	38	165	119	57

Figure 13: Dwellings by age, source Valuation Office Agency (2020)

National planning policy and guidance and Local Plan Core Strategy CSP.1 Design, environmental protection and enhancement give an overall protection of the historic environment and requires that designated and non-designated heritage assets should be conserved in a manner appropriate to their significance.

Core Strategy CSP.1 states that ‘the design and construction of new development must 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- the impact on any protected sites (natural, historic sites and heritage assets should be considered.'

Huntley has 22 designated heritage assets within the parish mostly being Grade II dwellings. See Appendix E for the full list of designated heritage assets, with some of them shown below. There are no scheduled ancient monuments in Huntley.

The **War Memorial** in Huntley commemorates the residents who were killed or missing in World War I and World War II.

The **Old Rectory** is a timber framed, wattle and daub house built during the 16th Century. The front window was originally an oriel window and there is a coffin window inside the room behind this window.



St John the Baptist church is a stunning building with a separately listed organ that has undergone extensive refurbishment in recent years. The original 12th century church was demolished in 1861, except for the tower. The tower was restored, and a spire added when the new church was reconstructed in the Gothic style.

A Milestone can be found on the A40, 200 yds east of the junction with A4136, on grass verge outside the Forest Gate camping and caravan site. It is a carved stone post erected by Over (District of Hereford & Gloucester) turnpike trust.



Non-designated heritage assets

There are many other buildings, structures, and historic designed landscapes with no statutory protection which the community considers important and that make a valuable contribution to Huntley’s local history. Such non-designated heritage assets can be a consideration in planning matters because of their heritage interest even if they do not meet the criteria for designated heritage assets as defined by NPPF Annex 2.

The Parish Council will seek the inclusion of these buildings and features on the District Council’s Local List of non-designated heritage assets, in line with the guidance set out in the Local List Supplementary Planning Document.

The residents of Huntley have identified the following during consultations and the Parish Council have confirmed them as meeting the criteria for non-designated heritage assets:

Old Police Station, North Road, Huntley. This closed as a police station in 1966.

The Gate House, Broom Hill, a former road toll house on the junction of the A40 and A4136. A two-storey building of render with a slate roof, in a design referred to as octagonal. Erected by Huntley & Mitcheldean Turnpike Trust in the 19th century and is now a private dwelling with only minor changes to the original toll house structure. This cottage has been recognised by the Milestone Society National.



Ivy Cottage, Main Road, built in the 17th century with the timber frame infilled with both wattle and daub and brick.



Ivydene House

One of the village's timber-framed houses, Ivydene House, was built in the early 18th Century and was an early encroachment on the edge of Huntley Common (shown on the right below).



Policy BE1 – Historic Environment and Non-designated Assets

Development proposals should ensure that the historic environment of Huntley is respected.

The Plan identifies the following non-designated heritage assets:

- Old Police Station, North Road
- The Gate House, Broom Hill
- Ivy Cottage, Main Road
- Ivydene House, North Road

In proposals affecting heritage assets, non-designated heritage assets, and historic features on buildings, period features and original materials should be preserved where possible, repaired if necessary and incorporated back into the development.

Proposals in the vicinity of heritage, non-designated heritage assets and archaeological sites should respect the setting of those assets.

Proposals which would directly or indirectly affect non-designated heritage assets will be assessed against the scale of harm or loss and the significance of the asset.

Development proposals which would have an unacceptable impact on the setting of a heritage asset will not be supported.

Building Design

Given the importance of design, character and identity to local people, the NDP is supplemented by the Huntley Design Guide which was produced by AECOM on behalf of the NDP Steering Group. The Design Guide sets out the historical development of Huntley, describes the built form of several identified character areas ('Sub Areas') and identifies important open spaces and views.

The Huntley Design Guide also provides a set of key design elements to consider when assessing a proposal. These guidelines include:

- Pattern and layout of buildings
- Heritage assets
- Views and landmarks
- Building line and boundary treatment
- Building heights and roofline
- Building modifications, extension, and plot infill
- Architectural details
- Materials and colour palette

The community survey identified the most favoured objectives for a development design:

- The design needs to be sympathetic in size, appearance and materials to surrounding properties.
- Provide off road parking for a minimum of 2 cars.
- Maintain a suitable dwelling to dwelling distance consistent with adjacent properties.

- Maintain a green space between developments.
- To be of innovative design to maximise energy efficiency.
- Include community facilities currently missing from the parish.
- Provide a community green space to act as the ‘centre’ of the village.

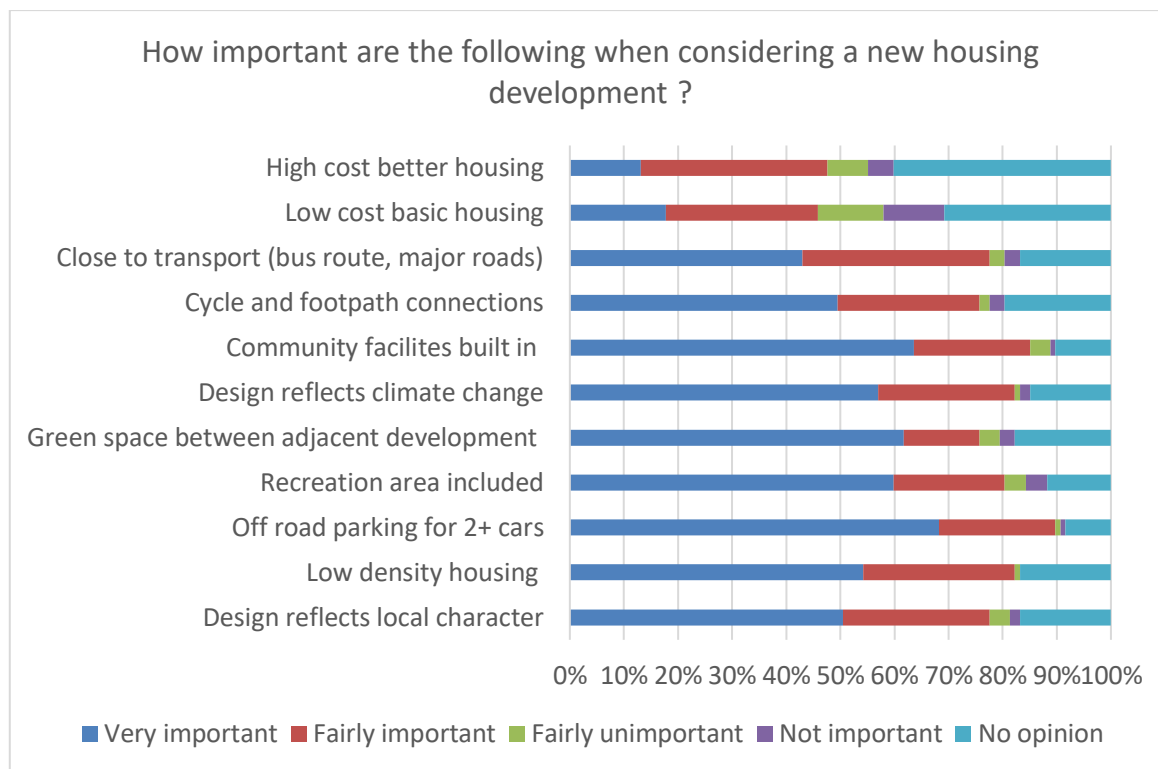


Figure 14: Community Survey results, Feb 2022

Residents also raised the following aspects of any development:

- Minimising the impacts of additional road traffic, noise and light pollution
- Retain and incorporate features of amenity and biodiversity value, such as mature trees, ponds, hedgerows, and incorporate new provision for wildlife.
- Boundary fences/walls should have 13cm square holes to enable hedgehogs and other wildlife to travel through gardens / residential spaces.
- Create a healthy, safe, physically, and visually attractive environment that promotes social interaction, physical activity, public amenity space and opportunities for community food growing.
- Incorporate sustainability measures, including renewable energy and charging points for electric vehicles.
- Design community buildings and places that are accessible to all, including people with disabilities, older people, children, and those with children.
- Provide well screened community recycling facilities.

Policy BE2 – Building Design for New buildings and Extensions

Development proposals should respond positively with CSP.1, CSP.2, CSP.3, the latest Forest of Dean Council Residential Design Guide and supplementary design guides, e.g., Residential Design Guide of Alterations and Extensions and the Huntley Design Guide.

Development proposals should be sited and designed to respect the identified significant views which are locally valued, and which make an important contribution to the neighbourhood area's landscape character.

Development proposals should take account of the following design principles:

Plot and Density - Existing proportions of space, plot division and density should be respected. The Huntley Design Code describes the plot and density for each local character area. Based on existing built form this would be 20dph for built-up areas and no more than 12dph within rural locations.

Heights - The height of any new building should respect the height of surrounding buildings.

Scale - Most of the buildings in Huntley are of a semi-rural domestic scale and mass. Proposals for new dwellings or extensions which result in dwellings of 5-bedrooms or more will only be supported where the character of the immediate locality will not be unacceptably affected.

Materials – Utilise local materials where possible, preferable recycled or re-use of existing materials. Colours and texture should reflect those in the immediate locality. Alterations to existing buildings should seek to use the same materials as the original building as far as practicable.

Local building details – Key architectural details such as chimneys, porches, windows and brickwork should be retained where possible, and, where appropriate, be reflected in new extensions or new development.

Boundary – Boundaries should respond to local character. In some cases, enclosure is appropriate, in others an open character should be maintained. Off street parking should be provided to the most up to date standards required by the District Council and should be to the rear or side of the property.

As appropriate to their scale, nature and location development proposals should demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Sustainability and Biodiversity

The residents are keen to reduce the amount of carbon emissions generated within Huntley to improve health and quality of life, and address climate change.

Over 60% of respondents to the community survey favoured design that reflects climate change, in particular renewable or low carbon energy initiatives by private individuals. There is support for solar or photovoltaic panels on roofs or at ground level, waterpower, ground source heat pumps and biomass where these were undertaken by individuals and do not impact the character of the area.

The four different elements of the policy are:

a) Renewable energy

Building renewable energy sources reduces reliance on fossil fuels, reduces carbon emissions, reduces heating costs and balances local supply with demand to increase local resilience. This NDP wants to encourage the adoption of renewable energy sources in all new builds wherever possible.

b) Energy Efficiency

Energy efficiency such as updated boilers, double / triple glazing and insulation improves comfort and health by warmer homes, reduces energy bills and fuel poverty. There is no mains gas supply in Huntley and so residents rely on oil, LPG, wood, coal or electric for their heating.

c) Sustainable living

Encouraging effective recycling and reducing plastic usage is an important way to reduce landfill and protect the local environment by limiting the amount of litter which is visible on verges. This is important both from an environmental point of view in terms of harm caused to wildlife but also undermines the parish's desire to offer an attractive landscape for residents and visitors to the area. Living sustainably also involves supporting the local shops and maintaining their viability which helps to reduce food miles. The continued use of the allotments is encouraged.

d) Water Efficiency

It is important that new developments are built with water efficient design. The provision of potable water is an energy intensive process, and it has been shown that use of water within households forms a significant contribution to energy usage. Reduction in consumption in water, through water efficient design is therefore a significant contributor towards sustainability.

New development results in the need for an increase in the amount of water that needs to be supplied across the region. New developments have a role to play in protecting water resources.

Policy BE3 - Promoting Sustainability

As appropriate to their scale, nature and location, development proposals should be designed to contribute to the following elements of sustainability and all proposals for major development should prepare a sustainability statement which outlines how the development will contribute.

Energy Usage – Designs should aim for high levels of energy efficiency and energy generation.

Promoting Renewable Energy

- **Proposals for individual and community scale energy from solar photovoltaic panels, biomass, anaerobic air digestion and ground source heating will be supported where they can be achieved without conflicting with the natural and historic environment and amenity.**
- **Development proposals for six or more dwellings (Local Plan CSP.3) should demonstrate that the design provides sufficient renewable energy to reduce carbon dioxide emissions by 20%**
- **All new buildings should incorporate technologies which generate or source energy from renewable, low carbon sources.**

Energy Efficiency

- **All new buildings should aim to meet a high level of sustainable, design and construction and be optimised for energy efficiency.**
- **All alterations or extensions to existing properties should provide details of energy efficient measures being implemented. These can include increased loft insulation, cavity wall insulation, draft proofing and boiler efficiency.**

Water Efficiency

- **New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimate consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.**

Encouraging Sustainable Living

- **In development proposals, the inclusion of community gardens for local food growing, or additional space for food growing within each dwelling will be supported.**
- **Wherever practicable new buildings should have screened recycling facilities.**

Policies C1 to C3 - Community Infrastructure

Local Community Facilities

Huntley has several community facilities that are valued by the community, and which are considered fundamental in meeting the current and future needs of residents, maintaining a good quality of life and ensuring it remains a sustainable community into the future. Although the facilities are mainly located in Huntley village, they serve the parish and the wider neighbourhood area.

Most residents want to see the existing facilities safeguarded, in particularly the village hall, recreation ground, allotments, the village shop and public house. There was strong support for additional facilities such as a local small supermarket, a post office and a doctor's surgery.

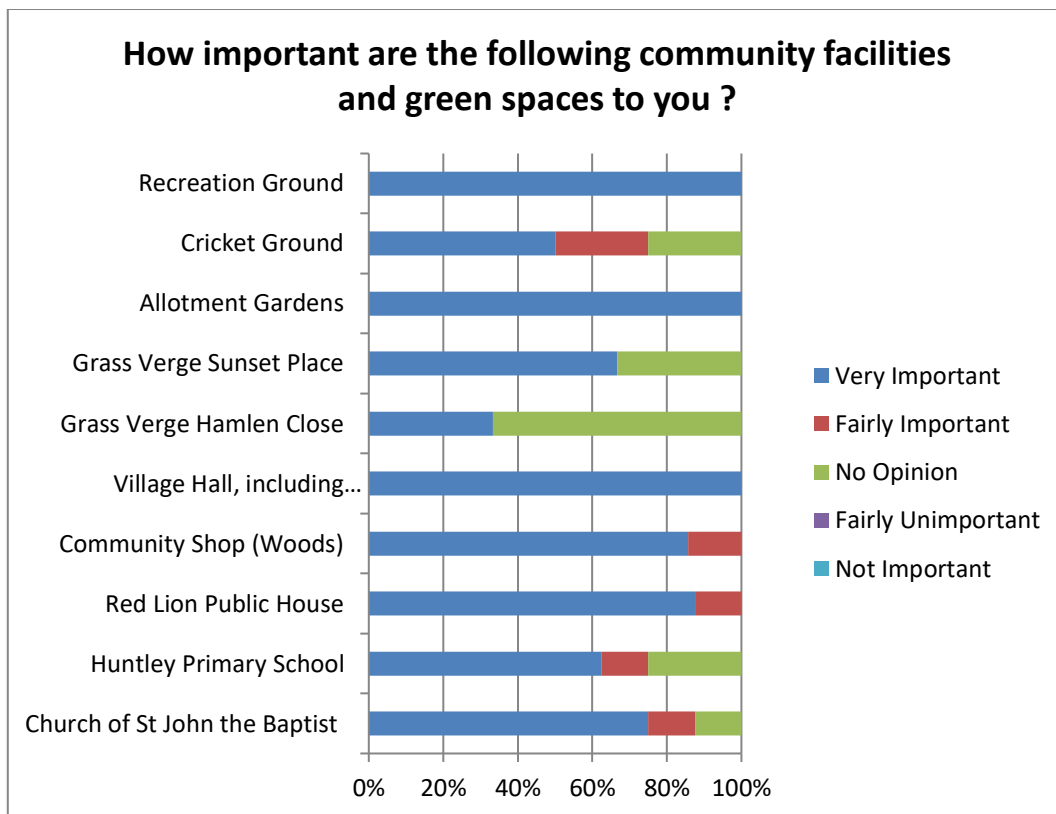


Figure 15: How important are Huntley’s community and recreation facilities to you?
(Source: NDP Community Day survey).

The Church of St John the Baptist is a Grade 1 listed building with a separate listed Organ. Services are held on the first and third Sunday of the month at 11.00am, followed by tea and coffee and time of fellowship.



Huntley Church of England School is situated next to the church and enjoys very close links with the church.



Huntley Village Hall is administered by the Village Hall Committee as Trustees under charity 810168 for the benefit of the inhabitants of Huntley parish and the neighbourhood. The village hall provides a local venue supporting events and activities across a wide range of ages. The facility consists of a main hall with audio visual capability, a fully fitted kitchen, regular and disabled toilets and sports changing room used by Huntley Football Club for their matches. Adjacent to the hall is a village car park, an enclosed children’s play area, fenced basketball/mini soccer court and a full-size grass football pitch. Users of the hall include yoga classes, art club, Pilates, luncheon club, tea and chat and chair exercise classes.



The Red Lion Public House is the only public house in the parish and is open 5 nights a week, with food being served most days.



Access to the retail environment and health services are very limited in Huntley and requires travel to nearby towns or cities. The following details have been extracted from the Huntley Community Survey. Full details of the survey and results can be found in Appendix F.

Health Services

There is no doctors surgery, optician, dentist or pharmacy in Huntley. This needs careful consideration should a large new housing development be placed in or near to Huntley. The nearest hospital is Gloucester, with a minor community hospital in Cinderford. There is a pharmacy and doctors surgery in Mitcheldean and Newent, with opticians and dentists available in Gloucester.

Both doctors surgeries are full, and some residents are having to register with doctors surgeries further away. Residents north of the A40 can register at either Mitcheldean or Newent surgery, but those living south of the A40 can only register with Mitcheldean Surgery.

There is no direct Stagecoach bus to get to Newent from Huntley and so residents cannot attend the doctors surgery when required. They have to try and get appointments for when the Newent community bus or Newent shuttle is running or drive their car. There is no taxi service in Huntley.

Mitcheldean Doctor's Surgery used to hold a weekly surgery in the Village Hall, but this was discontinued about 18 years ago. There was a lack of support for the surgery, plus more stringent NHS requirements regarding facilities and sanitisation made it impractical and too costly to continue. Due to the current ageing population, this may be worth resurrecting either as part of a Village Hall upgrade or a dedicated building.

Professional Services

There are a range of locations used to access professional services which include dry cleaners, solicitors, accountants, banks, estate agents, vets, florist, funeral directors and the post office. Gloucester is favoured the most, with Newent being preferred for the Estate Agents, and both Longhope and Mitcheldean to access the Post Office.

There is a mobile Post Office that visits the Village Hall between 11am and 12am every Friday.

Leisure Facilities

The majority of Huntley travel to Gloucester to access leisure facilities. The independent cinema at Cinderford is popular with entrance prices considerably lower than the larger cinema chains. Huntley used to be visited by a mobile library, but this has been replaced by a small library in the Village Hall. There are plans to convert an old telephone box into a community library and information point. The nearest main libraries are found in Mitcheldean and Newent.

Shopping

Gloucester is again the most popular choice for all types of shopping, followed by Cheltenham and Ross on Wye. Approximately half of the respondents use the local butchers and the garage shop to supplement shopping brought at supermarkets.

Personal Care

Gloucester is again the most popular location for personal care facilities, followed by Newent and Ross on Wye. There is a hairdresser in Huntley which caters mainly for women. The nearest barbers shop is in Newent or Gloucester.

Education

The local primary school in Huntley is favoured by most respondents with 77% attendance. According to the community survey, the top secondary schools attended by teenagers in Huntley are Dene Magna School and 6th Form, Mitcheldean, Newent Community School, Newent (local catchment school) and John Kyrle High School and 6th Form, Ross on Wye. A lot of the children attend the local Grammar Schools in Gloucester, but this was not reflected in the Community Survey.

Due to the distance to the secondary schools, most children travel by car or bus, whilst the majority walk to the local primary school.

There is a Forest of Dean Campus of Gloucestershire College in Cinderford offering a wide range of courses.

The Planned Admission Number (PAN) for Huntley school is 12. This means that the school can accept 12 pupils into Reception each September. More children can join throughout the school year due to families moving into the area or following admission appeals. The school has reached capacity, despite adding two classrooms, but there is no land left to add any more. Any major

development will attract families with school age children and so provision for their education will need to be included in any development plan.

The Forest of Dean Core Strategy’s CSP.8 policy ‘Retention of community facilities’ sets out that development proposals involving the loss of community facilities including schools, shops, post offices, public houses, halls, places of worship and health services will not be permitted unless alternative suitable and convenient facilities are available or will be made available as part of the proposal. Exceptions will only apply where it can be demonstrated that the facilities are no longer commercially viable and cannot be made so, or there is no longer a need for the facilities. Alternative facilities must be equivalent to those that they are to replace in terms of use, quality and accessibility (including by foot, cycle and public transport)’.

Policy C1: Local Community Facilities

The Plan identifies the following community facility buildings:

- **Church of St John the Baptist**
- **Huntley Church of England Primary School**
- **Red Lion Public House**
- **Community Shop Premises (currently Woods Butcher and the Filling Station)**
- **Huntley Village Hall and adjoining open land including playground.**

Development proposals for the enhancement of the community facility buildings and/or which would enable or increase the viability of the community facility buildings will be supported.

Proposals for the provision of new community facilities will be supported.

Development proposals that will result in the loss, or a significant reduction in the capacity of an identified community facility building to provide services to the community, will not be supported unless the facility concerned is no longer commercially viable or if a suitably-located replacement community facility is included within the overall development proposal.

Protection of community assets

To support the maintenance of village facilities (shops, schools, public houses, churches, recreational facilities), Huntley Parish Council can nominate or support nomination of local facilities as Assets of Community Value. Once identified such assets, if put up for sale, are subject to a local community opportunity to purchase at market value.

There is one Huntley property currently on the register which as expired and the Parish Council are currently renewing it.

Asset	Owner	Added	Removal Date
The Red Lion Public House	Enterprise Inns	15 December 2016	15 December 2021

Table 10: Assets of Community Value (source Forest of Dean District Council)

Policy C1 comments about the Plan’s intentions to safeguard existing community facilities and to provide a context for the development of additional facilities. Where appropriate, contributions from new developments may be used to support and enhance community facilities.

New community services and facilities

The NPPF says that an important dimension of sustainable development is to create “accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.

The current review of the Forest of Dean Local Plan 2041 has highlighted the need to create more local business and community facilities to decrease climate change generated by traffic pollution. The Forest of Dean Core Strategy CSP.7 Economy encourages the development of the local economy and local employment opportunities.

The community survey asked the residents which additional facilities they would like to see in Huntley. The majority would like to see a post office and a small supermarket. There is a mobile post office that visits Huntley every week, and a post office can be found at Longhope. Planning permission has been granted for a post office at Gardener’s Garage in Huntley.

There is a local shop at Gardener’s Garage in Huntley, but the community feel that it is too expensive and has a very limited range of fresh fruit and vegetables.

Proposed Facility	% Of respondents	Comments
Supermarket	29%	
Post Office	26%	The nearest is in Longhope. Planning approved for a Post Office in Huntley
Park with benches, coffee shop and play equipment for older children	12%	
Doctors	8%	
Takeaway	8%	
Tennis Courts	6%	There are tennis courts at Tibberton
Golf Course	5%	The Golf Course closed in 2016. There is a Golf Course at Newent
Youth Club	4%	
Playgroup	3%	
Pharmacy	2%	There is one in Mitcheldean and Drybrook
Bowls	2%	Indoor bowls will be available at Huntley Village Hall
Cashpoint	2%	There is one in Churcham and Mitcheldean
Library	2%	There is one in Mitcheldean and Newent
Taxi	1%	

Badminton Court	1%	
Delicatessen	1%	
Bakery	1%	There is one in Longhope

Table 11: New facilities requested in Community Survey, Feb 2022

Policy C2: New Community Facilities

Development proposals for new community facilities will be supported where:

- Their siting, scale and design respects the character of the surrounding area, including any historic and natural assets.
- They have been identified as required by the local community.
- They take account of the location of residential properties in the immediate local area and do not have an unacceptable impact on their amenity.
- If applicable, they provide appropriate levels of car parking, and they can be satisfactorily accommodated into the capacity of the local highway network.

Designated Green Space

Within the Allocation Plan for Huntley, five areas have been identified as Designated Green Space (see Table 12 below). These have been designated in line with the NPPF and CSP.9. Development of these Designated Green Spaces will only be permitted when consistent with national planning policy for Green Belt, and in exceptional cases.

The current review of the Forest of Dean Local Plan has identified the need to create more local Green Space to help decrease climate change and reduce traffic pollution. CSP.9 states that where there is a proven local need, new development will be expected to make a provision or a contribution to the provision of open space and facilities for children’s play and youth/adult recreation.

	Hamlen Close	Sunset Place	Allotment Gardens	Recreation Ground	Hamlen Close	Cricket Ground
Description	Grass Verge	Grass verge	North of A40	Recreation ground and football pitch	Grass Verge	Cricket ground
Sqm	153	442	8047	17772	445	11972
Recreation Space	N	N	Y	Y	N	Y
Visibility	Y	Y	Y	Y	Y	Y
Amenity Value	Y	Y	Y	Y	Y	Y
Public Access	Y	Y	Y	Y	Y	N
Local Character	N	Y	Y	N	N	N

Comments	Grass verge within development	Grass verge within development	Significant green area within settlement	Large area important to setting of the village	Green open space within development	Large area important to setting of the village
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Table 12: Designated Green Spaces within Huntley (Forest of Dean District Council)

The **allotments** lie to the east of the village and provide 60 half plots for local people to grow their own food. The site is well maintained and provides several benefits for local people, not least the health benefits of working on the plots and growing a range of fruit and vegetables. There is an annual allotments competition which is usually sponsored by Fairview Gardener, a local garden centre.

The allotments are administered by Huntley Parish Council as Trustees of The Huntley Recreation Ground (Charity 301551).

Recreation ground, including the war memorial is administered by Huntley Parish Council as Trustees of The Huntley Recreation Ground (Charity 301551). There is a Village Hall Committee which oversees the village hall on behalf of the Trustees. Huntley Parish Council, as the Trustees, own the land (Register of Common Land). The recreation ground includes the play area for young children, basketball court and the local football pitch.

The Cricket Club has its own ground on the south side of the village, which it purchased a few years ago with the aid of a grant from Sport England. The Club has a men and women’s team, as well as junior and youth teams.



Green Spaces

A NDP can identify areas of land known as Local Green Space. This is space which is of particular local significance and should be protected from new development in a similar way to Green Belt protection.

Forest of Dean Core Strategy Policy CSP.9 ‘Recreational and amenity land – Protection and provision’ protects amenity and existing recreation land and buildings from development. Amenity land of importance to the community should be identified as Local Green Space. There are no Local Green Space designations within Huntley and so residents were asked to identify sites that should be afforded protection so that this NDP could identify any appropriate sites.

To be designated a Local Green Space, it should be near the community it serves, demonstrably special and hold 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 local in character and not an extensive tract of land. (NPPF para 103).

The consultation identified several different green spaces which were important to residents. These included the recreation ground and play area and football pitch. However, many residents said that formal facilities were not the only green spaces they valued with many respondents adding that the green fields, woodlands and fields near their homes were very important. The overall message was that green space either in an informal or formal setting is valued by local people and is a valued part of the character of Huntley. Although many green spaces were identified, none of them met the NPPF criteria to be designated as a Local Green Space.

St John the Baptist Churchyard was identified as a potential Local Green Space for its role in the religious life of the local community, contributing to the health, social and cultural well-being. However, as it is subject to Canon Law, it is under a different jurisdiction from local authority regulations and so not appropriate for the NDP.



Policy C3 sets out the Plan's approach to this matter. It draws attention to the protection afforded to five green open spaces in the Local Plan. The Recreation Ground and Allotment Gardens are also protected by the Enclosure Act 1857 and further protection for the Allotment Gardens is offered under the Allotments Act 1925.

Policy C3: Green Space

Proposals for the development of existing designated green space, sports and recreational buildings and land, including playing fields, will not be supported unless there are exceptional circumstances which outweigh the need for their protection and:

- an assessment has been undertaken which has clearly shown the green space, buildings or land is surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Development proposals on the following designated Green Spaces will be determined on the basis of Policy CSP.9 of the Forest of Dean Core Strategy and relevant sections of the NPPF.

- Allotment Gardens
- Cricket ground
- Recreation ground, include war memorial
- Hamlen Close, grass verge
- Sunset Place, grass verge

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

Policies NE1-NE3 Natural Environment

The distinctive local landscape character of Huntley parish is highly significant in terms of the area's strong local identity and is highly valued. The public consultation in August 2021 and in response to the Community Survey, reiterated the appreciation of local landscape character by local people.

The Forest of Dean Landscape Character Assessment identifies two landscape types in the Neighbourhood Area. The majority of Huntley parish is in Landscape Character Type 6b Unwooded Vale Severn Vale, with the westerly parts in Landscape Character Type 11 Wooded Hills. More details can be found on Appendix G.

Local Landscape Character Areas

For the purpose of this NDP, it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). A total of 7 LLCAs were identified, and the characteristics of each area are provided in Appendix G.

- LLCA 01: Huntley Hill
- LLCA 02: Historic Core
- LLCA 03: Bright's Hill
- LLCA 04: Northend
- LLCA 05: Huntley Village Core
- LLCA 06: The Fairways
- LLCA 07: Round Hill

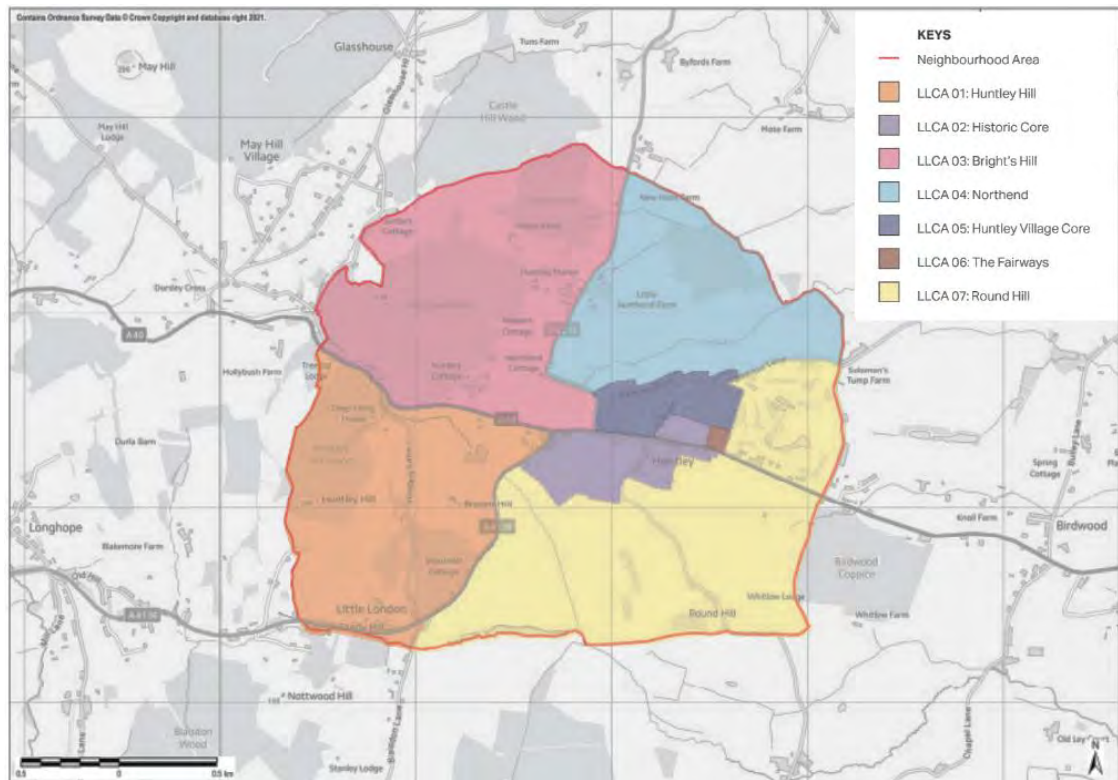


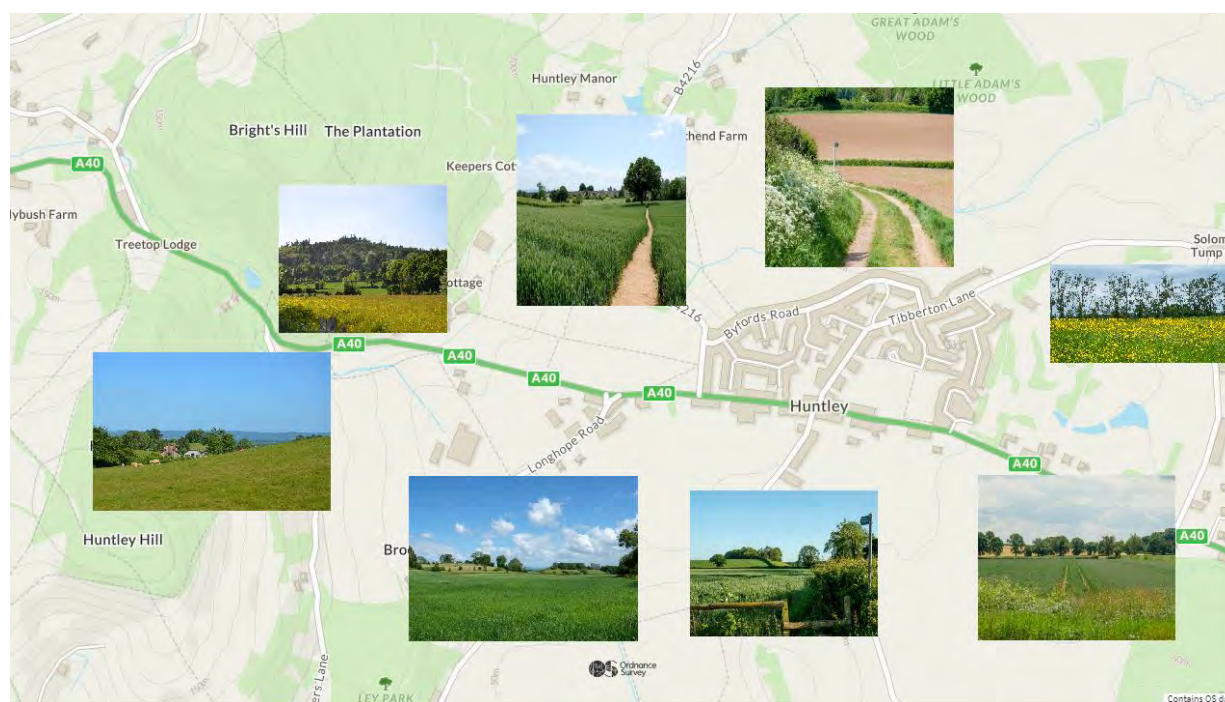
Figure 16: Huntley parish character areas

Local Views

The Neighbourhood Area is a pleasant landscape of hedged fields, orchards and woodland. The picture below was taken from the top of Huntley Hill looking east towards Huntley and clearly shows the rural setting of the parish.



Safeguarding views over and from the village is a priority according to the community, and the following views have been identified as meriting identification and protection. A selection of the views is shown below with full details in Appendix H. Policy NE1 addresses this important issue. A hard and soft landscaping scheme should be submitted with all planning applications for new buildings.

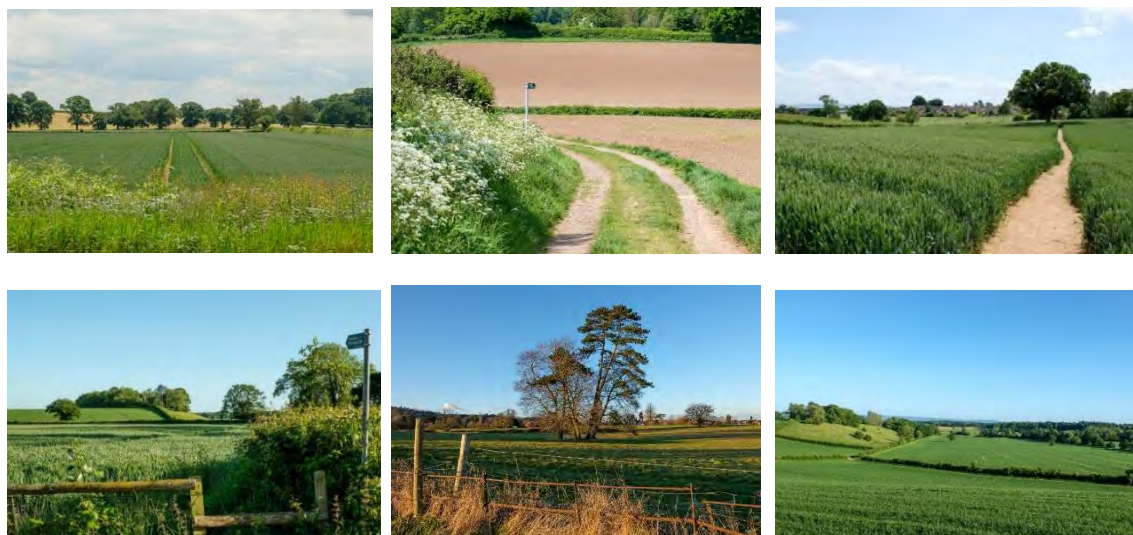


View	Title/Description	Landmark Buildings	Landscape Features	Boundaries	What makes the view special
View 1	Southwest view of fields from A40 by petrol filling station		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland marking the entrance into Huntley village from Birdwood
View 2	Taken at parish boundary looking northwest towards the vista		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland marking the entrance into Huntley village from Birdwood
View 3	North view of fields from junction of Frogmore Lane and Byfords Road		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the northern edge of the Settlement Boundary
View 4	Southeast view towards Huntley from Little Northend Farm	Distance view of Huntley settlement	Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the northern west edge of the Settlement Boundary
View 5	Grange Court Lane, looking west across the fields		Open fields surrounded	Field Boundaries	Open views of pastureland along the

			by hedgerows		southern edge of the Settlement Boundary
View 6	Grange Court Lane, just past Barnfield. Into the first field, looking back north towards the cricket club and Huntley	Village Skyline	Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the southern edge of the Settlement Boundary
View 7	Grange Court Lane. This is Round Hill.		Open fields surrounded by hedgerows	Field Boundaries	Open views of Round Hill which can be seen from various places in the southwest of the parish
View 8	Grange Court Lane and into the first field on the right, with Huntley behind looking northwest across the fields. The farthest field borders onto the A4136, opposite Pike Cottage		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136, the southwest parish boundary.
View 9	A4136, just the Huntley side of the chevrons with the 'slow' sign behind, looking over the fields in an Easterly direction.		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136 and the views seen when driving towards Huntley from Little London.
View 10	From A4136, with Pike Cottage behind looking northeast across the field nearest to Huntley.		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136 and marking the entrance into Huntley Parish from Longhope
View 11	From Solomon's Tump Road looking north to Tibberton Lane		Open fields	Tree boundary	Open views of fields on the parish boundary between Solomon's Tump Road and Tibberton Lane
View 12	Huntley Hill. Looking west from the first field on the first corner of Grange Court Lane, this field is 2 down from the cricket club.		Open Fields with Huntley Hill in the background	Tree boundary	View of Huntley Hill
View 13	Huntley Hill. Wider view with Woodend	Woodend Farm	Open Fields with Huntley Hill	Tree boundary	View of Huntley Hill and showing the

	Farm in middle distance.		in the background		‘ridge’ of trees visibly from Huntley village.
View 14	Looking west to Brights Hill from A4136 with Stormont in the middle distance.	Stormont	Open Fields	Tree boundary	View of Brights Hill
View 15	Taken from A4136 looking towards Huntley Hill. Pike Cottage and Woodend Farm are in view.	Pike Cottage, Woodend Farm	Open Fields with Huntley Hill in the background	Tree boundary	View of Huntley Hill and showing the ‘ridge’ of trees visibly from Huntley village.
View 16	Huntley Hill. Looking west from footpath leading up to school and church.		Open Fields with Huntley Hill in the background	Tree boundary	This view is seen everyday by parents and children walking to school.
View 17	Brights Hill. Looking west from A4136 opposite Stormont.		Open Fields with Brights Hill in the background	Tree boundary	View of Brights Hill and the ‘ridge’ of trees visibly from Huntley village.

Table 14: Important local views





Selection of local views of Huntley parish

Protection Zones

The Huntley Neighbourhood Development Plan identifies three Protection Zones for areas that have been identified by residents as having a local significance because of its recreational value, tranquillity and richness of wildlife.

These Protection Zones do not fully meet the criteria to be designated as Local Green Spaces but are equally valued by local people and are an important part of the character of Huntley and should not be developed without sufficient engagement with the local community.

Development proposals within the identified Protection Zones should have regard to its local value, priority species, important habitats, wildlife corridors and its wider ecological networks.

Protection Zone	Size	Description
Field off Frogmore Road and Byford Road	4.2 hectares	Forms part of the rural landscape to the north-west of village.
Field to the north of Tibberton Lane	8.4 hectares	Fields with public footpaths leading up to Little Adam and Great Adam’s woods. This area is enjoyed by residents for ‘breathing space’ and was particularly important during COVID Lockdown. Rich with wildlife
Round Hill	2.8 hectares	Forms a significant feature of the local landscape and can be seen from numerous points around the parish. In the early 18th century was known as Honey Pear Hill due to the apple and pear orchards on it and in the surrounding fields

Table 15: Protection Zones



Location of the Protection Zones off Frogmore Road, Byford Road and Tibberton Lane. (source Google Earth)

Location of Round Hill Protection Zone





Round Hill

Natural Environment Features

The Forest of Dean Core Strategy includes policies to protect the environment (CSP.1) and biodiversity (CSP.2). These policies, together with national policy and guidance, give an overall framework for environmental protection.

The Huntley Neighbourhood Area has a range of natural environmental features. Habitats of importance comprise a mosaic of deciduous and other woodland, ancient and semi natural woodland, ancient, replanted woodland, traditional orchards, hedgerows, ponds and watercourses all having value to wildlife and form part of the green infrastructure. Full details are given in Appendix I and a summary below.

Water

Groundwater

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. Groundwater supplies over a third of the Country's drinking water. The Environment Agency protects groundwater sources used to supply drinking water from pollution. Sources of groundwater include wells, boreholes and springs. There are many natural springs within Huntley and any development would need to protect these natural springs. Many rural properties within Huntley have wells which used to supply the water for the dwelling. Most of these wells are now covered over or have been filled.

Brooks

There are two brooks within the Huntley parish; one flows into the River Leadon, and the other into the River Severn. The catchment areas for both brooks cover extensive areas of the Huntley parish. Any new development would have to ensure that there was no pollution leakage into the brooks.

Huntley to Tibberton Brook : This is a length of 3.86km and has a catchment area of 10.45km².

Huntley Brook divides into two before it reaches the Huntley area. The top part runs along Great Adam's Wood and out to Newent Lane in the West and the bottom part, along the fields North of Byfords Road and Tibberton Lane. The Adam's Wood stretch is quite open and accessible whilst Byfords Road/Tibberton Lane stretch is very overgrown.



Huntley brook

Ley Brook to the River Severn: This brook, starting in Huntley, joins the River Severn south of Minsterworth. The brook is 5.98km in length and has a catchment area of 23.94km².

The south of the parish is drained by a stream flowing off May hill between Huntley Hill and Bright's hill into a ravine known as Deep Filling and continuing south-eastwards past Woodend to join the Ley brook midway along the south boundary. Off the hills the stream was canalized in the mid-19th century and the lower of two ponds created high up between Huntley and Bright's hills at that time was adapted c.1900 as a reservoir to supply water to houses below.

The residents living on Blaisdon Road, Hillview and Hinders Lane, used to wash their clothes in Ley Brook. There are steps leading down to the brook opposite Hartfield House on A4136.

Ley Brook is very overgrown and mainly inaccessible except for a few places.



Figure 17 : Ley Brook and its streams

Ponds

There are three ponds within the former Golf Course. Two of these still hold water and host a variety of wildlife. As these are on private property, the residents can only enjoy the wildlife from the public footpath running through the former Golf Course. Any development on this land would need to ensure the protection of the ponds and the wildlife that they support. The ponds could form a nice feature within a green space on a development.

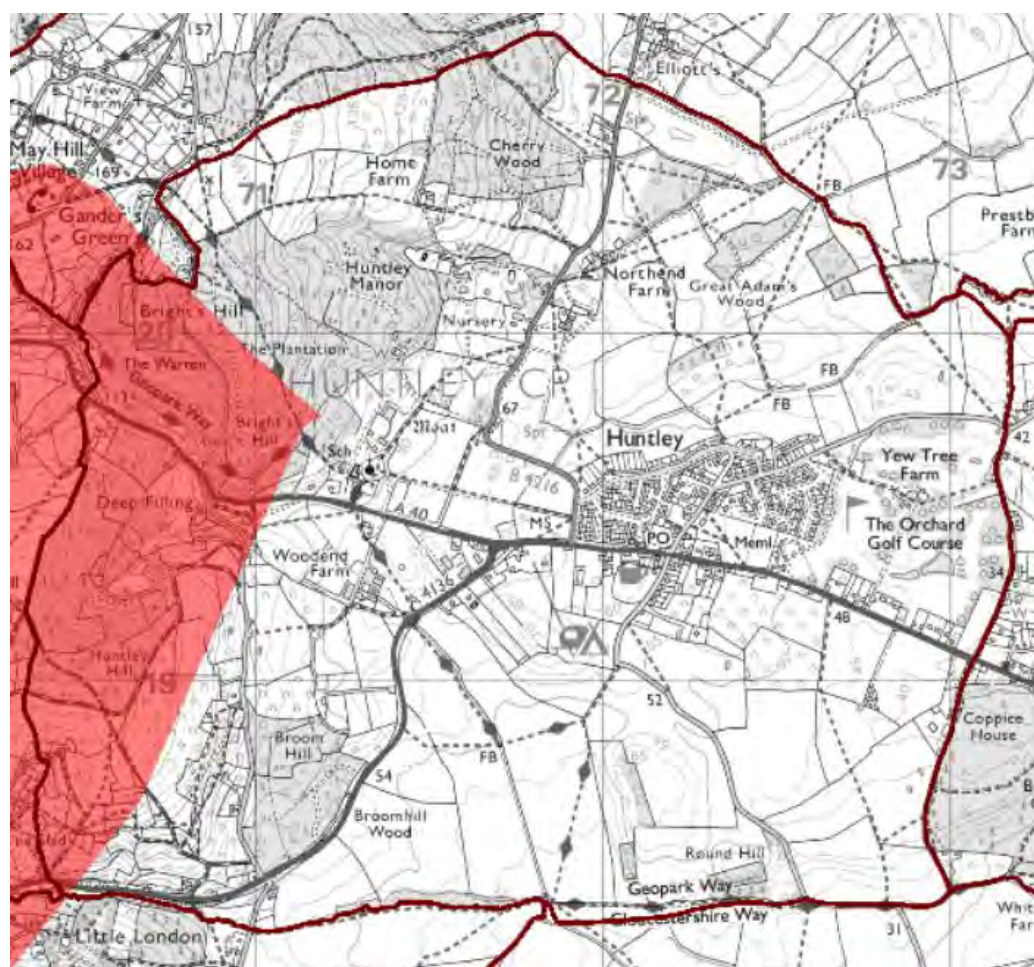


Surface Water / Floods

The West of the Parish falls within the Environment Agency’s Flood Risk Zone 3 and is particularly susceptible to pluvial flooding (surface water). The A4136 between Broom Hill and Hinders Lane floods on a regular basis after heavy rain. This can cause issues for vehicles travelling to/from Huntley to Mitcheldean and beyond.

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems.

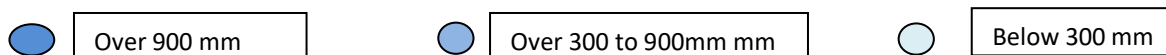
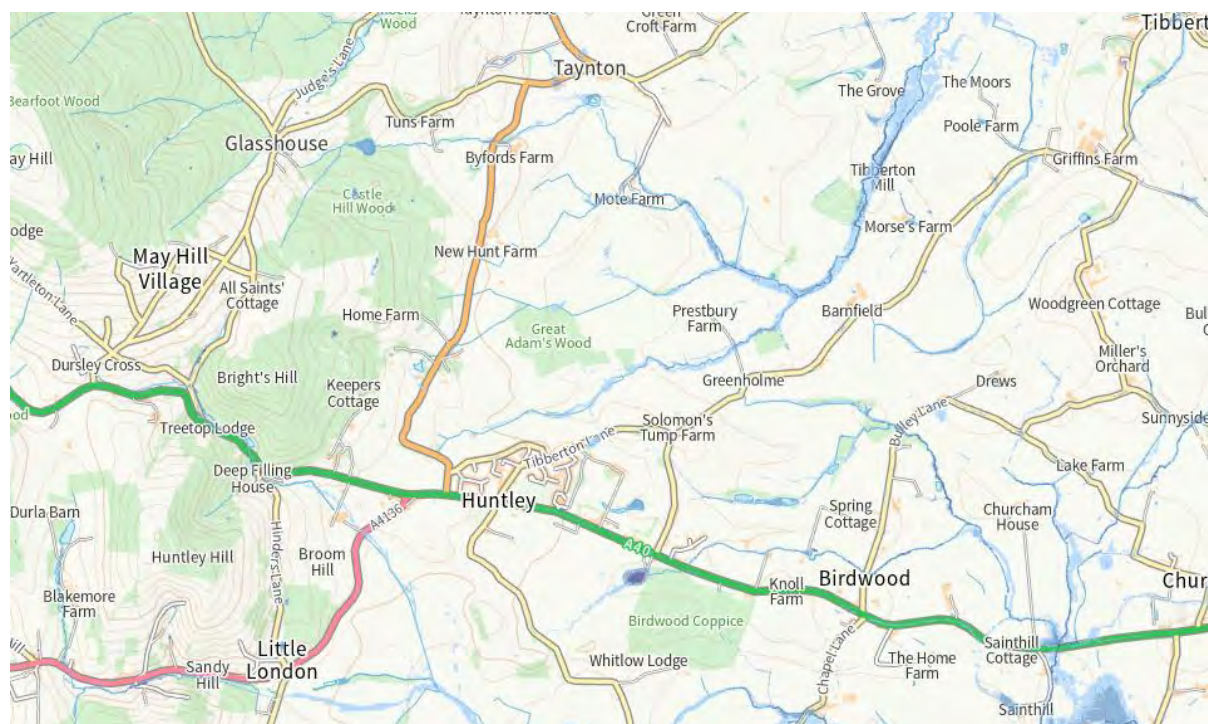
Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity.



 High Priority

Figure 18: Priority areas for measures to address flood risk management issues (Source: Natural England)

The fluvial flood risk (river flood) for Huntley parish is shown below. Fluvial flooding usually occurs when significant rainfall falls for an extended period of time. This results in the river water level rising to the point where it exceeds capacity and overflows onto surrounding land. The map below shows the flood risk in a 1 in 100-year event.



Any development, especially on the green space adjacent to the A4136, will need to provide details in the planning proposals for mitigation against increased flood risk from surface water.

Woodland

There are several areas of woodland within Huntley: Huntley Hill, Brights Hill, The Warren, Cherry Wood, Broomhill Wood, Little Adams Wood and Great Adams Wood.

Great Adam’s Wood is a particular favourite area with Huntley residents, especially in spring when the bluebells and wood anemones are in flower. Wood anemone is often found in ancient woodland as it is a slow-growing species which spreads via rhizomes.



Figure 19 : Areas and category of woodland within Huntley parish (source Natural England)

Tree Protection Orders

There are several trees within Huntley parish that are protected by Tree Protection Orders (TPO). These are mainly oak trees, and they create significant features within the landscape.

In addition to the TPO, the Woodland Trust has recorded four of the oaks and one ash tree along Newent Lane as of significant value as they are veteran trees. Appendix I contains details.

In the event of submission and consent of a planning application affecting any trees covered by a TPO, conditions may be imposed to safeguard the trees during construction and include them within a landscaping scheme.

Geology

Huntley Quarry and the surrounding woodlands were bought by Gloucestershire Geology Trust in 2008 and is the first reserve of its type in the country. It is situated about 1 km to the west of Huntley on the A40, about 300 metres west of St John the Baptist Church.

Huntley Quarry Geology Reserve provides a unique view into the structure of the local landscape, and the change from deeply incised valleys and steep hills, to flat arable plain. There are three key sites within Reserve. See Appendix I for more information.



Policy NE1- Protecting and Enhancing the Local Landscape Character

Development proposals should be designed to protect, conserve and where possible enhance the special characteristics that make up the distinctive, ecologically sensitive and valued local landscape character around Huntley.

- Development proposals should be sited and designed to respect the identified significant views which are locally valued, and which make an important contribution to the neighbourhood area's landscape character.
- Proposals should minimise any adverse visual impacts on the wider landscape setting of Huntley, in particular the long-distance views on the approach to Huntley from Gloucester along the A40 and the approach along A4136 from Longhope.
- Development proposals within the identified Protection Zones should have regard to its value within the landscape character area, its priority species, important habitats, wildlife corridors and its wider ecological networks as well as its value to residents health and wellbeing.
- All new agricultural buildings should have appropriate screening and landscaping. Buildings should use neutral colours and tones to reduce visual impact.

- **Boundary treatments should be sensitive to the relevant Landscape Character Area. Schemes should protect existing cock and hen stone walls and incorporate new stone walls using natural forest stone in areas where these are a characteristic feature. Hedges should be retained and repaired.**
- **Landscaping schemes and boundary treatments should enhance the local environment and use a suitable mix of native plant species in tree planting and hedgerows to support and enhance biodiversity. Planting of trees on hillsides and street planting should be included to reduce flooding risk.**
- **Wherever practicable development proposals should:**
 - **Conserve and/or enhance existing forested and woodland areas including forest waste.**
 - **Conserve agricultural land and, where practicable, conserve and/or enhance hedgerows and trees.**
 - **Conserve the topographical green landscape bowl setting around the Parish.**
 - **Conserve existing landscape heritage squatter settlement patterns.**
- **Development should avoid damage to the drainage and ecological value of the network of watercourses associated with Ley Brook and Huntley Brook**
- **Developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.**
- **New developments will need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies are adhered to.**
- **Wherever practicable development proposals should create/or enhance blue green corridors to protect watercourses and their associated habitats.**
- **New development should demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.**
- **All major development should ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate. Retrofit SuDS is encouraged to reduce flood risk**

Protecting Biodiversity

Under Section 40 of the Natural Environment and Rural Communities Act 2006, public authorities must conserve biodiversity as part of policy or decision-making. This is reflected in the Forest of Dean District Core Strategy Policy CSP.2 – Biodiversity.

Paragraph 170 of the NPPF requires biodiversity net gain on development sites, stating that impacts on biodiversity must be minimised and net gains provided. Achieving 'biodiversity net gain' means leaving biodiversity in a better state than before development started.

A biodiversity net gain can be achieved through a variety of measures, including retaining and improving existing biodiversity features on-site but also through the creation of new biodiversity opportunities, such as creating green corridors, planting trees or forming natural spaces, either within the development site or off-site elsewhere.

Biodiversity interest in the Parish

Huntley benefits from a wide range of natural habitats and wildlife, many of which feature in the national priority habitat and priority species lists. There are four Local Wildlife Sites within the parish and are shown below in pink.

- Castle Hill and Cherry Wood
- Great Adam's Wood
- Huntley Hill Wood
- Broomhill Wood



Local Wildlife Sites (LWS) are areas of land that are important for their wildlife. LWS are identified and selected using scientifically determined criteria and surveys. They are corridors for wildlife, forming key components of ecological networks. Their selection is based on the

most important, distinctive and threatened species and habitats within a national, regional and local context.

Appendix I contains a review of habitats present in the parish, and Appendix J contains details of the species reported to Gloucestershire Centre for Environmental Records since 2008 within the parish.

Birds

Eight of the top 10 UK birds are found in abundance in Huntley. These are the Wren, Robin, House Sparrow, Woodpigeon, Blackbird, Chaffinch, Blue Tit and the Dunnock (RSPB). Other regular sightings within Huntley parish also include the Great Tit, Great Spotted Woodpecker, Coal Tit, Carrion Crow and Nuthatch.

There has been a rapid decline in the population of Curlews, and this is now one of the top priorities for bird conservation within the UK.

Within Huntley there is a priority area for Countryside Stewardship measures addressing Curlew and Lapwing habitat issues. Any proposed development would need to ensure that the habitat for these two bird species is not destroyed.

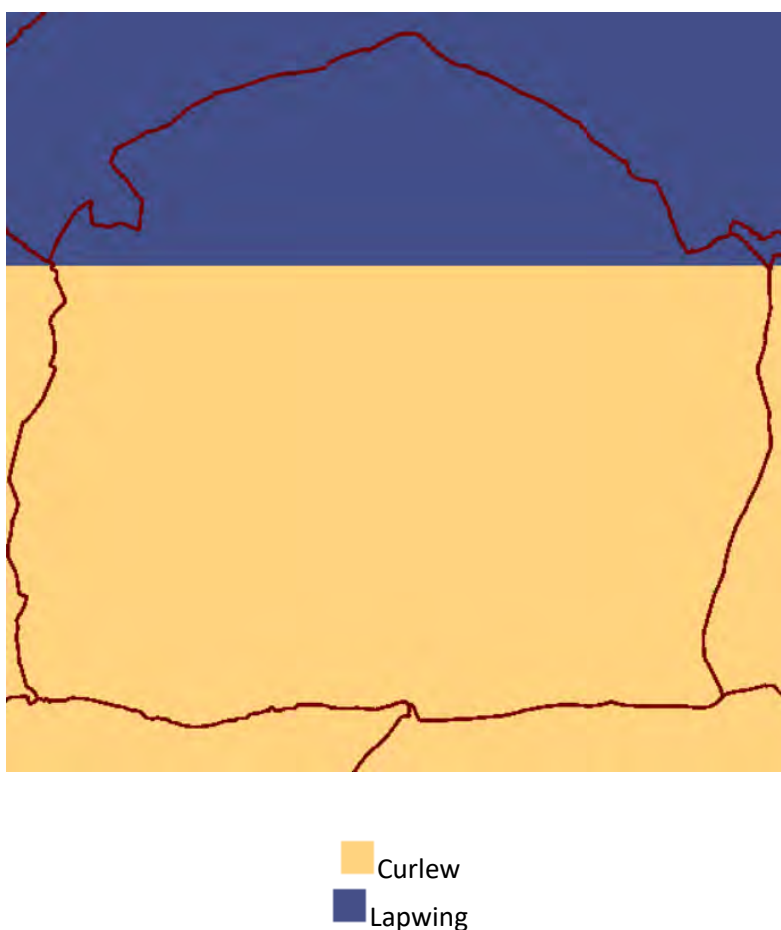


Figure 20: Priority area for Countryside Stewardship measures addressing the protection of Curlew and Lapwing habitat issues (Source Natural England)

Other birds that have their habitat within Huntley have shown a marked decline over the last 10 years. These are the Lesser Redpoll, Common Cuckoo, Lesser Spotted Woodpecker, Yellowhammer, Spotted Flycatcher and Wood Warbler. Any proposed development would need to ensure that the habitat for these species is not destroyed.

Mammals

In Great Britain there are estimated to be approximately 50,400 lesser horseshoe bats and approximately 12,900 greater horseshoe bats. The Forest of Dean support 6% of both populations.

Horseshoe bats thrive in this area because it contains a network of caves, disused mines, tunnels and old buildings that provide substantial roosting opportunities. These roosts are set in a landscape that is predominantly rural and wooded, providing high quality and well-connected foraging habitat.

There are several bat sites within Huntley and a recent survey indicates that the Lesser Horseshoe, Greater horseshoe, Pipistrelle, Noctule and Long eared bat all have their roosts and feed in the area. Any proposed development would need to ensure that the habitat for these species is not destroyed.

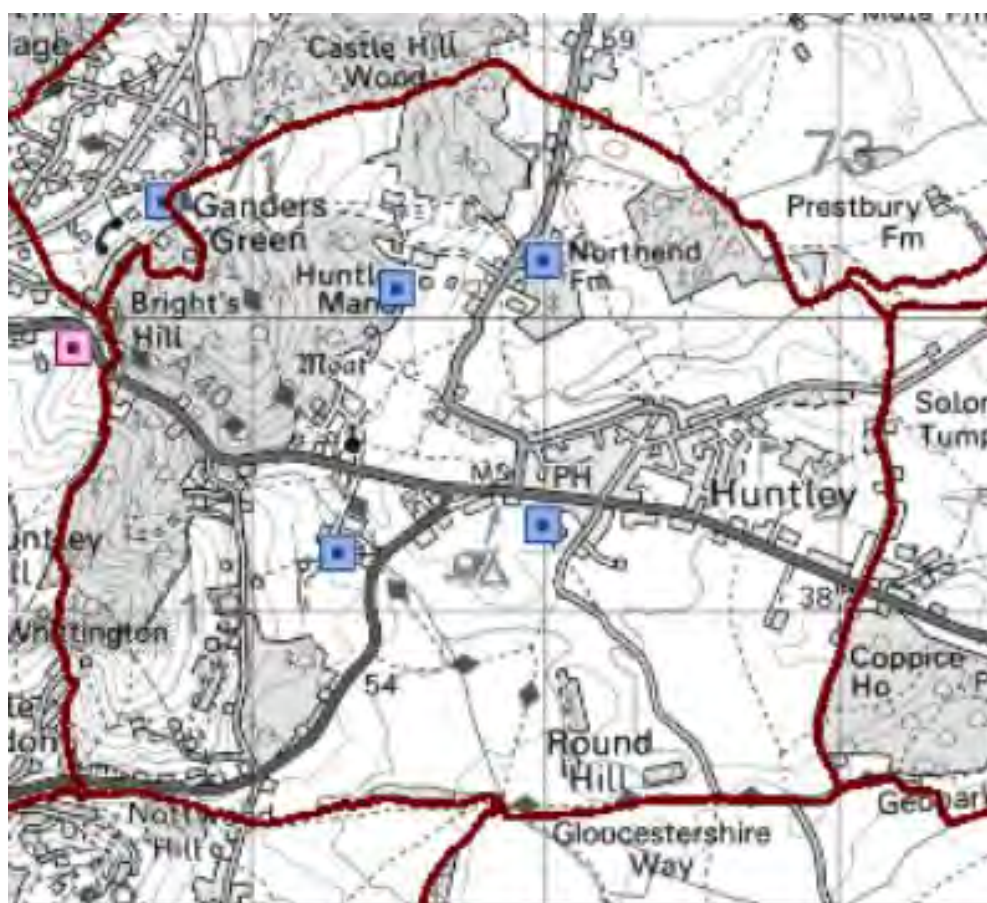


Figure 21: Bat Habitats (Source: Natural England)

The other mammals that have been most reported are the Red Fox, Grey Squirrel, Muntjac deer, Roe Deer and the European Mole.

Insects

The Noble Chafer is a rare metallic green beetle that is found in traditional orchards. The larvae live in old, decaying fruit trees where they take up to three years to develop into adult beetles. They are only found in Worcestershire, Gloucestershire and Herefordshire. It is a priority species under the UK Post-2010 Biodiversity Framework. Any proposed development would need to ensure that the habitat for these species is not destroyed.

Policy NE2 Protecting wildlife and securing biodiversity net gain has been prepared to add local details to Core Policies CSP.1 and CSP.2

Policy NE2 – Protecting Wildlife and Securing Biodiversity Net Gain

As appropriate to their scale, nature and location, development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, and habitats. New development should create a measurable net gain in natural capital and biodiversity.

The Local Wildlife Sites within Castle Hill and Cherry Wood, Great Adam’s Wood, Huntley Hill Wood and Broomhill Wood will be protected from any development, or impact from any nearby development.

Wherever practicable, proposals should include enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland and native flora planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.

As appropriate to their scale, nature and location development proposals should demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology.

A biodiversity net gain will be expected to be achieved within Huntley by:

- **Retaining existing wildlife habitats and landscape features such as watercourses of Huntley and Ley Brook, Old Golf Course ponds, existing woodland, field hedgerows and local orchards to support biodiversity.**
- **Protect existing wildlife which are using any building(s) as habitats, such as owls, swifts and bats which are known to nest and roost locally.**
- **Protecting the habitats for the priority species of Curlew, Lapwing and Noble Chafer**
- **Creating a biodiversity-friendly environment by including features such as bat boxes, bird boxes, nest cups, ladybird and bee bricks**
- **Including wildlife friendly boundary treatments for any new development that facilitate the movement of species.eg hedgehog access**

Dark Skies

Darkness at night is one of the key characteristics of rural areas and it represents a major difference between what is rural and what is urban. Security lights, floodlights and streetlights all break into the darkness and create a veil of light across the night sky.

Light can spread for miles from the source and blurs the distinction between town and country. Light spilling up into the night sky is also a waste of energy and money - local councils were estimated to spend £613 million on street lighting in 2014-15 - and the lights can account for between 15-30% of a council's carbon emissions (CPRE).

Artificial light is not always necessary in a housing development. It has the potential to become 'light pollution' or 'obtrusive light', and not all modern lighting is suitable in all locations. Light can be a source of annoyance to people, can be harmful to wildlife (e.g., bats) and undermine enjoyment of the countryside and views of the night sky, especially in areas with intrinsically dark landscapes - those entirely, or largely, uninterrupted by artificial light. Reducing unnecessary lighting can also help to reduce greenhouse gas emissions.

Although Huntley is not a designated dark skies area, the 1993 and 2000 light pollution maps for South West England published by Campaign to Protect Rural England (CPRE) show that it does fall within the blue skies designation and therefore is still excellent for non-light polluted skies.

Outside the Village, the rural areas of Huntley parish have no street lighting and retain relatively dark skies. The residents within the rural areas of Huntley wish to remain, a 'Dark Sky' area. Dark Skies are acknowledged as important to the well-being of people and nature and enable people to enjoy the wonder of a night sky.

Policy NE3 – Dark Skies

Lighting schemes should be designed to minimise their impacts on wildlife and to protect the dark skies which are characteristic of the more rural areas of the parish.

Where planning permission is required for an external lighting scheme or where external lighting is required as part of a development proposal, proposals should respond positively to the following principles:

- **The development includes external lighting only where it is essential for the health and safety of residents.**
- **Glare and spillage are minimised, particularly on the edge of residential areas, adjacent to highways, or environmentally sensitive settings.**
- **The design avoids light spillage beyond any plot within the development.**
- **Lighting is positioned and directed to minimise the impact on the surroundings, with the use of unobtrusive exterior lighting.**
- **The lighting should be nocturnal friendly. The proposed light globes should have the least impact to achieve the lighting required. Long wavelength globes that emit florescent or ultraviolet light should be avoided.**

Policy TI1 - Transport and Travel

Industry guidelines, such as Building for Life 12 recommends that facilities, services and public transport should be provided as close as possible to new developments. This includes easy access to schools, shops, workplaces, parks and other amenities.

The Community Survey identified that of those working, 90% of respondents work at least 10 miles from home (see Figure 22 below). The nearest location is Gloucester, but despite this reasonable proximity for some residents to their place of work, Huntley has relatively poor public transport links. Bus services are limited, providing travel to and from towns such as Gloucester, Ross on Wye, Cinderford, Coleford and Mitcheldean, with only very limited services outside of peak times. There is a lack of dedicated cycle lanes and off-road cycling facilities.

Access to key services such as doctors surgeries in Mitcheldean and Newent, and to Gloucester Royal Hospital is very difficult by public transport, especially outside the hours of 1030 to 1730. This particularly impacts on mothers to be, those with young children, older residents and those without access to a car.

Many respondents travel to the train station for the onward journey to their employment. The bus timetables do not run frequently enough for them to be able to catch their train to and from work. This also applies to weekend travel when residents would like to be able to travel to cities, such as Bristol, for shopping and leisure. Appendix K provides details of the bus routes and timetables.

Community Transport plays a vital role in filling the gaps in the service not provided by local buses as well as meeting the more specific needs of groups or individuals. The Community Transport Service and Dial a Ride covers the North Forest area and most of the surrounding villages and towns. It operates between 9am and 5pm Monday to Friday except Bank Holidays. The service operates under a special permit that allows people of limited mobility to use it and enables them to lead a more independent life. There is no upper or lower age limit, and the services are available to anyone. The Association also transports children with learning and/or physical disabilities to local special needs facilities and schools.

This Community Transport service was highlighted as being important to residents in the Community Survey.

Community Transport Services. The Community bus will stop and pick up on request. There are 2 services that cover Huntley, route 691 which operates on a Wednesday and route 692 which operates on a Friday, both providing a round- journey to Newent.

Dial A Ride. Services need to be pre-booked.

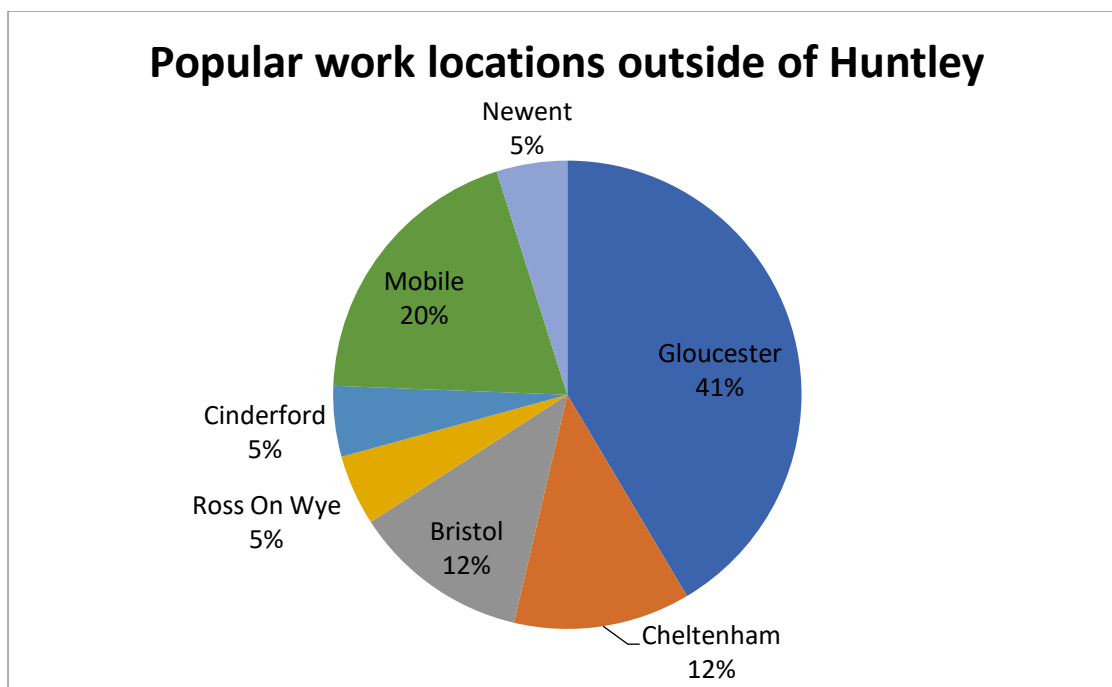


Figure 22: Employment locations outside of Huntley (Source Community Survey 2022)

Analysis of the community survey demonstrates that car usage is essential for shopping, professional services, appointments for health services and leisure activities. In 2011, 90.5% of households had access to at least one car or van.

Number of cars and/or vans	Number of households
No car / van	45
1 car / van	180
2 cars / vans	185
3 cars/vans	45
4+ cars/vans	20

Table 15: Household access to a car and/or van in 2011 (Source Census 2011)

Of the respondents to the community survey, 89% of those in employment travel to work by car. Walking accounts for 9% and cycling 2%

Better facilities for walking, cycling and improved public transport, can reduce the number of private car journeys both within and out of Huntley. Becoming less reliant on the private car will increase opportunities for healthier lifestyles (more walking and cycling) and create a safer, cleaner environment. Private vehicles are the single largest source of noise and emissions to air in the area.

A key way in which private car use can be reduced is through better bus transport provision. More frequent services running longer through the day were cited as the most likely factor to encourage reduced car usage, although 31% of respondents said that nothing would encourage them to reduce their usage.

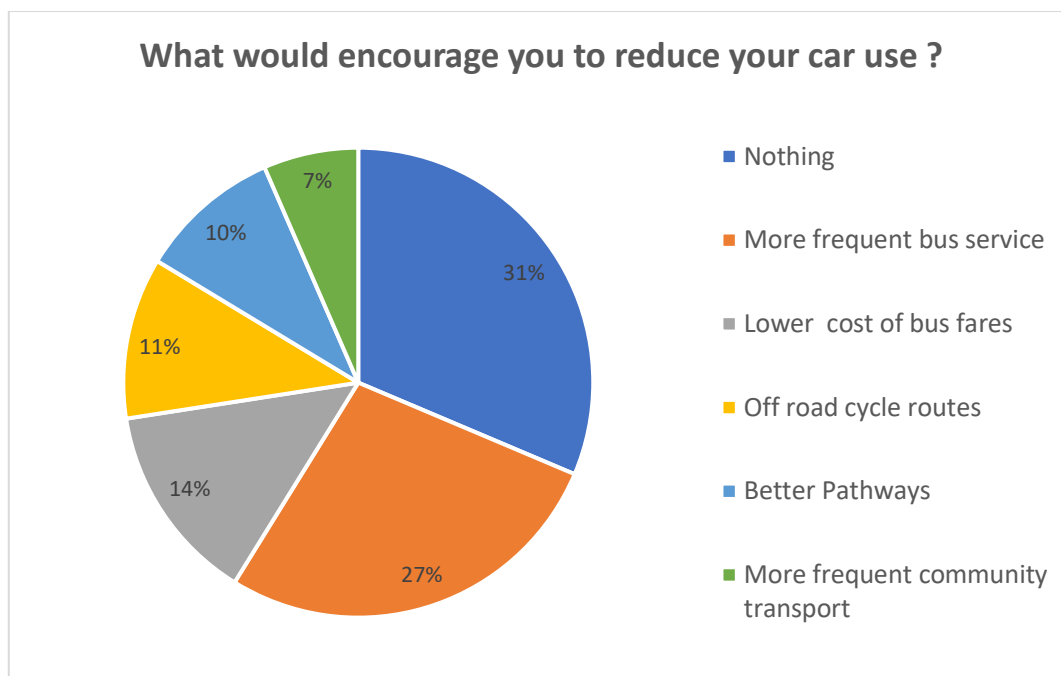


Figure 23: What would encourage you to reduce car usage ? (Source: Community Survey)

The Gloucestershire Local Transport Plan 2020 – 2041) has identified that almost 50% of work trips within the Forest of Dean are less than 2km, suggesting these car journeys could be replaced by walking or cycling. There are limited opportunities to provide dedicated cycle routes, however, one of the Forest of Dean Active Travel (walking/cycling) Scheme priorities up to 2031 includes cycle improvements linking Gloucester to Huntley.

Public Rights of Way

The parish benefits from 57 Public Rights of Way (PROW) which provide access to the surrounding countryside. On the map below, the pink lines are Footpaths, and the Blue lines show Bridleways.

Many of these footpaths link to the surrounding countryside and are regularly used by residents. The footpaths leading to the local school in Huntley are particularly important as they provide the only safe route for walking. Any development will need to ensure that these footpaths are retained and maintained.

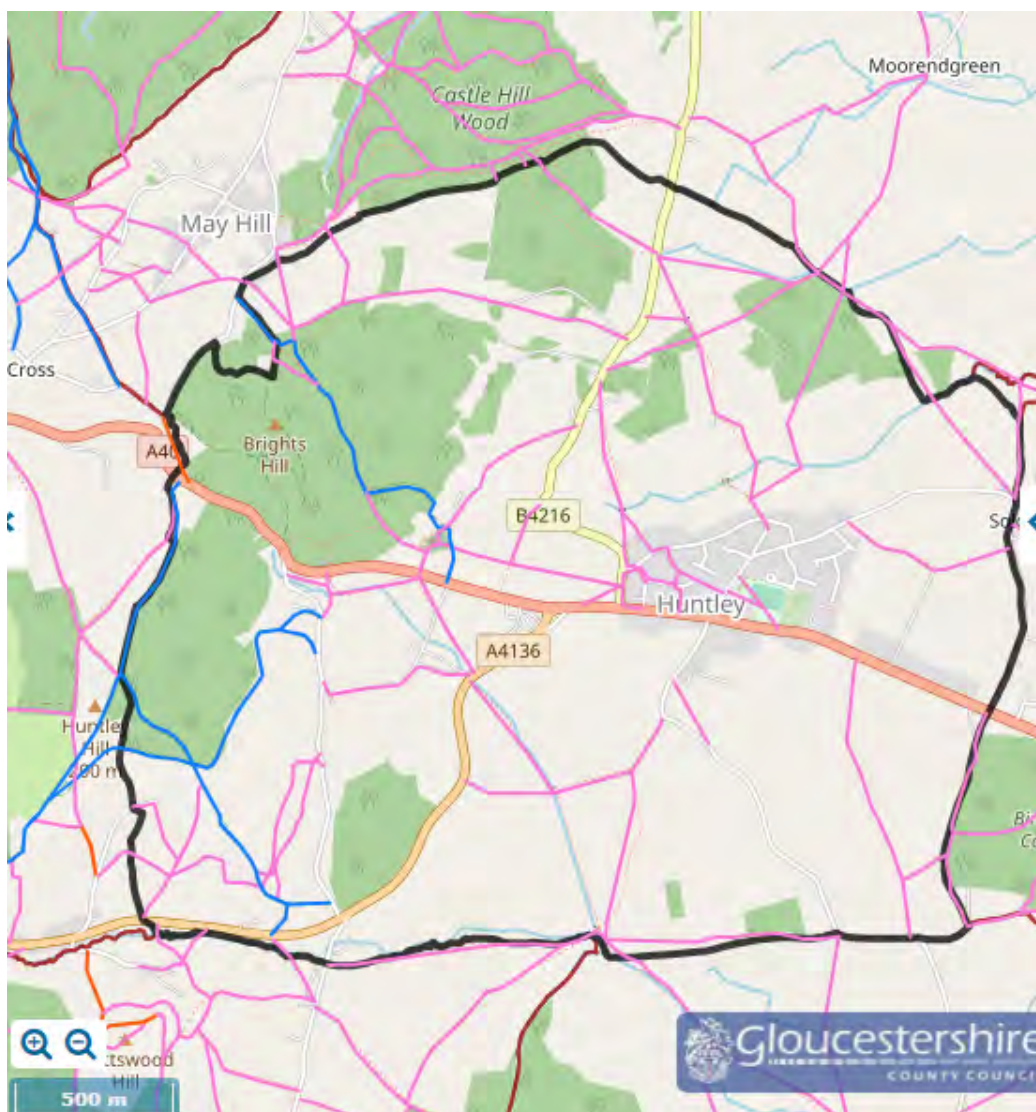


Figure 24: Map of PROW in Huntley (Gloucestershire County Council)

In addition to the PROW, the A40 provides connectivity to local facilities. Residents have to walk alongside the busy A40 to get to the local school, the filling station shop and the butcher's shop. The only route for residents to get to local facilities that live in Little London is walk alongside the A4136 as there is no footpath or use the PROW across the fields to Huntley.

Traffic Issues

The Huntley Community Survey identified significant health and safety and nuisance concerns about issues such as vehicle volumes, speeding, noise, fumes and large numbers of HGVs. The adverse impact of increased traffic volumes on their health and quality of life was also expressed. There has been a large increase in volumes of HGVs and LGVs through the parish in recent years because of the growth in commercial businesses in Mitcheldean, Cinderford, Ross on Wye and beyond.

The parish sits on the A40 which links London to Fishguard in Pembrokeshire. This is the old roman road and is not suited to the volumes and speeds of modern traffic due to the proximity of

dwelling to the road, and the lack of pathways for access to the community facilities giving residents no option but to walk alongside the A40. There are also issues with subsidence and work is currently underway to stabilise part of the road and ground alongside it. More work is expected to be required over the next few years.

The 30 mile per hour restriction through the village is fairly ineffective even though Huntley has a school, recreation ground and is home to a large older population. Only one pedestrian-controlled crossing point has been installed which is near to the Red Lion at the junction of North Road and Grange Court Lane. There is no safe pedestrian crossing point on Newent Lane for school children walking from the village, or for residents to cross the A40 to reach dwellings when alighting from buses.

The parish also sits on the A4136 which links Huntley to Monmouth. This road is used as a short cut to Monmouth, saving 4 miles when compared to the A40 route to Monmouth, and so is favoured by HGVs. It is also the main road through the Forest of Dean. This was originally the agricultural trade route through the Forest of Dean and is not suited to the volumes and speeds of traffic today.

The 50 mile per hour restrictions through this part of the parish are fairly ineffective. There are no pedestrian-controlled crossing points. Buses coming from Gloucester drop passengers off alongside the 50mph road where there is no pathway – residents must stand by the road safety barrier until it is safe to cross to their dwellings. All dwellings sit alongside the road. There are some small stretches of footpath, but most of the road has no footpath and has a narrow road width with acute bends. There is also the hazard of wild animals near and crossing the road such as deer, badgers, foxes and wild boar.

Narrow pavement widths and the proximity of walls and hedges make pedestrian access unsafe and dangerous particularly along Newent Lane and A4136. Pavement access is either on one side only or non-existent.

The Community Speedwatch group, plus an independent traffic survey, have established that most of the traffic using both the A40 and A4136 travel at speeds much higher than the speed limit of the road. Details are in Appendix L.

The Gloucestershire Local Transport Plan (2020-2041) contains policies that may help with the traffic issues, including policies on Pedestrian Safety, Pedestrian Network, Road Safety, Cycle Network, Bus Network and Freight Travel.

The formal role of the NDP is the setting of planning policies which deal with land use and development. Current road traffic issues cannot be addressed through the land planning policies of the NDP but can be expressed as Community Actions to be undertaken or led by Huntley Parish Council (see page 73). This NDP supports the development of a comprehensive long-term plan for managing road safety, traffic volumes, traffic speed and HGV movements, including such measures as effective speed measurement cameras and speed limit reviews.

Parking

Access to sustainable modes of transport is limited in Huntley, and the Community Survey highlighted that the car is likely to remain the main mode of travel. The higher-than-average vehicle ownership within Huntley has led to parking issues on some roads. Any development needs to ensure that it will not add to the identified parking issues.

There is a covenant placed on houses built by Westbury Estates in the 1970s which restricts the parking of motorhomes or caravans on the driveways. This covenant is being ignored by some residents who park their caravans or motorhomes on the driveway, resulting in cars being parked on the road. Westbury Estates is no longer in business, however, the Parish Council will investigate whether this covenant is still enforceable, especially on roads where on-road parking is causing issues.

During consultation, residents asked for a minimum of 2 car parking spaces for all dwellings. For developments over 5 dwellings and where parking standards cannot be provided within the curtilage of each dwelling, a communal car park should be provided for additional dwelling and visitor parking.

NPPF (paragraphs 105 and 106) states that when setting local parking standards, consideration should be given to the accessibility of the development, the availability of public transport and the local car ownership levels.

This NDP requires all new development to make adequate provision for parking within the curtilage of the dwelling. The required parking standards are given below, and all new development should comply with these. Any extension to an existing dwelling which increases the number of bedrooms should also conform to the parking standards by increasing the car parking space within the curtilage of the dwelling.

Type	Car Parking	Cycle Parking (Where a garage is provided with stands for storing cycles, individual cycle parking is not required)
1 bedroom unit	2 spaces per unit	1 stand
2-bedroom units	2 spaces per unit	2 stands
3-bedroom units	3 spaces per unit	2 stands
4 or more-bedroom units	4 spaces per unit	2 stands

Policy TT1 is particularly applicable to any new development directly along the A40 or A4136 where traffic noise and volumes are already an issue.

Policy TT1 – Sustainable Transport and Travel

Proposals for new dwellings or extensions to existing dwellings should demonstrate that:

- **Off road parking provision can meet the needs of the proposed development and wherever practicable is in line with the Huntley NDP parking standards.**
- **The road width is sufficient to ensure visibility for cars reversing out of driveways.**

- **Safe pedestrian and cycle links are provided to connect the development to all facilities and transport links.**
- **PROWs are protected and maintained to ensure safe access to facilities, and for leisure and recreation.**

Development proposals which would add significant and unacceptable traffic volumes or increased traffic noise within the Huntley village and wider parish, the development will not be supported unless accompanied with appropriate mitigation measures.

Policies E1 to E5 – Economy

The NPPF identifies three objectives to sustainable development, one of which is the economic objective of building a strong, responsive and competitive economy by ensuring that sufficient land is available to support growth. Forest of Dean Core Strategy Policy CSP.7 Economy encourages economic development throughout the county to provide more new and diverse types of employment by making land and premises available.

The sustainability of Huntley parish and specifically the village centre is dependent on opportunities for local people to find local employment. Currently most of the residents work and spend their money supporting retail and other service industries outside the Neighbourhood Area.

There are 37 active businesses registered with Companies House with the parish, with at least 25 sole traders advertising in the Yellow Pages working mainly in the building trades, such as electricians, plumbers, roofers, scaffolding, tiling, fencing etc.

A new business park was built in 2015. There are 11 units with planning permission for industrial use Class E and B8.



A business survey was conducted to obtain the business owners views. Unfortunately, only 4% of businesses responded. The business survey can be found at Appendix M.

This NDP proposes economic policies with the theme of protecting and enhancing the local economy by providing opportunities for small-scale, local employment development in Huntley, thereby reducing commuting, reducing carbon emissions, and making the village economy stronger and more sustainable.

The Community Survey supported the provision of new businesses in the area with increased employment opportunities with the proviso that these should be in keeping with the rural character.

The business owners who responded to the business survey would like to see the following businesses encouraged:

- Leisure and Sports
- Community Health
- Shops
- Pubs, Restaurant, Café
- Agriculture and Forestry
- Horticulture
- Domiciliary Care
- Catering, Fast Food

Policy E1 – Small-scale Local Employment Development

Proposals for new businesses or the expansion of businesses within the Neighbourhood Area will be supported if they are of a scale, type and nature appropriate to their location and setting and where they can be satisfactorily and safely accommodated in the local highways network. This includes:

- **The conversion and re-use of redundant rural buildings for business use**
- **New buildings for small-scale employment use**
- **The diversification of farm, forestry and other land-based rural businesses**
- **Rural tourism, craft and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.**

Agriculture Development

Changes in farming have seen an increase in large-scale, industrial sized developments in the countryside such as intensive livestock units, glass houses and poly tunnels. Forest of Dean Core Strategy CSP.7 supports proposals to diversify the rural economy if there is no undue impact due to scale or on residential amenity, traffic and water quality.

Policy E2 – Agricultural Development

Proposals for agricultural development requiring planning permission, for example intensive livestock units, commercial size polytunnels or large-scale horticulture should demonstrate that they meet the following requirements.

- The local highway network and the proposed type of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable.
- Impacts on landscape character and visual amenity are acceptable or are capable of being satisfactory mitigated by a landscaping scheme.
- There is no unacceptable loss of amenity to the occupiers of nearby residential properties including by way of external lighting, the design and siting of any installation or odour, noise and air pollution.
- As appropriate to the scale, nature and location of the proposed development, sustainable drainage proposals are included to manage surface water and avoid risk of pollution and soil erosion.
- The proposals will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology.
- There are no unacceptable impacts on the utility and enjoyment of public rights of way.

Policy E3 – Protecting Existing Local Employment

Proposals for the change of use or redevelopment of land or premises currently in employment use will only be supported where:

- The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs, or
- Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site, or
- Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them

Many residents have adapted to modern working patterns and are either encouraged to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work. Mixed use schemes where an occupier can live and work within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

Policy E4 - Homeworking and Live-Work Units

Insofar as planning permission is required, proposals for new dwellings or extensions to existing dwellings that provide space to support homeworking (such as a home office for remote working) will be supported.

Where commercial space at residential properties is required, support will be given for proposals for small scale, proportionate residential extensions or modest conversions of existing buildings in the gardens of residential properties where the express purpose is to provide commercial space from which to operate a business or workshop, or to store business equipment.

Any such proposals should demonstrate that the work area for its occupant :

- **Is ancillary to the primary residential use.**
- **Does not have an unacceptable impact on the amenities of residential properties in the immediate locality.**
- **Does not require regular callers or deliveries of materials.**
- **Incorporates measures to mitigate the impact of traffic generation, noise and odours.**
- **Both commercial and living spaces have suitable and independent access**
- **Will not necessitate regular on-road parking.**
- **Is capable of conversion without major rebuilding.**
- **The residential use has an adequate curtilage without having a detrimental impact on the outside living space of the building and its rural setting.**

Communications Infrastructure

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being (NPPF Para 114). Parts of the Neighbourhood Area have the advantage of being connected with fibre optic cables to local telephone distribution hubs and as such have the benefit of high-speed broadband connections. Most of the parish currently rely on older copper-based connections. Fibre based broadband is currently being installed within the Parish.

Mobile telephone reception is very poor or non-existent in parts of the village and the more rural areas. This affects residents working from home, businesses that rely on mobile telephony for customer and supplier contact, and the day-to-day life of the Neighbourhood Area residents.

Huntley falls within the worst 10% of areas within the UK for broadband connectivity (OfCom May 2021)

Key to table shading		Worse 30% of areas in the UK			Worse 10% of areas in the UK	
Area	Average download speed (Mbps)	Superfast availability	Gigabit availability	Unable to receive decent broadband	Lines receiving under 10 Mbps	Lines receiving over 30 Mbps
Dymock, Hartpury and Huntley	50.1%	57.9%	18.1%	5.1%	34.6%	46.8%

Table 16 – Broadband connectivity (OfCom May 2021)

The further development and extension of electronic communications networks, including next generation mobile technology and full fibre broadband connections and high-speed broadband infrastructure will be supported.

Policy E5 - Promoting Mobile Telecommunications

New and improved mobile telecommunication infrastructure will be supported provided that:

- **It is designed and sited to minimize any adverse impacts on the visual amenity, character or appearance of the surrounding area.**
- **Its design and siting do not have an unacceptable effect on any designated heritage asset or valued landscape or important views.**
- **The number of radio and electronic communications masts are consistent with the needs of the parish, efficient operation of the network and provide reasonable capacity for future expansion.**

Policy TM1 - Tourism

Tourism is very important to the Forest of Dean and is a growing market. The Forest of Dean welcomes over 2.5 million day visitors annually, with a total visitor related spend of £134 million. (Wye Valley and Forest of Dean Destination Management Plan V2)

The NPPF, para 28 advises that local and neighbourhood plans should support sustainable rural tourism and leisure developments that ‘benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside’.

The England Forestry Strategy ‘A New Focus for England’s Woodlands’ recognises that woodlands are a major resource for recreation, tourism and sport, particularly highlighting the ancient woods within the Forest of Dean as major holiday destinations whilst the local woods around Huntley are often visited daily by people living nearby.



Camping is a growing market, and the use of motorhomes and camper vans is increasing and currently there are very few sites available in the Forest of Dean. There are 300,000 camper nights per year on sites managed by Forest Enterprise and tourism generates an estimated £30 million each year for local businesses (2015).

The most popular towns visited in the Forest of Dean are Coleford and Lydney with the most popular visitor attractions including Dean Forest Railway, Clearwell Caves, Puzzlewood, Perrygrove Railway, Sculpture Trail, Severn Bore, Cannop Ponds, Beechenhurst and Symonds Yat.

The most popular activities included walking, bird watching, canoeing, orienteering, cycling and mountain biking, photography and geocaching.

The most popular towns and visitor attractions are within easy reach of Huntley, with travel time of less than an hour.

Holiday accommodation is available within Huntley, including Airbnb homes, luxury barns, shepherds huts, station wagons and a small camping and caravanning site in the grounds of a former Victorian rectory at Forest Gate.

The retention of existing tourism facilities is important to the parish's economy. Rural tourism development will be encouraged in appropriate locations. Holiday accommodation, such as lodges, campsites and caravan sites require a lower level of infrastructure and associated built development, and, together with their seasonal nature means that their impact may not be so significant. Sites for holiday accommodation are often located in areas where the provision of permanent residential development would be contrary to the Local Plan.

Policy TM1 - Rural and Farm Tourism Development

Development proposals for small scale tourism and rural enterprise will be supported where they provide visitor accommodation or small business units to support local rural diversification and employment opportunities. This includes the sensitive conversion of former agricultural buildings which blend in with the surrounding rural area.

As appropriate to their scale, nature and location, development proposals should:

- **Ensure safe pedestrian and vehicle access to and from the site.**
- **Has adequate provision for car and cycle parking for employees and visitors within the site, and does not add to off-road parking?**
- **Demonstrate that the local highway network is adequate in terms of design and capacity to cater for any increases in traffic generation.**
- **Not generate an unacceptable increase to the volume of traffic within the parish**
- **Ensure the amenity of any neighbouring residential areas is protected, and noise, odour and light pollution are minimised.**
- **Ensure it is proportionate to their surroundings both in scale and type, fitting in with the local character.**
- **Preserves the unique, distinctive landscape setting and unspoilt views.**
- **Protects agricultural/livestock farmland and historic hedgerows.**
- **Provides landscaping around the site which screens buildings and parking areas.**
- **Does not have an unacceptable impact on residential amenity.**

Proposals for accommodation associated with activities such as walking or cycling, for example, bunk-barns and hostels, will be supported.

Proposals for farm shops with cafes would also be supported.

Delivering the Neighbourhood Development Plan

The NDP is a long-term planning document covering the period up to 2026. Huntley Parish Council will implement the objectives of the NDP with the aim of delivering the sustainable development of the Neighbourhood Area.

The principal means of doing this will be through decisions on planning applications, taken by Forest of Dean District Council as local planning authority. Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to support proposals for development that improves the economic, social and environmental conditions of the Neighbourhood Area.

When responding to consultation on planning applications, the Parish Council will support proposals that meet the policies of this NDP and oppose proposals that do not.

Community Actions

The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP and in responding to the community consultations and surveys, ways of improving the local area have been identified which fall outside the remit of the NDP. Such issues cannot be addressed through the land planning policies of the NDP but may be expressed as Community Actions to be undertaken or led by Huntly Parish Council.

Developer contributions will be sought to deliver or support the delivery of improvements to these aspects of the parish life.

The Community Actions do not form part of the Huntley Neighbourhood Development Plan and do not constitute planning policy.

Reference	Topic Area	Community Action
CA1	Highways – road safety for all users	Huntley Parish Council will continue to work with Gloucestershire County Council, National Highways, Gloucestershire Police and other partners to identify and implement measures to address the issues raised, to include speed indicator devices, footway improvements, the enforcement and lowering of speed limits and the introduction of parking restrictions.
CA2	Highways – road safety priority locations	Huntley Parish Council will continue to work with Gloucestershire County Council and National Highways to seek road safety improvements near Huntley Primary School and bus stops along the A4136.
CA3	Highways – road maintenance	Huntley Parish Council will continue to work with Gloucestershire County Council and other partners to address issues of highway maintenance including drainage (road run off, ditches and gullies), poor road surfaces and potholes as they arise
CA4	Highways – traffic reduction	Huntley Parish Council will continue to seek opportunities to reduce the volume of traffic passing through the parish on the A40 and A4136. A new development may present an

		opportunity to divert traffic away from the parish.
CA4	Walking and Cycling - PROW	Huntley Parish Council will continue to work with landowners to promote the maintenance of public rights of way throughout the parish. Huntley Parish Council will appoint a Councillor with the responsibility for PROWs
CA5	Communications and broadband	Huntley Parish Council will ensure improvements to the communications infrastructure by working in partnership with Gloucestershire County Council and network operators
CA6	Transport – Community facilities	Huntley Parish Council will work with community transport and local transport businesses with the intention to provide transport from the parish to local supermarkets, health/medical centres, hospitals and some leisure facilities.
CA7	Well Being - Community Facilities	Huntley Parish Council working with the Village Hall Committee to ensure that there are social groups and classes to cater equally for both male and female residents, and of varying age groups.
CA8	Community Facilities – Health Clinic	Huntley Parish Council working with the National Health Service will investigate the possibility of a mobile health clinic or satellite GP clinic.
CA9	Tree Protection	If a planning application is received which affects the avenue of trees from Newent Lane to Keepers Cottage or the trees in the old Golf Course that align the rear of Lambourne Avenue, Huntley Parish Council will ensure the protection of these trees.
CA10	Upkeep of the parish - weeds	The Parish Council will undertake a walk of every road and note issues. Property owners will be contacted to address the overgrowth and where Parish Council managed, the Parish Council take the necessary action.

Table 16: Community Actions

Monitoring and Review

The Parish Council will monitor the Neighbourhood Development Plan and the implementation and effectiveness of its policies. When new issues are identified, policies are found to be out of date or in need of change, the Parish Council, in consultation with the Forest of Dean District Council, may decide to update part or all of the plan. The purpose of any review will be primarily to assess the extent to which the Neighbourhood plan objectives have been implemented in

practice and the contribution of the policies and local community actions towards meeting those objectives; and secondly to rectify an errors or omissions.

The process will be as follows:

The Parish Council and the reconvened Steering Group or their representatives will review the effectiveness of the Plan 12 months after it has been 'made' by the District Council. A monitoring report will be presented to the next available Parish Council meeting.

The need for a review of the Plan will take place following the adoption of a new or equivalent Local Plan, Core Strategy or Allocations Plan. This will consider any changes in circumstances that warrant an update to the Plan.

When the emerging Forest of Dean Local Plan is adopted, the neighbourhood plan will be updated within 6 months. The Plan will be reviewed every five years thereafter.

At least 2 years prior to the expiry of the NDP, a full review will be undertaken to gauge the success of the Plan in meeting its objectives and to put in place a succession plan.

Acknowledgements

Our thanks are extended to the following persons and groups:

Huntley Neighbourhood Development Plan Steering Group (Jenny Green, Irene Walker, Liz Tustin)

Huntley Parish Council

Clerk to Huntley Parish Council

Gloucestershire Rural Community Council

Forest of Dean District Council Planning Officers

Quedgeley Computer Solutions, Quedgeley

Family and friends of Quedgeley Computer Solutions and the Steering Group for assisting with the testing of the website and surveys.

The WESC Foundation (provide specialist care for visual impairment) for testing the accessibility of our website and surveys.

Anne Bryson LRPS and Gillian Hall for the photographs

Jenny and John Eastwood for Huntley historical information

Jane Lake, Jill Croxall, Justine Marlow and Mark Evans for starting the NDP process

Evidence Base

The evidence base consists of the information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

The following planning policy documents, reports, consultation evidence and other survey material have been used in creating the NDP.

National Level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profile 104: South Herefordshire and Over Severn, 2014.

Environment Agency, Flood Map for Planning at <https://flood-map-forplanning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

British History Online at www.british-history.ac.uk/

A Vision of Britain through Time. <http://www.visionofbritain.org.uk/>

nomis official labour market statistics - Local Market report for Huntley
<https://www.nomisweb.co.uk/reports/localarea?compare=E04004308>

Ministry of Housing, Communities and Local Government [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/live-tables-on-household-projections)

Natural England agriculture land classification for south west England

<http://publications.naturalengland.org.uk/publication/35012?category=43019>

NBA Atlas www.nbaatlas.org

The countryside charity www.cpre.org.uk

Joint Nature Conservation Committee www.jncc.defra.gov.uk

Archaeology Data Service www.archaeologydataservice.ac.uk

Heritage Gateway www.heritagegateway.org.uk

Environment Agency water maps www.gov.uk/guidance/groundwater-source-protection-zones-spzs

Environment Agency Catchment Data Explorer www.environment.data.gov.uk/catchment-planning/

Environment Agency <https://flood-map-for-planning.service.gov.uk>

House of Commons Library [Data Dashboard Publications - House of Commons Library \(parliament.uk\)](#)

Department for Environment Food & Rural Affairs www.uk-air.defra.gov.uk/aqma

County level evidence

Gloucestershire Local Housing Needs Assessment 2019, May 2020

Forest of Dean District Council Local Plan, Core Strategy 2011-2031

Strategic Housing Land Availability Assessment, Rural Report, 2015.

Gloucestershire Parish Profiles – local area report for Huntley, 2016

Forest of Dean Landscape Character Assessment 2004 supported by the Forest of Dean District Landscape Supplementary Planning Document 10

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

Forest of Dean and Wye Valley Destination Management Plan 2015 – 2020

<https://www.fdean.gov.uk/media/g0zkse2g/tourism-destination-management-plan-2015-to-2020.pdf>

PROWs [www.gloucestershire county council prow gis data](http://www.gloucestershire-county-council.gov.uk/prows-gis-data)

Gloucestershire Geology Trust www.glosgeotrust.co.uk

Parish and local level evidence

Huntley Parish Plan 2004

Strategic Environmental Assessment/ Habitats Regulations Assessment for Huntley Neighbourhood Area, August 2022 www.huntley-NDP.org

Results of drop-in events on 20 and 21 August 2021, report by Steering Group

Huntley Community, Housing Needs and Business survey, report by Steering Group



Results of Community Day event, 19 March 2022, report by Steering Group

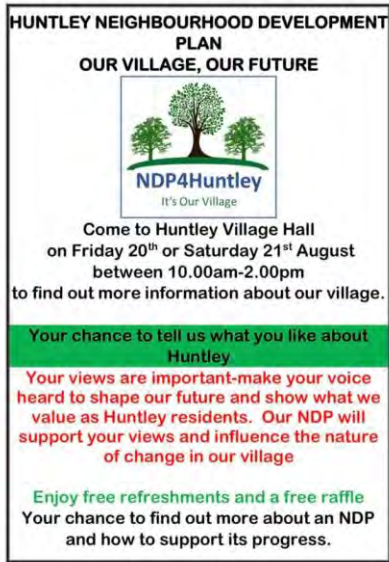

Results of Community Day event, 23 April 2022, report by Steering Group


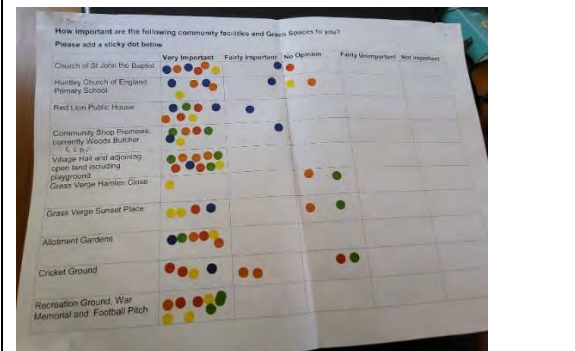
Huntley Design Guide

Appendix A – Consultation

The following consultation events took place to aid the creation of the NDP.

Date	Activity
Jan 20 to Nov 20 – Parish Council meetings	Discussions about the need for a NDP
December 2020 – Parish Council meeting	Agree to commence preparation of an NDP.
18 December 2020 - Facebook	Post on Parish Council Facebook page informing residents of the intention to create a NDP
January 2021 - Facebook	Post on Parish Council Facebook page looking for volunteers to assist with the NDP
February 2021 - Recruitment	Two residents expressed an interest.
March 2021 – Letter Drop (27 and 28th)	<p>Letters posted to all households asking residents if they support the creation of a NDP.</p> 
March 2021 – NDP Post box	<p>Post box installed outside the village hall for residents to post any comments for the Steering Group.</p> 
3 April 2021 - Posters	Posters around the Parish advertising proposed Neighbourhood Area

<p>May 2021 – Parish Council meeting</p>	<p>Agreement of Neighbourhood Area. Budget allocated by Parish Council for NDP production.</p>
<p>June 2021 – Neighbourhood Area 20th and 21st August 2021 – Drop in Event</p>	<p>Neighbourhood Area submitted to FODDC Information event on topics included in a NDP and collection of issues raised by residents. (https://www.huntley-ndp.org/library/engagement/21-08 Results Of Huntley Consultation Event.pdf)</p> 
<p>August 2021 – Parish Magazine</p>	<p>Article submitted to FEN (Parish Magazine)</p>
<p>September 2021 – Parish Council meeting</p>	<p>Parish Council and NDP Steering Group agree to disband Steering Group and postpone NDP creation.</p>
<p>October 2021 – Neighbourhood Area</p>	<p>FODDC approve Neighbourhood Area</p>
<p>8 October 2021 - Facebook</p>	<p>Post on Parish Council Facebook page looking for volunteers to assist with NDP.</p>
<p>November 2021 – Facebook</p>	<p>NDP Facebook page set up.</p> 

December 2021 – Communications Strategy	Communications strategy and plan issued
22 nd January 2022 – NDP Website launched	<p>New NDP website created (www.huntley-ndp.org)</p> 
February 2022 – Local Magazine (FEN)	Article published in FEN magazine describing the work on the NDP to date, forthcoming surveys and call for volunteers.
February 2022 – Flyers and Posters	Flyers advertising the forthcoming surveys hand delivered to each household and business premises. Posters put up around the village.
3 rd February – 21 st March 2022 – Community Survey	Community Survey with 20% completion rate. Forms completed per household, for those aged 12 or over
3 rd February – 21 st March 2022 - Business Survey	Flyers delivered to every household and business premises asking business owners to complete online business survey.
3 rd February – 21 st March 2022 – Housing Needs Survey	Flyers delivered to every household asking them to complete the survey. A total of 13 housing needs surveys were completed.
16 th March 2022 – Facebook Sites	Advertising the next Community Day
19 th March 2022 – Facebook Sites	Reminder about Community Day
19 th March 2022 – Community Day	<p>Public information on the draft vision and objectives, draft community facilities policy and initial response to surveys.</p> <p>(https://www.huntley-ndp.org/library/engagement/22-03-19 NDP Community Day Report.pdf)</p> 

30th March 2022 – Local Magazine	Article published in FEN magazine detailing work completed to date and advertising the next Community Day on 23 rd April.
17th April 2022 – Banner and posters	A banner advertising the next Community Day was displayed outside the Village Hall. Posters were displayed throughout the Parish.
18th April 2022 – Facebook Sites	Advertising next Community Day
23rd April 2022 –Community Day	Provided results of Housing Needs survey and provided details of land recorded on the on SHLAA. Consulted residents on preferred location for development. (https://www.huntley-ndp.org/library/engagement/22-04-23_NDP_Community_Day_Report.pdf)
26th April 2022 - Facebook	Details of where to find the material presented at the Community Day on 23 rd April
5th May 2022 – Facebook	Requesting help from residents to take photographs around the Parish. Two residents responded and took photos for both the NDP and Website.
18th July 2022 – Business Survey	Hand delivered a hardcopy of the business survey to each address registered in Companies House with a Huntley postcode. This was another attempt to engage businesses.
23rd July 2022 - Facebook	Advertising the informal review of the NDP and details of the session times during the week of 8 th August.
6th August 2022 - Facebook	Notification that the draft NDP will be available for review until 14 August
6th August 2022 – Posters and Banner outside village hall	Posters displayed around the parish advertising the consultation events and draft NDP
8th to 13th August 2022 – Pre Submission Informal Consultation Events	Sessions were held throughout the week where residents could review the draft NDP and ask questions. Sessions were Monday 8 th August 6-8pm. Attended by 2 residents. Tuesday 9 th August 10-12am. Attended by 5 residents. Thursday 11 th August 2-4pm. Attended by 2 residents. Saturday 13 th 10-12am. Attended by 4 residents.

	Two residents commented via our online form, one through the NDP Letterbox and one by email
20th September 2022 - Facebook	Details of upcoming Regulation 14 consultation
7th October 2022 - Facebook	Advertising details of the Design Guide that accompanies the NDP
7th October 2022 – Facebook	Details of upcoming Regulation 14 consultation that commences on 10 th October
7th October 2022 – Notice Boards	Poster advertising Regulation 14 consultation placed on Village Hall and Parish Council notice boards.
10th October to 18th November 2022 Regulation 14 Public Consultation	Letters sent to all residents, businesses and community groups within the Parish. Statutory Consultees were sent either a letter through the post or letter via email.
October 2022 – Local Magazine	Details of forthcoming Regulation 14 consultation
22nd November 2022 – Facebook	Advising that Regulation 14 consultation has now completed.
22nd November 2022 – Parish Council website	Advising that Regulation 14 consultation has now completed.
16th December 2022 – Facebook	Advising that the FoDDC have published a notice of consultation under Regulation 16
26th February 2023 – Facebook	Advising that the independent examination of the NDP starts on 27 th February 2023.

In addition to these events and activities regular updates were provided to those interested in the Huntley NDP through:

- Monthly progress reports to meetings of the Parish Council.
- Updates to the Huntley Hub and Huntley Parish Council Facebook page since August 2021
- Updates on the Huntley Neighbourhood Development Plan Facebook page since November 2021
- Updates on the Huntley Neighbourhood Development Plan website since January 2022, including Steering Group minutes



Appendix B – Planning Consent granted since Census 2011

Approved planning proposals since May 2011 which have amended the housing stock total.

Planning Application	Date	Status	Description	Address	Increase/ Decrease in stock
P0875/22/FUL	Jul 2022	Approved	Redevelopment of existing B8 site – erection of one dwelling	Land adjacent to The Laurels. Main Road, Huntley	+1 = 532 dwellings
PO726/22/PM3PA	May 2022	Approved	Change of use from post office and shop to residential	Post Office High Street Huntley	+1 = 531 dwellings
P1319/21/F	Jul 21	Approved	Conversion of 2 existing barns into 2 dwellings with garages.	Yew Tree Farm, Main Road, Huntley	+2 = 530 dwellings
12352/21/FUL	Jul 2021	Approved	Convert agricultural building into 3 bed dwelling	Apple Barn Hinders Lane Huntley	+1 = 528 dwellings
1107/21/FUL	Jun 2021	Approved	Extension to petrol station, with demolition of existing bungalow	The General Garage Main Road Huntley	-1 = 527 dwellings
0881/21/FUL	Jun 2021	Approved	Change of use from residential to cattery	Log Cabins Ross Road Huntley	-1 = 528 dwellings
P0946/20/OUT	Jul 2020	Approved	Erection of up to 11 dwellings	Land Adjacent to Poplars Cottage Tibberton Lane	+11 = 529 dwellings
1865/19/FUL	Dec 2019	Approved	Build one additional dwelling	35 The Fairway, Huntley	+1 = 518 dwellings
1206/19/OUT	Aug 2019	Approved	Build two additional dwellings	Land between Sequoia and Maydene, Longhope Road, Huntley	+2 = 517 dwellings
P1947/18/OUT	Dec 2018	Approved	Building one new detached dwelling	1 Grange Court Lane Huntley Gloucester	+1 = 515 dwellings
P605/18/FUL	Apr 2018	Approved	Conversion of barn into residential dwelling	Grain Store, Woodend Farm, Broom Hill, Huntley	+1 = 514 dwellings
P1342/17/PQ3PA	Aug 2017	Approved	Conversion of barn into residential dwelling	Dutch Barn, Woodend Farm, Broom Hill, Huntley	+1 = 513 dwellings
P0254/17/FUL	Apr 2017	Approved	Conversion of barn into residential dwelling	Barn at Woodend Farm, Broom Hill, Huntley	+1 = 512 dwellings
P0299/17/FUL	Feb 2017	Approved	Conversions of 2 barns into 2 dwellings.	Yew Tree Farm, Main Road, Huntley	+2 = 511 dwellings
: P1611/16/FUL	Jan 2017	Approved	Erection of one dwelling	Maydene Broom Hill Huntley	+1 = 509 dwellings

Huntley Neighbourhood Development Plan – Adopted Version, September 2023

P1110/16/FUL	Aug 2016	Approved	Conversion of existing barn to a dwelling	Pool House, Main Road, Huntley	+1 = 508 dwellings
1805/15/FUL	Dec 2015	Approved	Convert redundant forestry building into single dwelling	Forestry Building Newent Lane Huntley	+1 = 507 dwellings
1764/15/FUL	Nov 2015	Approved	Convert former bakery/stores into residential dwelling	Land at Grange Court Lane, Huntley	+1 = 506 dwellings
562/15/PMBPA	Apr 2015	Approved	Convert agriculture building into residential dwelling	Orchard Barn, Hinders Lane	+1 = 505 dwellings
0807/14/FUL	May 2014	Approved	Erection of two detached dwellings	Land adjacent to Huntley Court, Ross Road, Huntley	+2 = 504 dwellings
1140/13/FUL	Sep 2013	Approved	Convert Court Cottage into two dwellings	Court Cottage Ross Road Huntley	+1 = 502 dwellings
P0772/12/FUL	4 Sep 2012	Approved	Erection of detached bungalow next to Court Cottage	Court Cottage Ross Road Huntley	+1 = 501 dwellings

Appendix C – Housing Needs Survey

HUNTLEY HOUSING NEED SURVEY REPORT, MARCH 2022

Huntley Parish Council conducted a Housing Needs Survey during between 3rd February and 21st March 2022. The aim of the Housing need survey was to:

- Identify local housing need that is not currently being recognised by housing registers
- Give local people the opportunity to express a housing need
- Help the Parish Council understand if there is a local housing need in the parish
- Be used alongside the Housing Register as robust evidence by the local planning authority and Huntley Parish Council when determining planning applications
- Help find out whether residents would support a small housing development

The survey was publicised locally through various means. Every household within the Parish received a hand delivered leaflet advertising the survey, and this was supplemented by posters which were posted throughout the parish. Social media was also used with posts advertising the survey appearing on the Facebook sites for the Huntley NDP, Huntley PC and Huntley Hub.

The household had the option to complete the survey online through the NDP website www.huntley.ndp.org or in hard copy form to be returned through the NDP Post Box outside the Village Hall.

The survey allowed multiple submissions for those with more than one housing need within their current household. Recipients were requested to consider whether ‘your household as a whole, or anyone in your current household, expect to need to move within Huntley within the next 5 years’

Households with or containing a specific housing need were requested to complete and return the survey form which asked for specifics of the need. Respondents were assured that any information that they disclosed would be treated in strict confidence.

This survey provided a snapshot in time and identified new households that may need housing within the next 5 years. The Housing Needs survey identified 13 households that need housing locally.

The survey identified the following key points:

- Eight households wish to downsize as their current dwelling is too big, too expensive to run, or no longer meets their physical needs due to old age or illness.
- Two- bedroom dwellings are required the most
- The development of eleven dwellings adjacent to The Poplars which received planning permission in April 2021 may meet some of the local housing requirements
- The housing needs are in 1 to 5 years’ time

Responses to the Housing Survey supported the findings in the Gloucestershire LHNA where the most important form of future housing development was seen as 2 and 3-bedroom dwellings. From the responses to the survey, the type and tenure of the dwelling stock required within Huntley is below.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
2 bed house	6	1	3	1
2 bed bungalow	2			
3 bed house	1		1	1
4 bed house	1			

Table 1: Housing needs type and tenure identified from survey

A parcel of land known as ‘adjacent to The Populars’ was identified as part of the Forest of Dean Local Plan. Planning permission for eleven dwellings was granted in April 2021 for the following type and tenure. This was granted prior to the Housing Needs survey.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
1 bed flat			2	
2 bed house			1	1
3 bed house	6			
4 bed house	1			

Table 2: Proposed development type and tenure at land adjacent to The Populars

It is possible that the local housing need could be partially met by this development, As no bungalows are being built, there remains a requirement for these.

In addition to the housing needs survey, analysis of the Forest of Dean housing register indicates that there are currently 66 households who have indicated Huntley as an area of preference in which they are seeking affordable housing. Of these 66 households, there are 7 who are identified as having a local connection to Huntley.

This, together with the households identified in the housing needs survey of which none are currently registered on the housing needs register, gives 20 households currently in need of affordable housing.

Of the 66 households currently on the FoDDC housing register, 51% require 1 bed accommodation. Of the 7 households who have a local connection, 5 require 1 bed accommodation. The combined housing type and tenure required is shown below.

	Open Market	Private Rent	Affordable Rent	Affordable Home Ownership
1 bed house/flat			5	
2 bed house	6	2	3	1
2 bed bungalow	2			
3 bed house	2	1	1	1
4 bed house	1			

Table 3: Housing needs type and tenure identified from survey and housing register

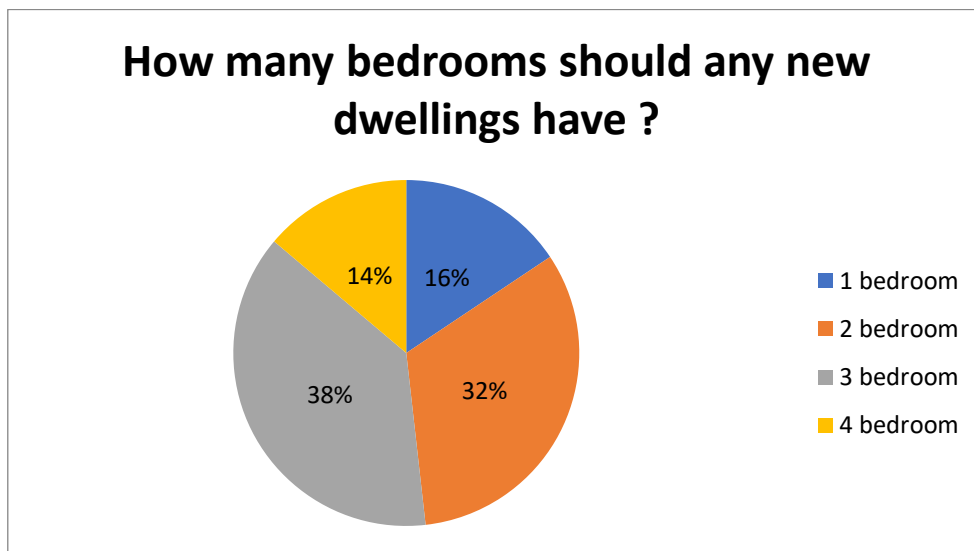
To provide 20 affordable housing dwellings, a development of at 60 dwellings (40% affordable housing) will be required, however, this do not consider the future needs.

The NDP Steering Group consider that a new development of up to 100 houses would be reasonable and should meet the current and future local housing needs. Although Huntley has a relatively low level of housing need, most of the ‘infill’ sites have now been built on. Any new development will involve the amendment of the current Settlement Boundary.

A community survey was open to all residents of Huntley parish and ran alongside the Housing Needs survey. The residents were asked for their views on aspects of any new development. The following is an extract from the Community Survey results.

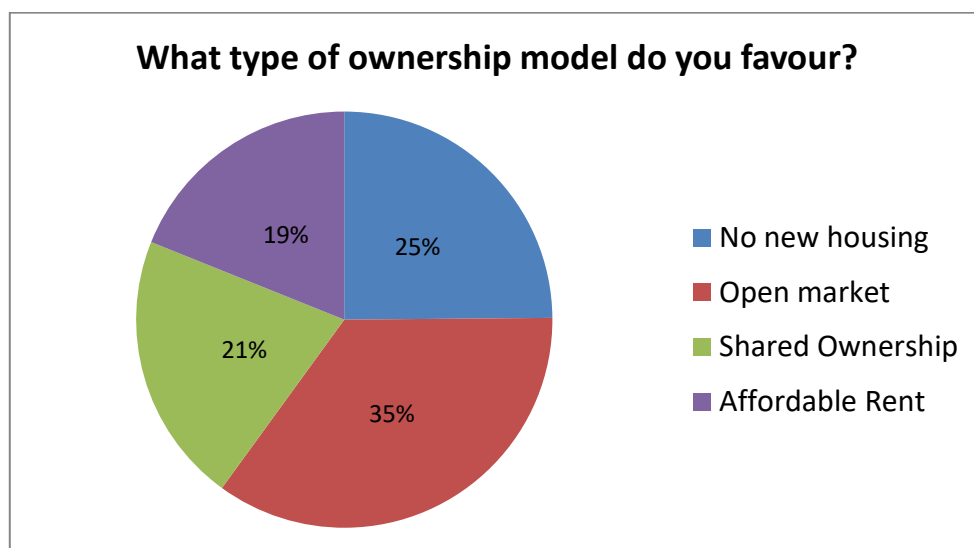
Q24 How many bedrooms should any new built dwellings have?

The community consultation in August 2021 and the Community Survey both identified a desire for two- and three-bedroom dwellings to meet the needs of younger people and families. The provision of suitable housing for older people will allow existing residents to stay in the community, enabling downsizing and so release existing homes for family occupation.



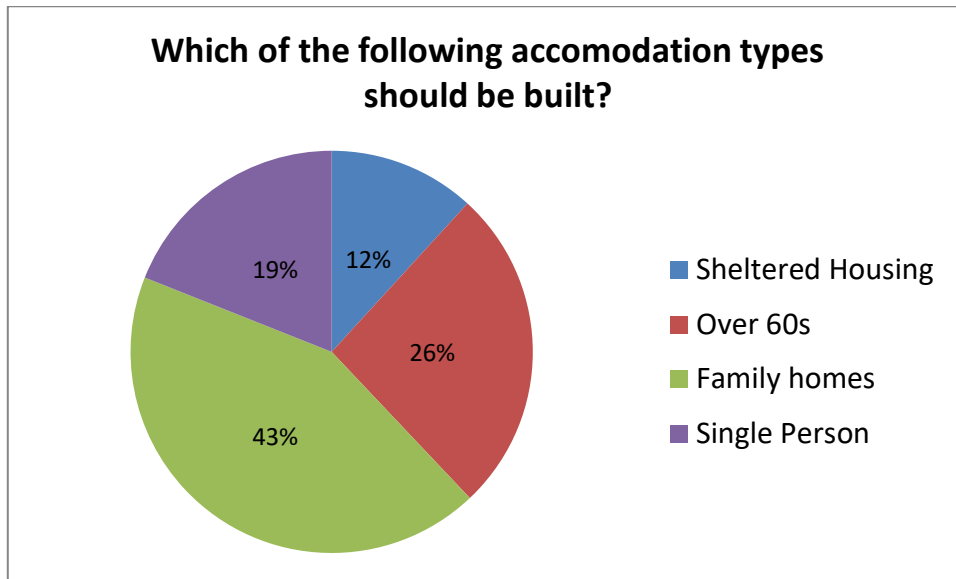
Q25 What type of ownership model do you favour for any new housing?

25% of the respondents did not want to see any new housing in the parish; however, the same respondents want additional community facilities which may require contributions from new development to provide them.



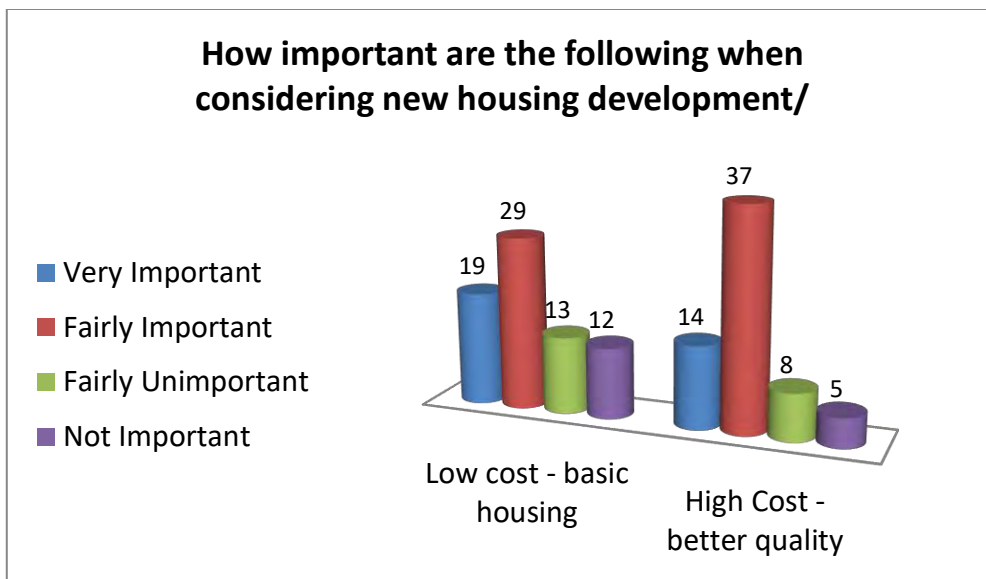
Q26 Which of the following accommodation types should be built?

A large percentage of the population within Huntley consists of the elderly, many of which are in dwellings too large for them. The respondents prefer over 60s accommodation and family homes to be built. If over 60s accommodation was provided, some family sized homes may be freed up, and therefore allow generations to stay within the parish if they wish.



Q27 How important are the following when considering new housing development?

The following is a partial view of the results, concentrating just on the type of housing, and ‘no opinion’ returns removed.



Conclusion

The percentage of the population of Huntley has been ageing since at least 2011. A split of the population by age groups gives an indication of the percentage of non-working (0-15 years and over 65 years) to working population.

	Huntley			Gloucestershire
	2011	2014	2018	2018
0-15 years old %	15.4	16.2	16.1	17.8
16-65 years old %	58.1	54.7	52.6	61.9
Over 65 %	26.5	29.1	31.3	20.3
Total % working age	58.1	54.7	52.6	61.9
% non-working	41.9	45.3	47.4	38.1

Table 4: Population split between working and non-working age within Huntley compared to Gloucestershire (source Census, ONS)

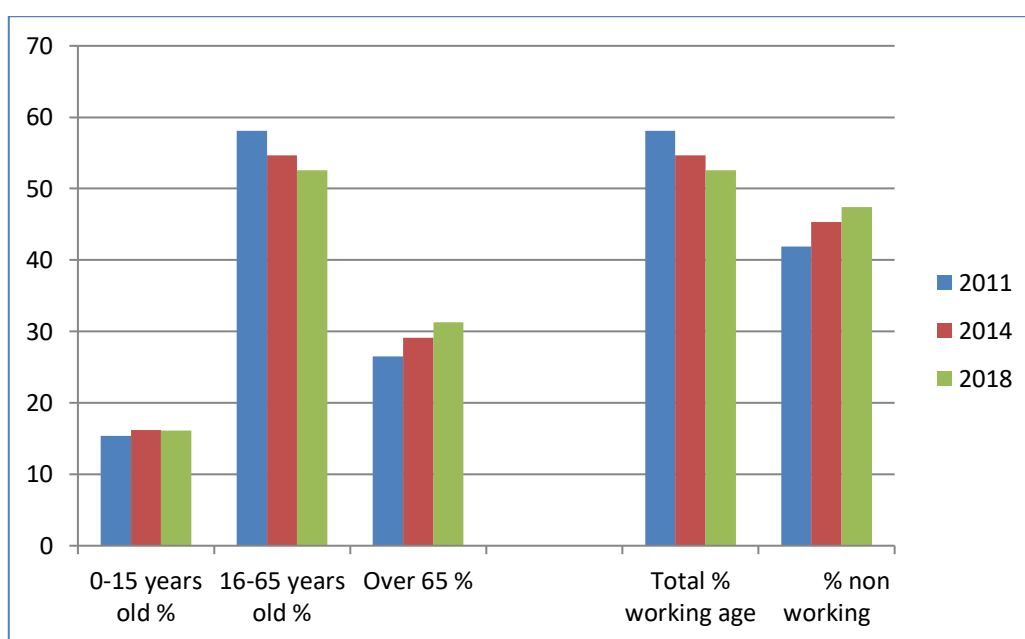


Figure 1: Ageing population within Huntley (source Census 2011 and ONS)

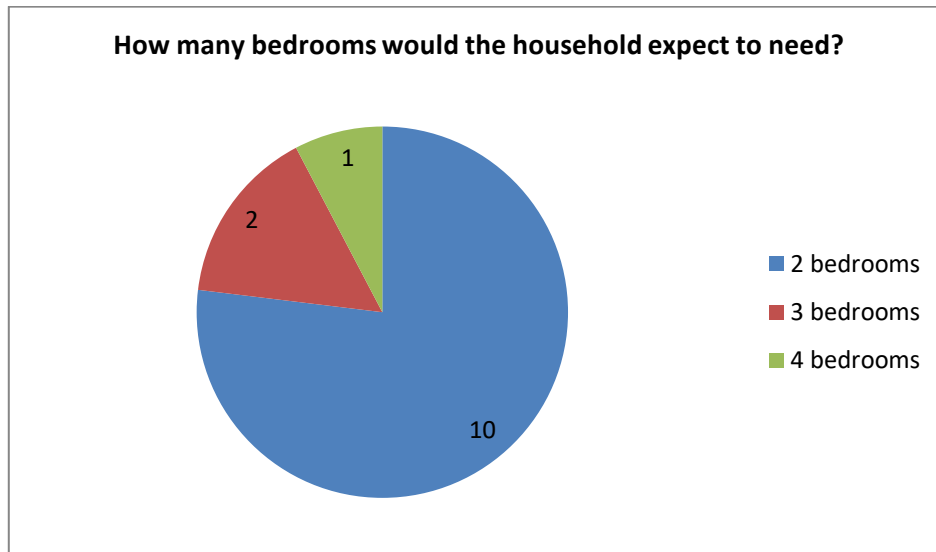
There is a higher percentage of non-working age than Gloucestershire which reflects the higher population ratio of the over 65’s in Huntley. The percentage of 16–65-year-olds has been gradually reducing since 2011, whilst the percentage of over 65s has been increasing. Huntley needs to attract the younger generation into the area, as well as ensuring that there are dwellings available for the teenagers currently in Huntley so they can stay in Huntley if they wish.

Residents have expressed a desire for new open market, affordable home ownership and affordable rent properties. One way to measure the affordability of Huntley is to compare the average house price with the average salary of residents. The average house price in Huntley is currently just over eight times the average salary. Therefore, it is unlikely that first time buyers or those looking for family homes will be able to afford a home within Huntley on the open market and would choose affordable home ownership. Affordability will not be such an issue for the older generation looking to downsize.

The Housing Needs Survey and Results

Q 1. *How many bedrooms would the household expect to need? Please tick one box

- 1
 2
 3
 4
 5 or more



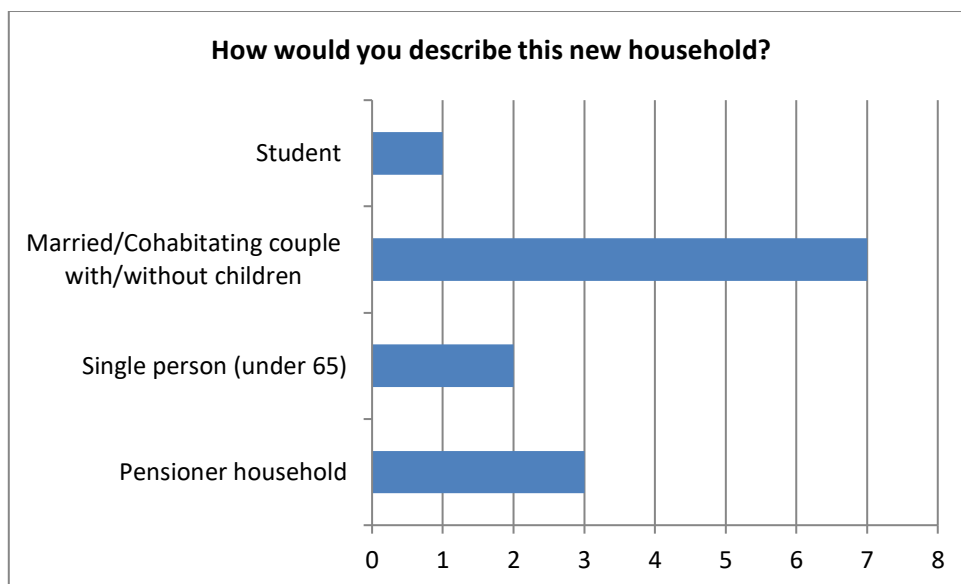
Q 2. *Would you be downsizing? Please tick one box

- Yes
 No

	Yes	No
Downsizing	8	5

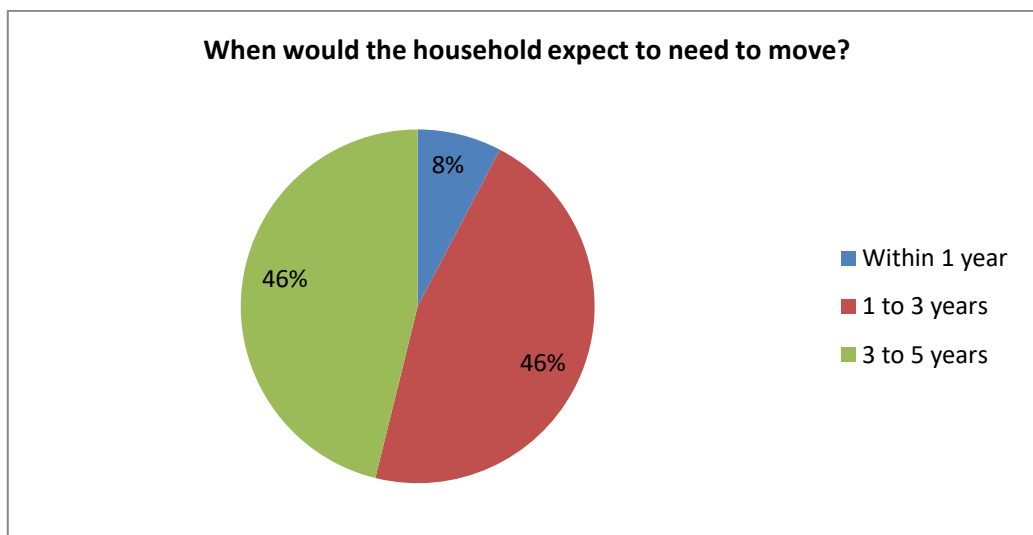
Q 3. *How would you describe this household? Please tick one box

- Pensioner household (over 65)
 Single person (under 65)
 Married or Cohabiting couple with or without children
 Lone parent with dependent children
 Student household
 Other



Q 4. *When would the household expect to need to move? Please tick one box

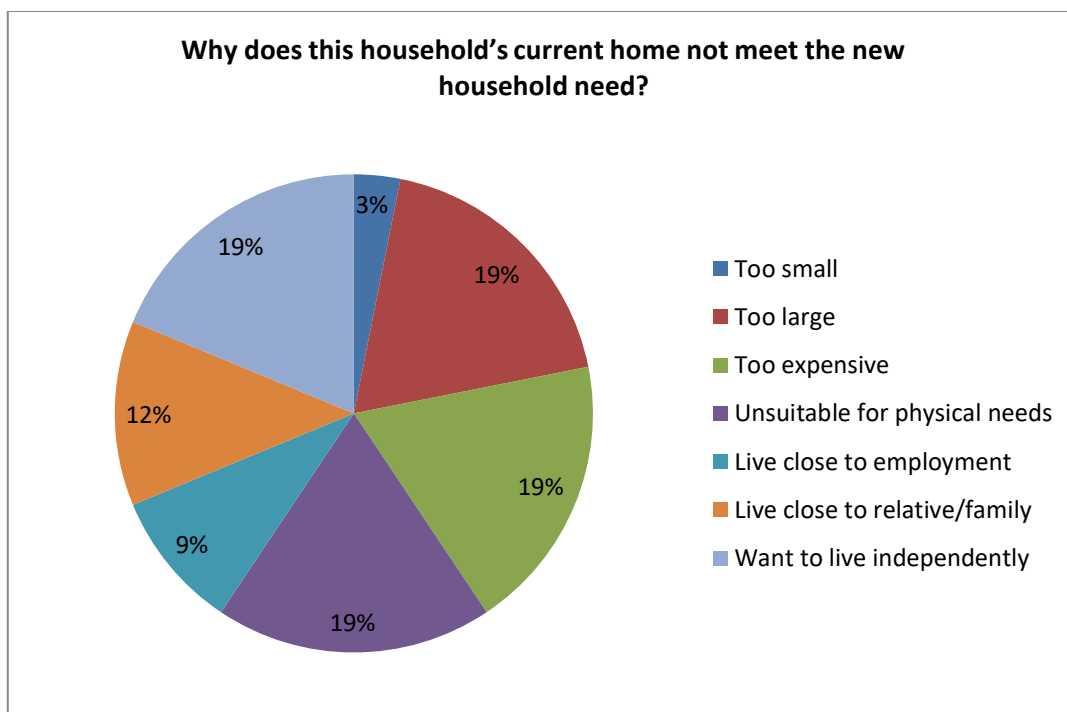
- Immediately
- Within a year
- More than a year but within three years
- Between three and five years



Q 5. Please give the reasons why this household’s current home does not meet the household’s need?

Please tick as many boxes as apply

- Too small
- Too large
- Too expensive
- Unsuitable for physical needs
- Need to live close to employment
- Need to live close to relative/family
- Want to live independently
- Temporary accommodation



Q 6. *Does this household have a specialist housing need? Please tick one box

- No
- Yes, accommodation on the ground floor
- Yes, housing with support services provided
- Yes, residential care
- Other (please specify)

When the responses to Q1 and Q6 are analysed together, the requirement is for 2-bedroom ground floor accommodation.

	Specialist need ?	Number of bedrooms required
No	11	
Yes, accommodation on the ground floor	2	2-bed room

Q 7. *How would this household consider paying for this accommodation? Please tick as many boxes as apply

- Buy on the open market
- Rent from the private sector
- Rent it from the Local Authority or Housing Association
- Buy it as a shared equity owner with the Local Authority or Housing Association
- Other (please specify)

Q 8. *Is the household currently on the Forest of Dean Council or housing association waiting list?

Please tick one box

Yes

No

NB This questionnaire does not register you on a housing waiting list.

None of the households who expressed a housing need are on the housing association waiting list.

Q 9. *Apart from your household, do you know anyone with a 'local connection' who would like to set up home in Huntley ?. Please tick one box

Yes

No

There were 3 households who said that they knew someone with a 'local connection' who would like to set up home in Huntley.

Q 10. If you wish to make any comments regarding your housing needs, please write them here.

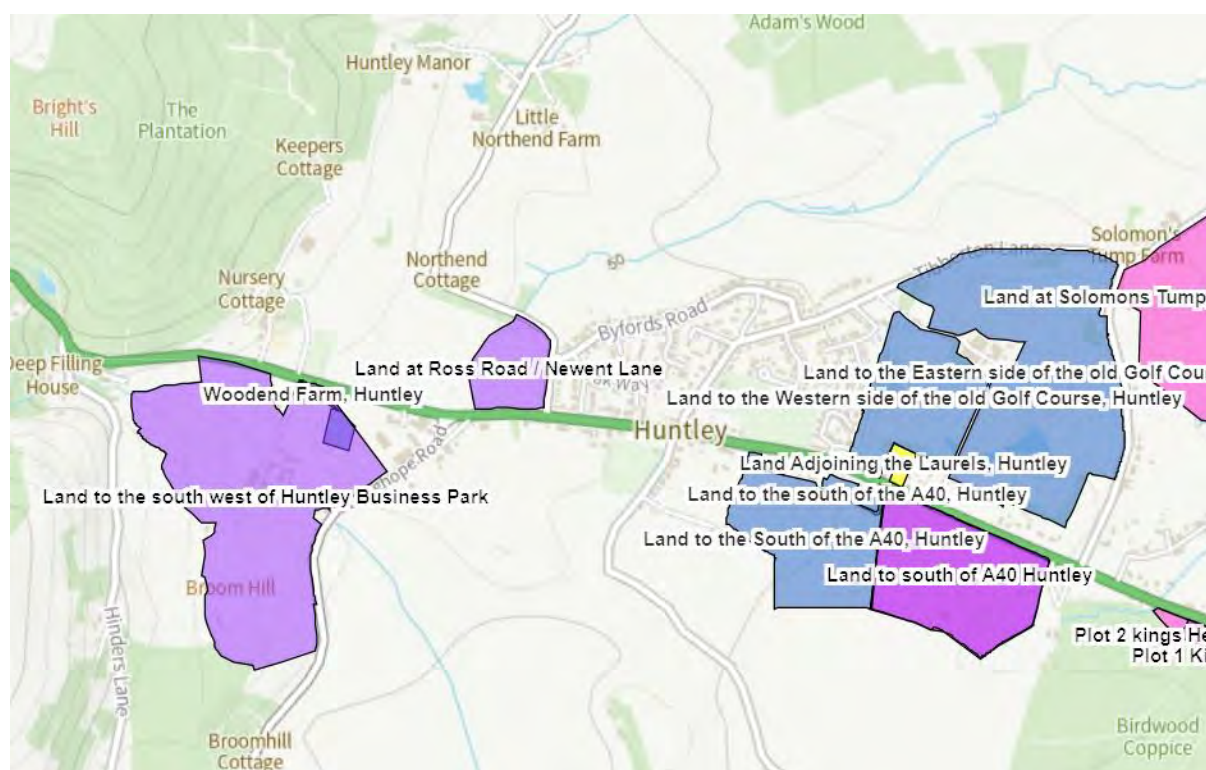
- Need affordable bungalows for purchase within the parish
- Help to buy housing for young adults
- We have children who plan to eventually own their own home and are priced out of most areas locally we will need affordable housing where local people with a close connection to Huntley are given priority
- Too many expensive houses being built in countryside limits our options to stay in the area
- The ONS, Office of National Statistics, in 2019 estimated a growth of some 89 per cent in the over 75 age category for the Forest of Dean district by 2039 and some 6.5 per cent growth in population overall. Housing for the elderly needs serious consideration
- Need for good quality bungalows in any future development to ensure older residents can remain in Huntley
- All existing property for married couples who are considering downsizing fails to meet the needs of these couples in terms of garden size, quality, room size and privacy.
- My daughter , living in Lydney, disabled, two children , needs more regular care than I can currently manage. So she needs to live closer to me, preferably walking distance, so that I can visit her every day.
- There are many bungalows, but they are too big and expensive. We need smaller, cheaper bungalows for older people to move into

Appendix D – Strategic Housing Land Availability Assessment (SHLAA)

Areas within the Huntley parish have been identified in the current Strategic Housing Land Availability Assessment (SHLAA)

Huntley Parish Council has not included additional housing allocations in this NDP as the current Local Plan has already allocated the development at The Poplars. The current FoDDC Local Plan is being reviewed and it is not yet known if any housing development will be allocated to Huntley. Therefore, within 6 months of the new Local Plan being ‘made’, the housing policies and allocations within this NDP will be reviewed and updated to align with the new plan.

Details of potential development land identified within the SHLAA are given below.






Description	Size	FODDC Comments	Year Added to SHLAA
Development of Land at Huntley, Huntley	8.49 hectare	spread development onto the otherwise mostly open side of the road therefore may be some landscape harm Level site with access to main road and existing services potential extension to Huntley	2021
Land to the southwest of Huntley Business Park	20.34 ha	Outside Settlement Boundary. Proximity of business park will need to be considered in terms of noise. The site does not relate well to the village and is too large for the villages current facilities.	2022





		<p>Small number of homes in rural location prominent in Landscape. This has the potential to be a good site to consider for development but it will need to be done carefully.</p> <p>Access is good and with good links to the nearby towns.</p> <p>The site has good access.</p> <p>Public transport available and access by car to wider areas.</p> <p>Employment opportunities available</p>	
Development of Land to the South of the A40, Huntley	7.25 ha	<p>Outside but adjoins settlement boundary</p> <p>Proximity to Huntley</p> <p>Extension to the South of the settlement</p> <p>Narrow access for a large-scale development</p> <p>Forms part of an open landscape character</p>	2020
Development of Land to the Eastern side of the Old Golf Course, Tibberton Lane, Huntley	16.3 ha	<p>Outside but adjoins settlement boundary</p> <p>Proximity to A40</p> <p>Extension to the East of the settlement</p> <p>Buildable, but access may be problematic having regard to the size of the site</p> <p>Potential ecology impact with ponds</p> <p>Large site in comparison to settlement</p>	2020
Development of Land to the Western side of the Old Golf Course, Tibberton Lane, Huntley	6.2 ha	<p>Outside but adjoins settlement boundary</p> <p>Good road frontage access off main A40 road</p> <p>Extension to the East of the settlement</p> <p>Buildable but access for larger development would have to be addressed</p> <p>Potential ecological impact from nearby ponds</p> <p>Fairly large site in comparison to settlement</p> <p>Need of supporting infrastructure</p>	2020
Land at Ross Road/Newent Lane		No details published by FoDDC	Originally submitted 2007 and confirmed 2022





Appendix E – National Heritage List for Huntley, Gloucestershire

(Source <https://britishlistedbuildings.co.uk/england/huntley-forest-of-dean-gloucestershire>)

Entry Name	Source ID	Listing Date	Heritage Category	Location
Barn at Northend, Newent Lane 	1124175	4 Jul 1985	Grade: II	Latitude: 51.8798 / 51°52'47"N Longitude: -2.4081 / 2°24'29"W
Barn, Huntley Court 	1337429	4 Jul 1985	Grade: II	Latitude: 51.8723 / 51°52'20"N Longitude: -2.4095 / 2°24'34"W
Base to Cross, About 7 Metres North of Junction with Main Road 	1299167	4 Jul 1985	Grade: II	Latitude: 51.8723 / 51°52'20"N Longitude: -2.405 / 2°24'17"W
Church of St John the Baptist	1186476	23 September 1955	Grade: I	Latitude: 51.8743 / 51°52'27"N Longitude: -2.4179 / 2°25'4"W

				
<p>Elliot Monument in Churchyard, About 2 1/2 Metres East of South East Corner of Chancel, Church of St John the Baptist</p> 	1298995	4 July 1985	Grade: II	Latitude: 51.8743 / 51°52'27"N Longitude: -2.4175 / 2°25'3"W
<p>Elliott Monument in Churchyard, in Angle Between Chancel and Organ Chamber, Church of St John the Baptist</p> 	1299169	4 July 1985	Grade: II	Latitude: 51.8743 / 51°52'27"N Longitude: -2.4176 / 2°25'3"W

<p>Huntley Church of England Primary School</p> 	1186478	4 July 1985	Grade: II	Latitude: 51.8742 / 51°52'26"N Longitude: -2.4183 / 2°25'5"W
<p>Huntley Court</p> 	1186475	4 July 1985	Grade: II	Latitude: 51.8721 / 51°52'19"N Longitude: -2.4081 / 2°24'29"W
<p>Huntley Manor, Newent Lane</p> 	1337462	4 July 1985	Grade: II	Latitude: 51.8794 / 51°52'45"N Longitude: -2.4138 / 2°24'49"W
<p>Keeper's Cottage, Newent Lane</p> 	1186473	4 July 1985	Grade: II	Latitude: 51.8774 / 51°52'38"N Longitude: -2.4167 / 2°25'0"W
<p>Lamp Post in Churchyard, About 1 1/2 Metres North East of Gate to Churchyard from School, Church of St John the Baptist</p>	1186852	4 July 1985	Grade: II	Latitude: 51.8741 / 51°52'26"N Longitude: -2.418 / 2°25'4"W

				
<p>Lamp Post in Churchyard, About 10 Metres South West of Porch of Church of St John the Baptist</p>	1186477	4 July 1985	Grade: II	Latitude: 51.8742 / 51°52'27"N Longitude: -2.4179 / 2°25'4"W
				
<p>Little Northend Cottage</p>	1186474	4 July 1985	Grade: II	Latitude: 51.8785 / 51°52'42"N Longitude: -2.4092 / 2°24'33"W
				
<p>Old Rectory</p>	1124179	4 July 1985	Grade: II	Latitude: 51.8745 / 51°52'28"N Longitude: -2.4033 / 2°24'11"W
				

<p>Pool House</p>	<p>1299166</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8718 / 51°52'18"N Longitude: -2.4039 / 2°24'14"W</p>
<p>Milestone, About 56 Metres West of Barn, Huntley Court</p> 	<p>1299168</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8724 / 51°52'20"N Longitude: -2.4104 / 2°24'37"W</p>
<p>Red Lion Public House</p> 	<p>1186471</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8723 / 51°52'20"N Longitude: -2.4055 / 2°24'19"W</p>
<p>Stocks, 27 Metres West of War Memorial, in Recreation Ground</p> 	<p>1123714</p>	<p>23 September 1955</p>	<p>Grade: II</p>	<p>Latitude: 51.872 / 51°52'19"N Longitude: -2.4029 / 2°24'10"W</p>
<p>The Rectory</p> 	<p>1186472</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8719 / 51°52'18"N Longitude: -2.4044 / 2°24'15"W</p>
	<p>1110843</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8742 / 51°52'27"N</p>

<p>Unidentified Chest Tomb, in the Churchyard About 2 Metres Southeast of Porch of Church of St John the Baptist</p> 				<p>Longitude: -2.4178 / 2°25'4"W</p>
<p>War Memorial</p> 	<p>1393512</p>	<p>11 November 2009</p>	<p>Grade: II</p>	<p>Latitude: 51.8719 / 51°52'18"N Longitude: -2.4025 / 2°24'8"W</p>
<p>Woodend Farm</p> 	<p>1299165</p>	<p>4 July 1985</p>	<p>Grade: II</p>	<p>Latitude: 51.8712 / 51°52'16"N Longitude: -2.4178 / 2°25'4"W</p>

Appendix F – Community Survey

A survey was conducted by Huntley Neighbourhood Development Plan Steering Group to determine the community needs of the Huntley parish. The survey asked questions about the current household. A household was defined as “one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day”.

Q1. How many people of each age and sex are there in your household?

	0-9 years	10-15 years	16–19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male	8	10	1	21	31	16	19
Female	12	15	12	22	41	18	19
Non binary	2	1		1	2		2

Q2. What is the composition of your household?

Multi Generation	1
Lone Parent Family	5
Married/Cohabiting (under 65)	49
Pensioner	49
Single Person (under 65)	3

Q3. What type of home does your household live in? and Q4. How many bedrooms does your house have ?

1 bedroom Terraced	1
1 bedroom semi-detached	1
2 bedroom Terraced	1
2 bedroom semi detached	3
2 bedroom detached	6
3 bedroom Terraced	3
3 bedroom semi detached	13
3 bedroom detached	38
4 bedroom Terraced	1
4 bedroom semi detached	5
4 bedroom detached	27
5 bedroom Terraced	0
5 bedroom semi detached	2
5 bedroom detached	6

Q5. Does your household own or rent this home?

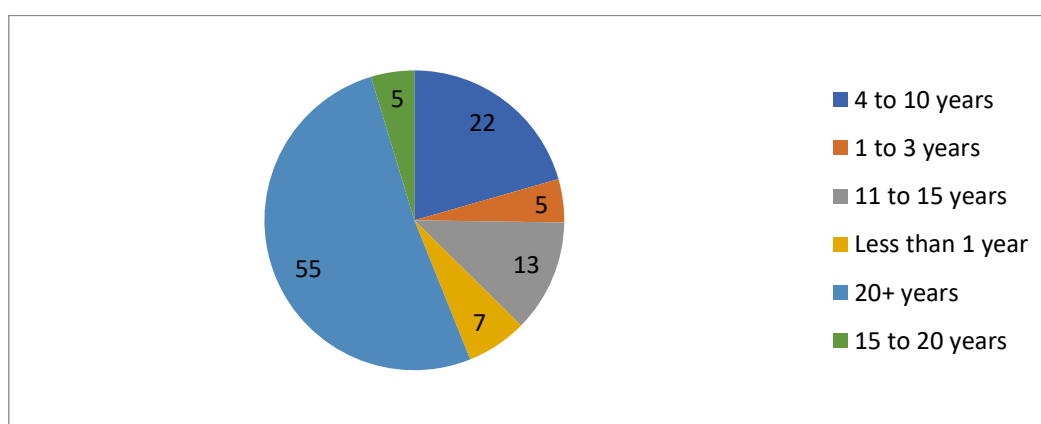
Mortgage	37
Private Rent	4
Social Rent	2
Owned outright	64

Q6. Does your household as a whole, or anyone in your current household, expect to need to move within Huntley within the next 5 years?

13 Housing Needs Surveys were completed

Q7. How long have you lived in Huntley ?

4 to 10 years	22
1 to 3 years	5
11 to 15 years	13
Less than 1 year	7
20+ years	55
15 to 20 years	5



Q8. What do you like most about living in Huntley?

Surrounding countryside	19%	39
Access to transport links - bus, motorway, trains	17%	36
Community feel	16%	34
Quiet location, quiet neighborhood	15%	32
Rural/semi-rural feel	13%	26
Local community facilities	6%	12
Access to walks	6%	12
Local school	4%	8
Feel safe	3%	7
Not many families - no noisy children	1%	2

Q9. What do you like least about living in Huntley?

Traffic speed, noise, volume	30%	36
Lack of facilities - shop, post office	24%	30
No community cohesion	8%	9
Threat of new development	7%	8
Poor bus service	6%	7
Inadequate Parish Council	6%	7
Nothing for teenagers/young people	4%	5
No gas connectivity	4%	5
Slow internet	3%	4
Red Lion pub	2%	3
Lack of affordable housing	1%	2
Lack of maintenance - paths, trees	1%	2
Threat to view from Byford Road	1%	2
People - snobbery, unfriendly	1%	2
Inconsiderate car parking	0.50%	1
Smells of pig muck for 3 months of the year	0.50%	1
Poor TV reception	0.50%	1

Q10. Looking forward 10 years what kind of place would you want Huntley to be ?

Same quiet rural village as it is now	43%	49
Small housing development added	21%	24
More facilities and more activities for all ages	18%	21
Vibrant, inclusive community for all ages	9%	10
Trading Estate added	2%	3
Bypass in place	2%	2
Better maintained and litter free village	2%	2
Council serving the whole parish	2%	2
Better police presence	1%	1

Q11 Do you own/have access to a car ?

Yes	103
No	4

Q12 If applicable, which school / college do you or your children attend ?

Huntley C of E School	14
Dean Magna School & 6th Form	12
Newent Community School	8
John Kryle High School	4
Gloucestershire College	2
Hartpury College	1
The Crypt School	1
Lea C of E School	1

Hope Brook C of E School	1
Tibberton Community School	1

Q13 How do you travel to school / college ?

Bus	22
Car Lift with family/friends	4
Own car	9
Walk	6

Q14 Is your place of employment outside of Huntley ?

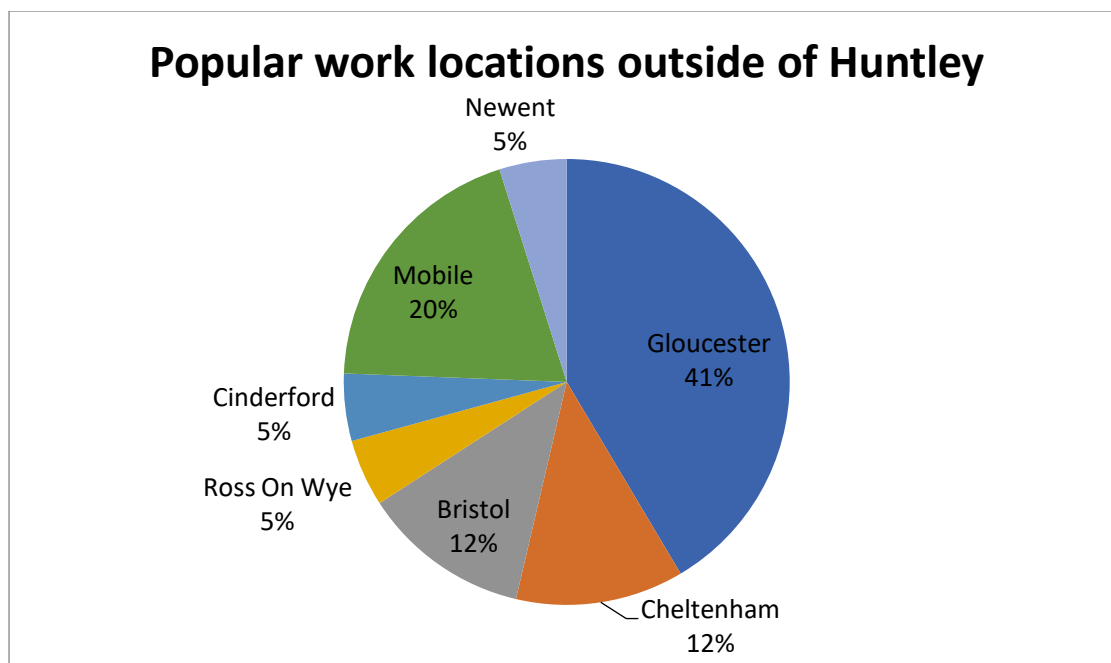
Yes	47
No	5
Work from Home	7
Not in employment	48

Q15 If you work outside of Huntley, for what reason ?

Specialized job elsewhere	30
Lack of local employment	6
Other - travel around locations	5
Personal preference	4
Other - stayed in job when relocated to Huntley	3
Better Salary	0

Q16 If you work outside of Huntley, where do you work ?

Gloucester	17
Mobile	8
Cheltenham	5
Cinderford	2
Newent	2
Bristol	2
Ross On Wye	2
Mitcheldean	1
Bath	1
Tamworth	1
Birdwood	1
Leominster	1
Phocle Green	1
Thatcham, Berkshire	1
Birmingham	1
Hartpury	1
Churcham	1



Q17 What employment sector do you work in ?

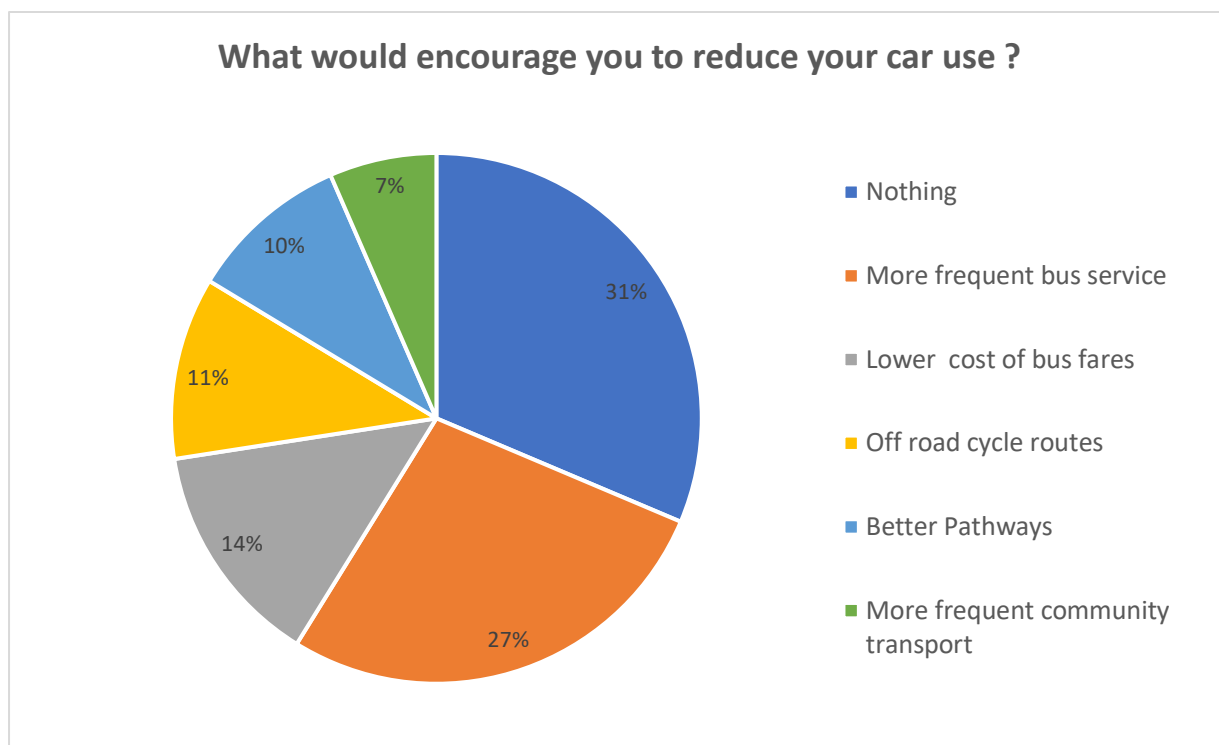
Professional Services	15
Health & Social Care	11
Education & Early Years	7
Manufacturing	6
Construction	4
Retail	3
Motor Industry	2
Hospitality	2
Local Government	2
Gloucester Diocese	1
Agriculture	1
Marketing	1
Artisan	1
Horticulture	1
Catering	1
Auction House	1

Q18 How do you travel to work ?

Car	48
Car Share	5
Work at home	2
Motorbike	1
Cycle	1

Q19 What would encourage you to reduce car usage ?

Nothing	48
More frequent bus service	42
Lower cost of bus fares	21
Off road cycle routes	17
Better Pathways	15
More frequent community transport	10
Other	3



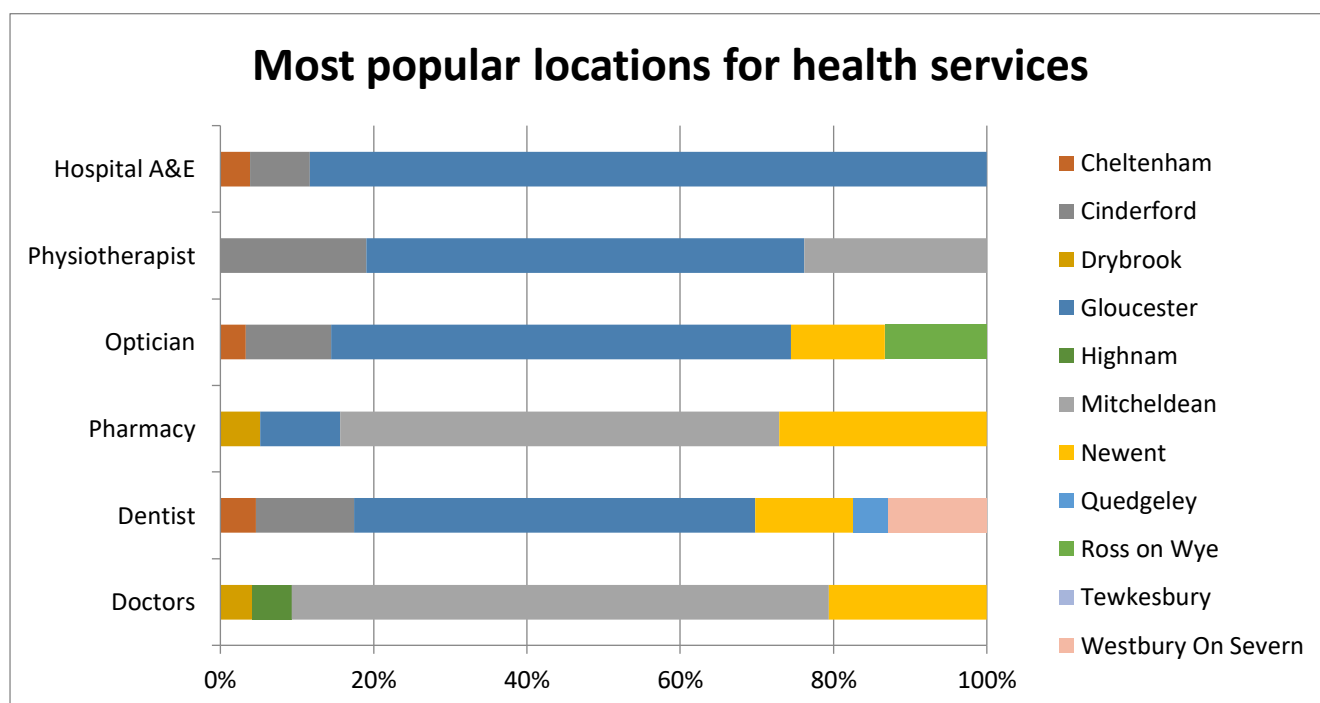
Q20 Where do you go for community and recreation facilities not available in Huntley ?

Healthcare Services

The results from the community survey for access to health facilities are shown below. Most residents travel to Gloucester for health services. There is a pharmacy and doctors surgery at Mitcheldean and Newent which are used in preference to Gloucester as they are nearer.

	Doctors	Dentist	Pharmacy	Optician	Physiotherapist	Hospital A&E
Abbeydale				1		
Abroad		1				
Bristol		2		1		
Cheltenham	2	4		3	1	4
Chepstow		1				
Churchdown		2				
Cinderford		13	1	10	4	8
Drybrook	4		5			

Gloucester	2	45	10	54	12	91
Highnam	5		1		2	
Home					3	
Ledbury					1	
Longford					1	
Longhope					2	
Longlevens					1	
Lydney				1	1	2
Malvern		1				
Mitcheldean	68		55		5	
Monmouth				1		
Newent	20	11	26	11	3	
Newnham	1					
Quedgeley	1	4	1			
Ross on Wye		3	2	12	1	
Tewkesbury		3		1		
Viney Hill					1	
Westbury on Severn	1	11				



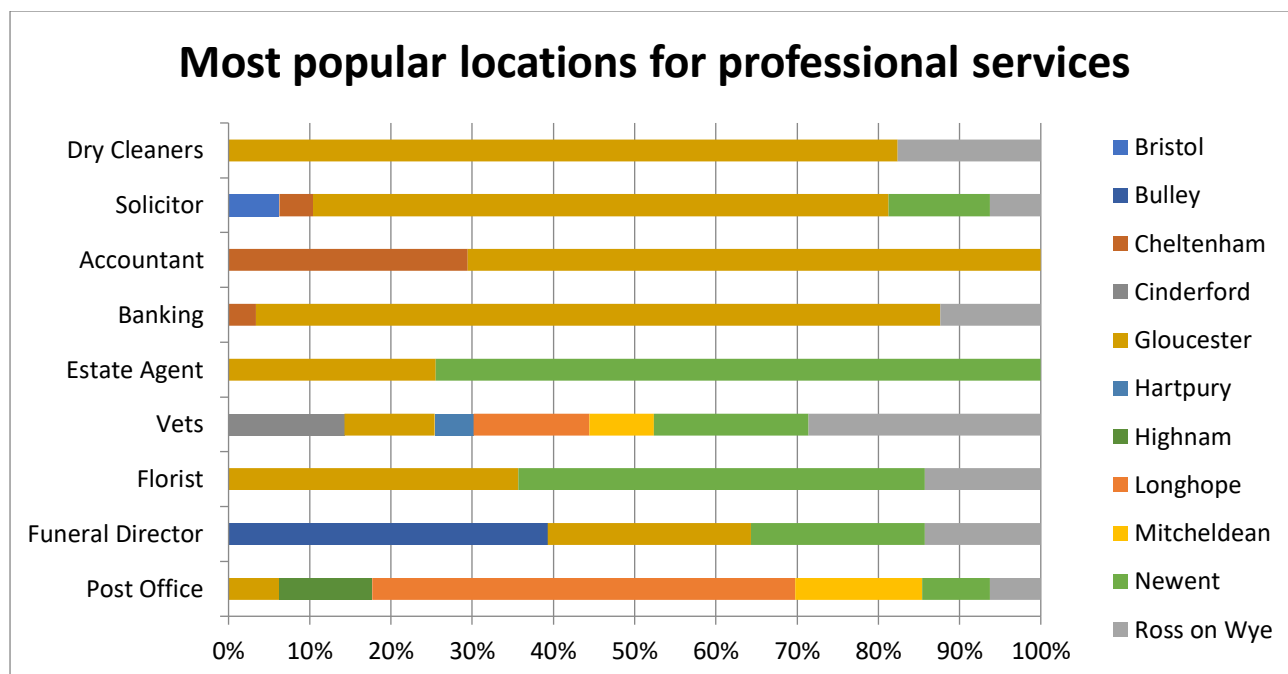
Professional Services

There are a range of locations used to access professional services. The most popular locations are shown below. Gloucester is favoured the most, with Newent being preferred for an Estate Agent, and both Longhope and Mitcheldean to access the Post Office.

There is a mobile Post Office that visits the Villagw Hall between 11am and 12am every Friday.

Huntley Neighbourhood Development Plan – Adopted Version, September 2023

	Post Office	Funeral Director	Florist	Vets	Estate Agent	Banking	Accountant	Solicitor	Dry Cleaners
Barnwood				1					
Bath						1			
Birdwood			1						
Birmingham							1		
Bristol								3	
Bulley		11							
Cheltenham		1	1	1		3	5	2	1
Chepstow								1	
Churchdown		1					1		
Cinderford	2	1	2	9	1	1	1		
Coleford		1							
Gloucester	6	7	15	7	12	75	12	34	28
Hartpury				3					
Highnam	11						1		1
Ledbury								2	
Leominster							1		
Longhope	50			9					2
Lydney								1	1
Mitcheldean	15		1	5	1		1		
Monmouth		1						1	
Newent	8	6	21	12	35	1		6	1
Online			2			1			
Quedgeley	2						2		
Painswick							1		
Pontrilis							1		
Ross on Wye	6	4	6	18		11	2	3	6
Tibberton			1						
Tewkesbury								1	
Westbury on Severn		1							
Pontrilis							1		

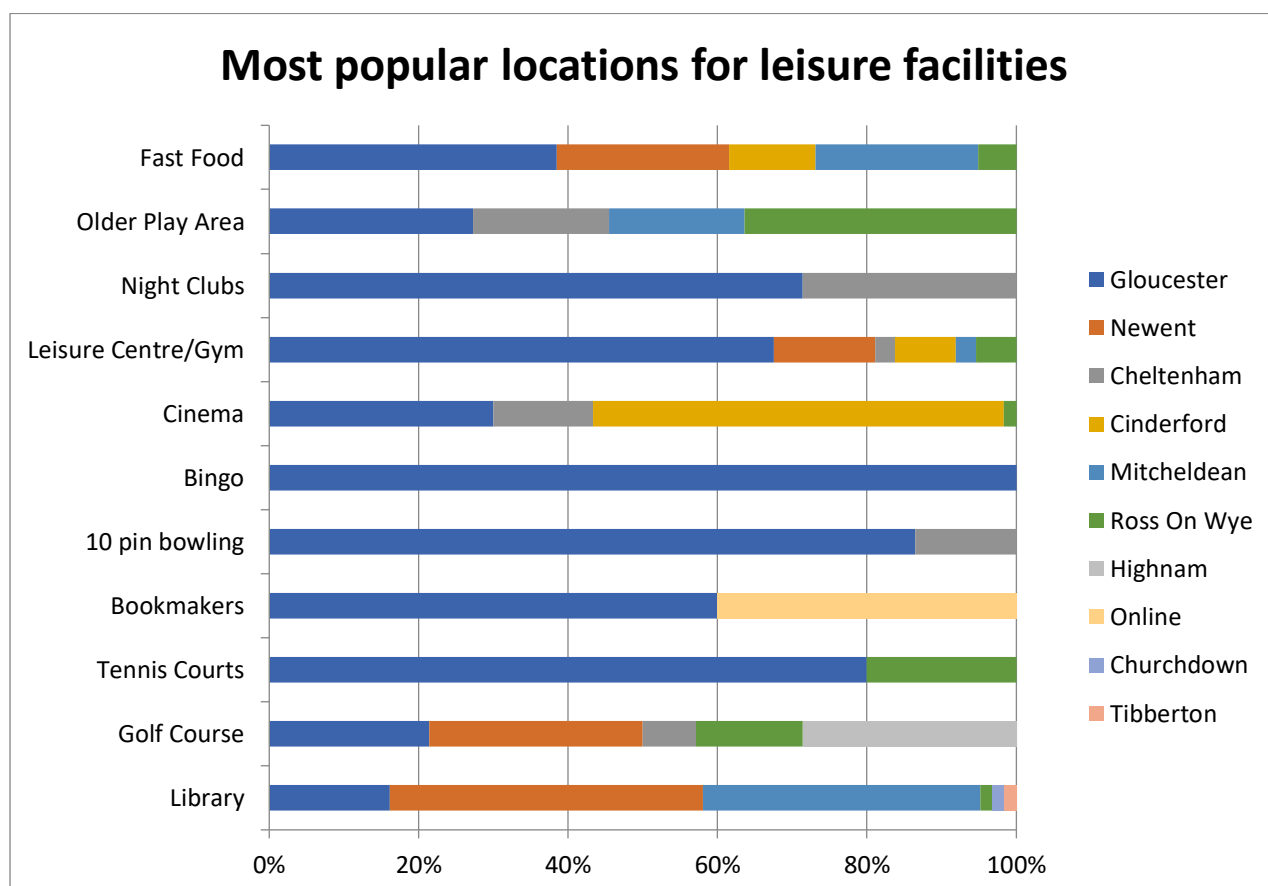


Leisure Services

The majority of Huntley travel to Gloucester to access leisure facilities. The independent cinema at Cinderford is popular with entrance prices considerably lower than the larger cinema chains. Huntley used to be visited by a mobile library, but this ceased has been replaced by a small library in the Village Hall. There are plans to convert an old telephone box into a community library. The nearest main libraries are found in Mitcheldean and Newent.

	Library	Golf Course	Tennis Courts	Bookmakers	10 pin bowling	Bingo
Gloucester	10	3	4	6	32	8
Newent	26	4				
Cheltenham		1			5	1
Mitcheldean	23					
Ross On Wye	1	2	1			
Coleford		2				
Highnam		4				
Churchdown		1				
Tibberton			3			
Ledbury		1				
Gorsley		1				
Spain		1				
Taynton			1			
Dymock		1				
Aston Ingram			1			

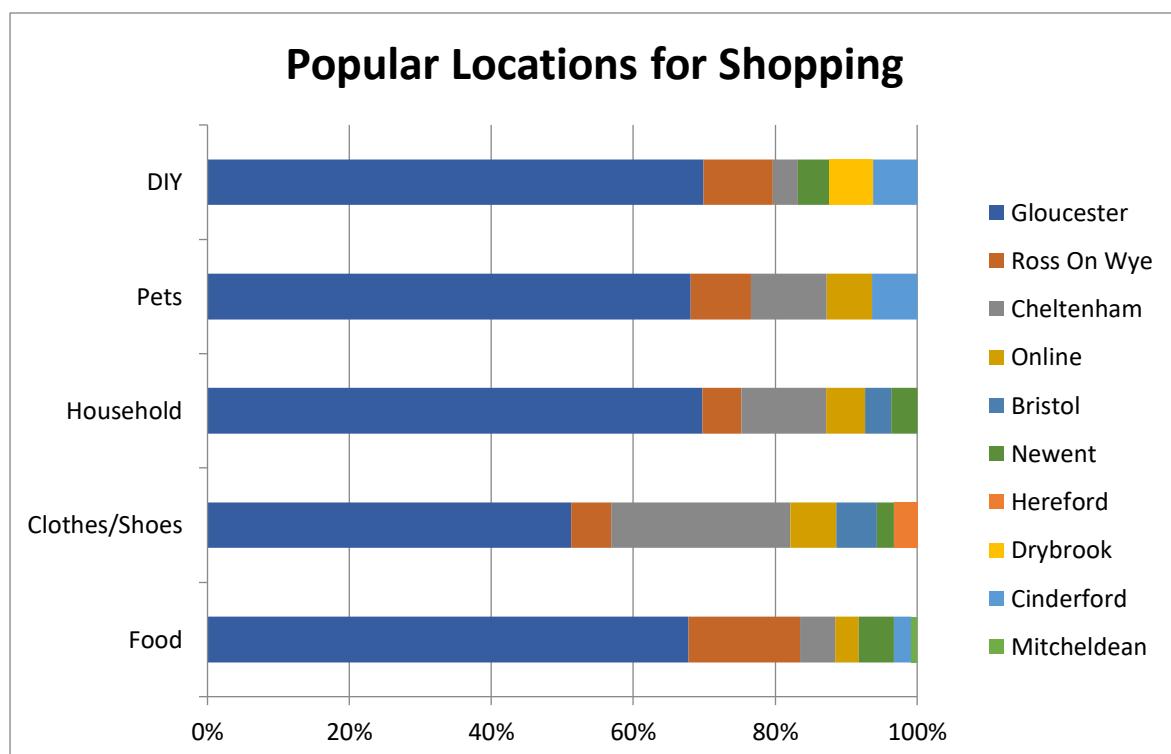
	Bingo	Cinema	Leisure Centre /Gym	Night Clubs	Older Play Area	Fast Food
Gloucester	8	18	25	20	3	30
Newent			5			18
Cheltenham		8	1	8	2	
Cinderford		33	3			9
Mitcheldean			1		2	17
Ross On Wye		1	2		4	4
Coleford					1	
Churchdown					3	
Newnham						2
Monmouth		1				
Malvern		1				
Stroud		1				
Brockworth			1			
Hereford				1		
Bristol				1		
Cardiff				1		
Beechenhurst					1	
Littledean						1



Shopping

Gloucester is again the most popular choice for shopping, followed by Cheltenham and Ross on Wye. Approximately half of the respondents use the local butchers and the garage shop to supplement shopping brought at supermarkets.

	Food	Clothes/Shoes	Household	Pets	DIY
Gloucester	82	63	76	32	79
Ross On Wye	19	7	6	4	11
Cheltenham	6	31	13	5	4
Online	4	8	6	3	
Bristol		7	4	1	1
Cirencester		1			
Worcester		1			
Newent	6	3	4	2	5
Tewkesbury		1			
Hereford		4	1	1	1
Monmouth		1	1	1	1
Drybrook					7
Cinderford	3		1	3	7
Mitcheldean	5				
Longhope	1				
Westbury on Severn	1			1	

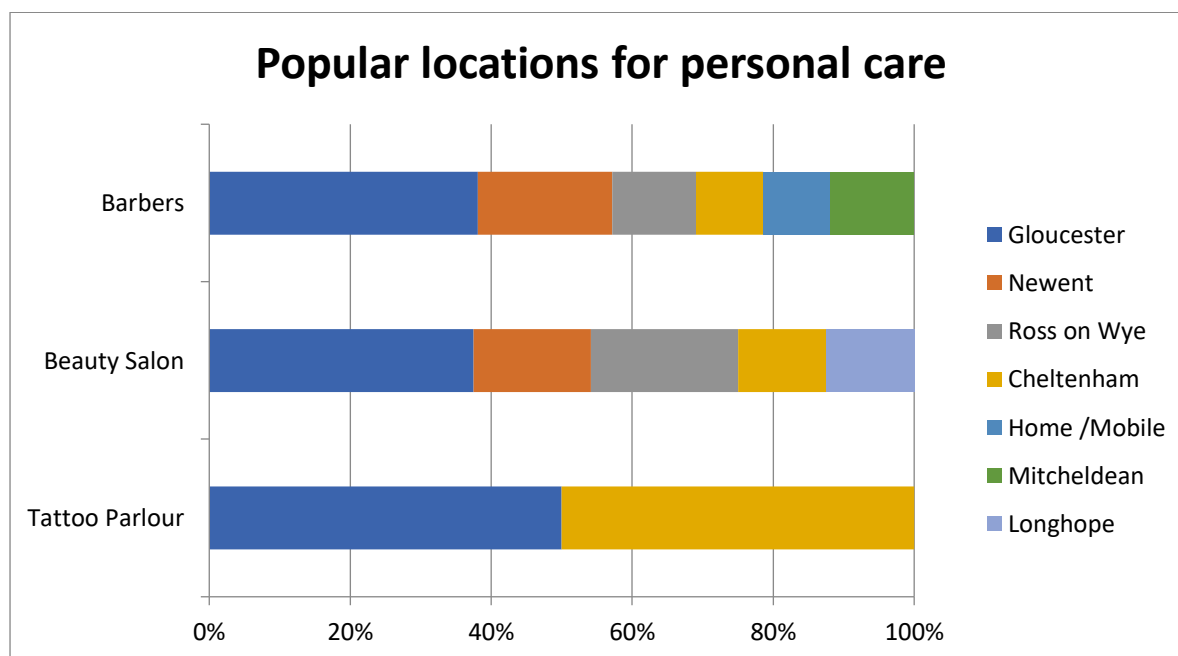


Personal Care

Gloucester is again the most popular location for personal care facilities, followed by Newent and Ross on Wye. There is a hairdresser in Huntley which caters mainly for women. There nearest barbers shop is in Newent or Gloucester.

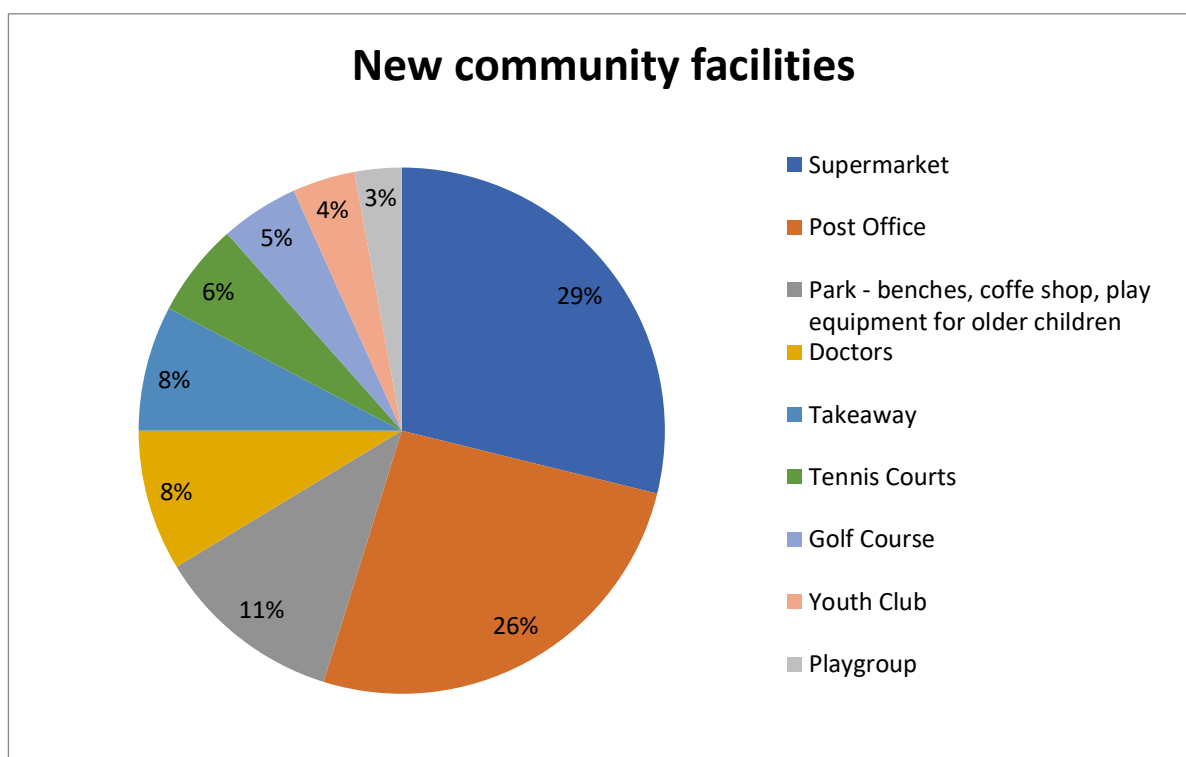
	Tattoo Parlour	Beauty Salon	Barbers
Gloucester	2	9	16
Newent	1	4	8
Ross on Wye		5	5
Cheltenham	2	3	4
Home /Mobile		1	4
Mitcheldean			5
Longhope		3	
Abroad	2		
Cardiff	1		
Littledean		1	
Brockworth			1
Cinderford			1
Monmouth			1
London			1

9



Q21 What new facilities would you like to see in Huntley?

Supermarket	30%
Post Office	27%
Park with benches, coffee shop, play equipment for older children	12%
Doctors	8%
Takeaway	8%
Tennis Courts	6%
Golf Course	5%
Youth Club	4%
Playgroup	3%
Pharmacy	2%
Bowls	2%
Cashpoint	2%
Library	2%
Taxi	1%
Badminton Court	1%
Delicatessen	1%
Bakery	1%



Q22 Is the broadband service adequate for your household?

Yes	81
No	26

If you ticked NO, how does it affect your household ?

Connection drops	11
Too slow	12
Cannot use multiple devices at same time	5
Unusable during evenings for streaming	2
Unable to stream	4

Some comments:

- I work from home a lot mainly online systems, slow and hangs a lot
- Lose connection, insufficient broadband to work from home
- I work from home most of the time, speeds are not great, signal drops regularly
- Unable to stream, unable to run a business.
- Will drop out when I am on a work Microsoft Teams meeting and so embarrassing, especially if I am the Chair

Q23 Is the mobile phone service adequate for your household?

Yes	90
No	17

If you ticked NO, how does it affect your household ?

No signal so have to use landline at home/work	9
Calls drop due to poor signal	3
Variable coverage and so no good for business/social	5

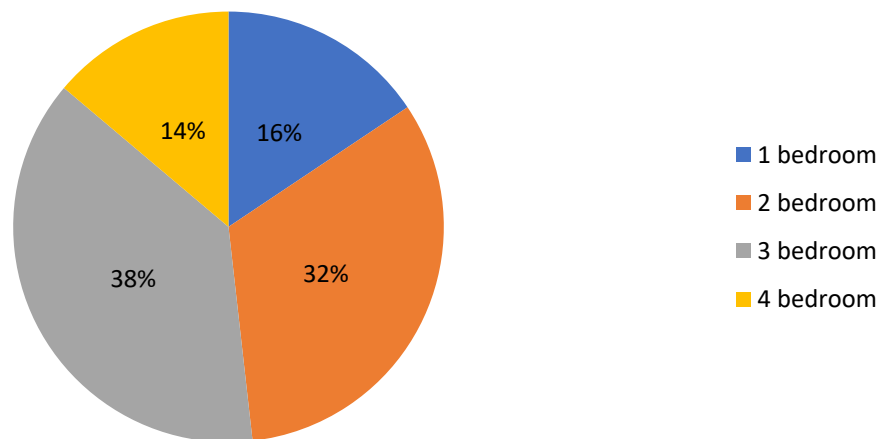
Some comments:

- Cannot get a signal. Have to use house phone
- Signal not great
- Coverage variable. Calls get dropped. Often no service
- Poor mobile signal on most networks. Makes business calls difficult
- It's virtually useless

Q24. How many bedrooms should any new built houses have? (house, apartment, bungalow)

3 bedrooms	85
2 bedrooms	73
1 bedroom	35
4 bedrooms	31

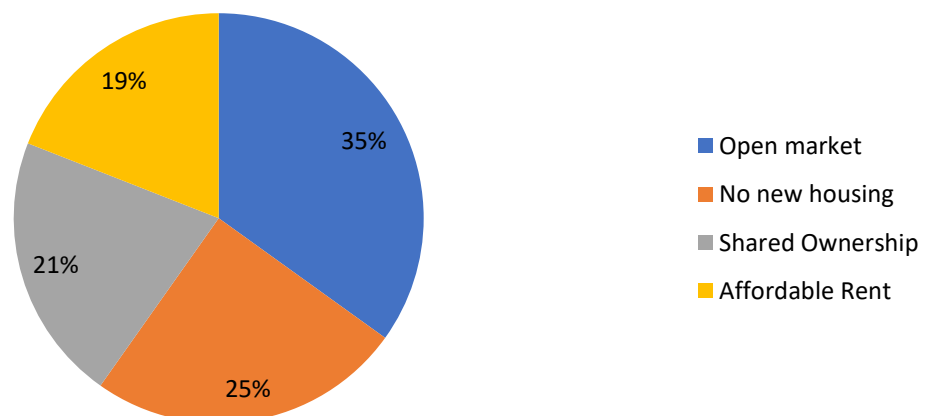
How many bedrooms should any new dwellings have ?



Q25. What type of ownership model do you favour for any new housing built in Huntley?

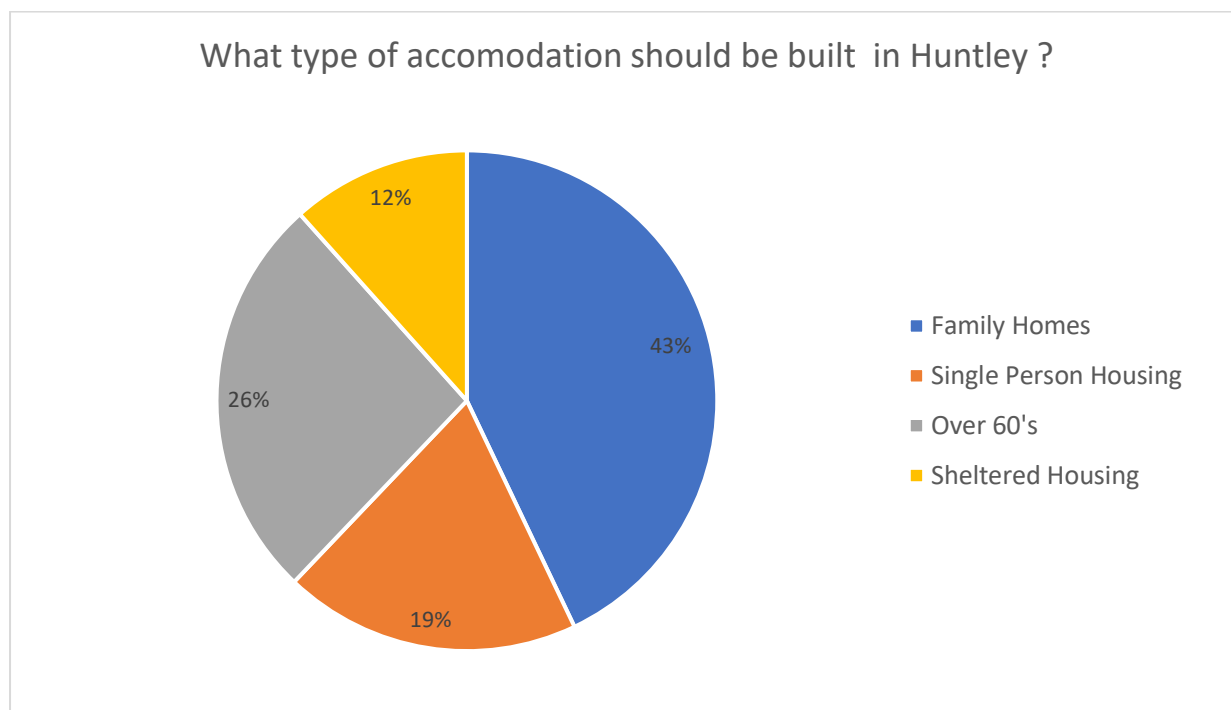
Open market	66
No new housing	47
Shared Ownership	40
Affordable Rent	36

What type of ownership model do you favour ?



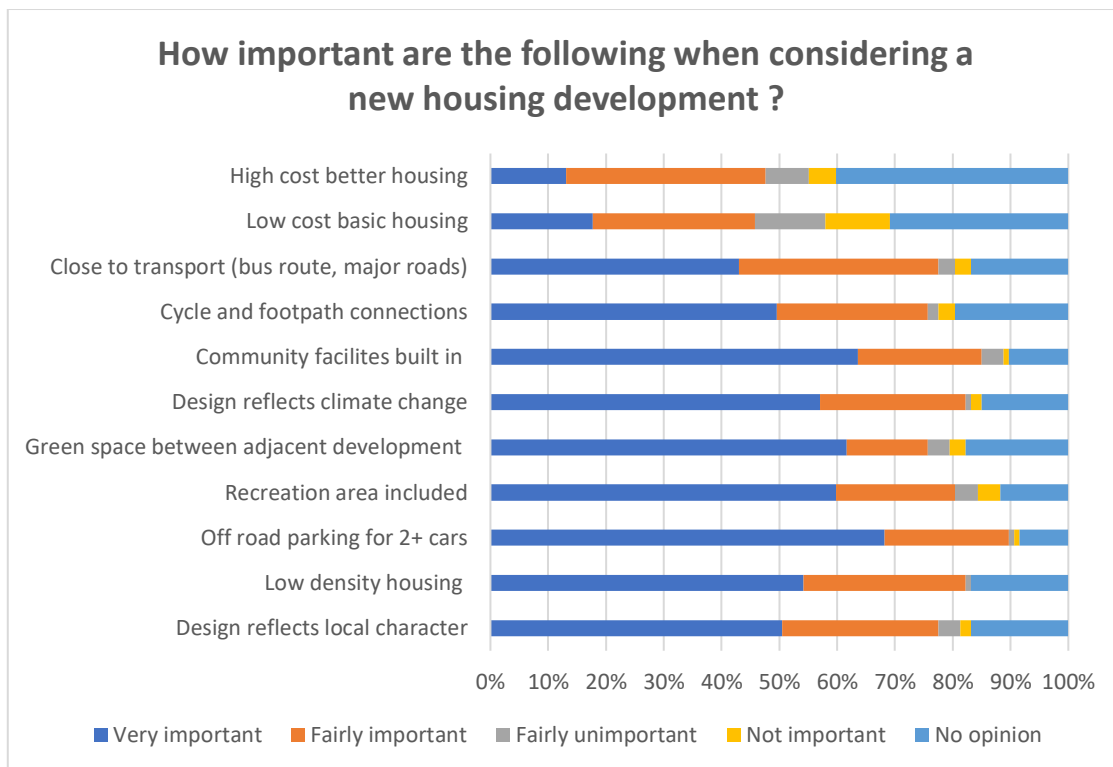
Q26 Which of the following accommodation types should be built in Huntley

Family Homes	85
Single Person Housing	38
Over 60's	52
Sheltered Housing	23



Q27. How important are the following when considering new housing development ?

	Very important	Fairly important	Fairly unimportant	Not important	No opinion
Design reflecting local character	50.5	27.1	3.7	1.9	16.8
Low density housing	54.2	28.0	0.9	0.0	16.8
Off road parking for 2+ cars	68.2	21.5	0.9	0.9	8.4
Recreation area included	57.0	19.6	3.7	3.7	11.2
Green space between existing adjacent development	61.7	14.0	3.7	2.8	17.8
Design reflects climate change (e.g., electric charging points, solar panels)	57.0	25.2	0.9	1.9	15.0
Community facilities built in, e.g., schools, doctors	63.6	21.5	3.7	0.9	10.3
Cycle and footpath connections	49.5	26.2	1.9	2.8	19.6
Close to transport (bus route, major roads)	43.0	34.6	2.8	2.8	16.8
Low-cost basic housing	17.8	28.0	12.1	11.2	30.8
High-cost better housing	13.1	34.6	7.5	4.7	40.2



Appendix G – Landscape Character

The Forest of Dean Landscape Character Assessment identifies two landscape types in the Neighbourhood Area. The majority of Huntley parish is in Landscape Character Type 6b Unwooded Vale Severn Vale, with the westerly parts in Landscape Character Type 11 Wooded Hills.

Unwooded Vale comprises a soft rolling landscape with well-maintained and often ancient hedgerows forming an extensive network through the vale. There are numerous mature field and hedgerow oaks and small copses and shelter belts. Triassic mudstones underlie much of the area, however, extensive deposits of diamicton, sand and gravel, alluvial clay and alluvium are present. The varying geology creates a complex mix of arable and pasture farming. Historically large areas of the vale would have been cloaked in orchards, but most have now been grubbed out and replaced with grazing land or crops. Some small orchards still survive and can be found near farms. Timber and brick are the prevalent building materials, with distinctive timber clad and half-timber clad barns associated with homesteads. Few large settlements exist, and the predominant form of settlement is in the form of isolated farmhouses, hamlets and small villages. Settlements are linked by a network of narrow lanes.

Wooded Hills - the landscape to the west of the parish is varied with some steeply sloping, hilly landform where individual hills form distinctive silhouettes when viewed from the village. It is a landscape of large irregularly shaped deciduous and coniferous woodlands and streams. Where woodland cover is less extensive, there is a pattern of hedgerows and hedgerow trees.

The sloping landform, particularly the steepness of slopes has limited clearance for agriculture use. Where the steepness of slopes is less severe, primarily of the lower slopes, some agriculture and large fields have been established. These areas have hedgerows, hedgerow trees, orchard trees, streamside copses and are important in integrating with woodland areas. Orchards are a particular feature of the lower slopes, particularly between Blaisdon Wood and Huntley Hill. Landscapes are thinly settled. A sporadic, low density settlement pattern and small hedged enclosures can be identified across hillsides, such as at Broom Hill and Little London

As well as County level studies, Natural England produces National Character Areas (NCA) for England. Most of the parish is in the north-west part of *NCA 106, Severn and Avon Vales*, an area where much of the area is used as agricultural land. Traditional orchards are widespread across the area and with surrounding NCAs support the main UK population of the noble chafer beetle and provide an important genetic resource of local fruit varieties. Concentrations of lowland meadow and floodplain grazing marsh support a range of priority species from green winged orchid and brown hairstreak butterfly to true fox sedge and a wide range of waterfowl.

The NCA include 'Statements of Environmental Opportunity' (SEO). Two of these have relevance to the neighbourhood area:

“SEO 2: Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain

management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity.

SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity”.

The west of the parish lies in NCA 104 South Herefordshire and Over Severn. This features a picturesque, rural, well-wooded landscape with substantial areas of ancient semi-natural woodland, parkland and traditional orchards and a network of ancient hedgerows with hedgerow trees. Remnants of common land and neutral and calcareous grassland form a highly fragmented semi-natural grassland resource. Land use is mainly a mix of livestock and arable farming.

The NCA include 'Statements of Environmental Opportunity' (SEO) and three of these have relevance to the neighbourhood area:

SEO 1: Protect and manage the woodland, parkland, traditional orchards and hedgerows with hedgerow trees that contribute to the well-wooded feel of the landscape, securing the new generation of replacement trees. Expand and restore the currently much-fragmented semi-natural habitats across the NCA to enhance the ability of species to move across the landscape, enabling some resilience to climate change, and benefiting soil quality and water quality and reducing soil erosion.

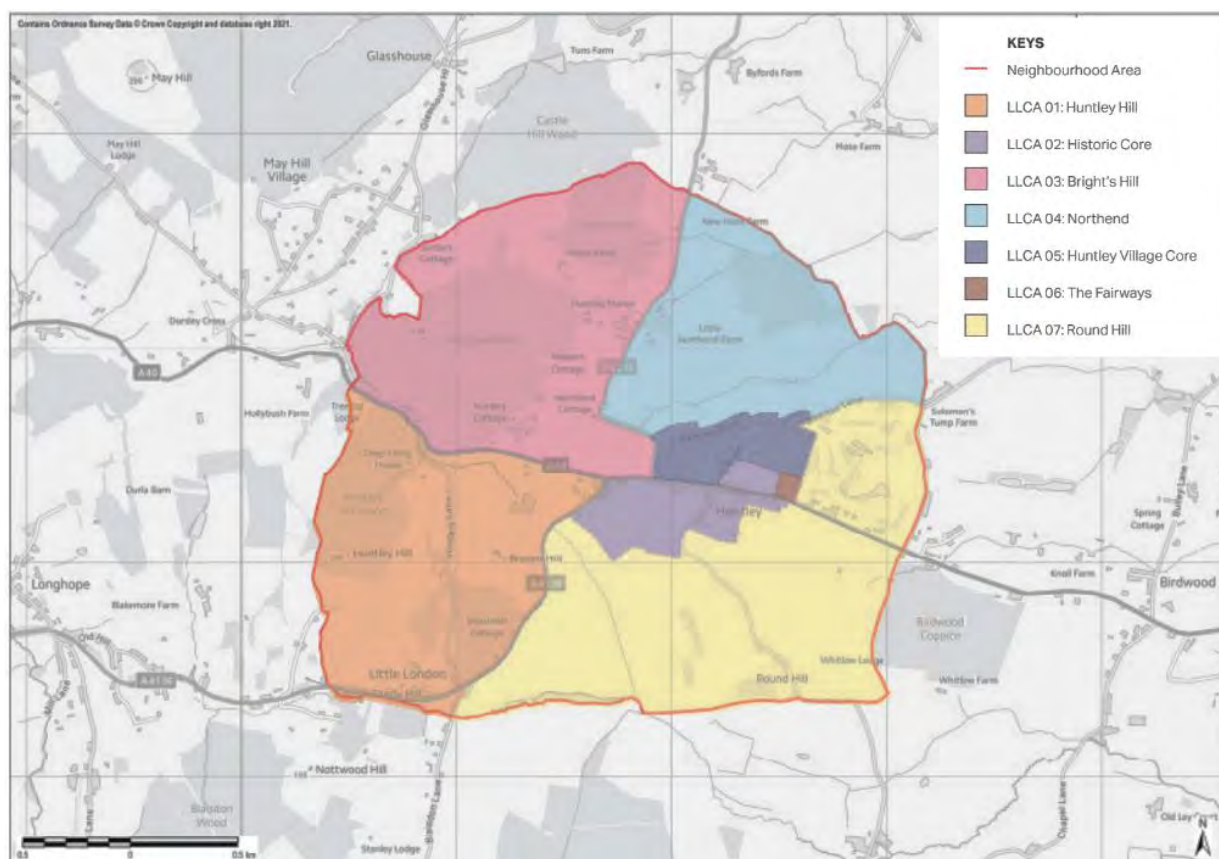
SEO 2: Sustainably manage the productive agricultural landscape, enhancing food provision and increasing permeability to the movement of species. Manage in such a way as to preserve and enhance soil condition and water quality and reduce soil erosion, particularly in relation to the River Wye Special Area of Conservation.

SEO 3: Maintain and enhance the many historic features and characteristic settlement pattern of rural hamlets, isolated farmsteads and small villages and towns using local materials. Preserve the tranquil rural character of the area, protecting and promoting the biodiversity, geodiversity, access, recreation and heritage of the area.

Local Landscape Character Areas

For the purpose of this NDP, it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). A total of 7 LLCAs were identified.

- LLCA 01: Huntley Hill
- LLCA 02: Historic Core
- LLCA 03: Bright’s Hill
- LLCA 04: Northend
- LLCA 05: Huntley Village Core
- LLCA 06: The Fairways
- LLCA 07: Round Hill



Huntley parish character areas

LLCA 01: Huntley Hill Key Characteristics:

- Steeply sloping hilly landform rising above neighbouring vale landscapes.
- Small to large irregular arable fields, bordered by well-maintained, and often ancient hedgerows with mature oaks.
- Medium to large woodland blocks, including Ancient Woodland, provide a wooded character.
- Scattered settlement loosely following the A4136, including isolated farmsteads linked by quiet winding lanes.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep redbrick.
- A number of PRoWs cross the character area providing links to the wider landscape.

LLCA 02: Historic Core Key Characteristics:

- Undulating landform with small to medium irregular historic field pattern.
- Linear settlement pattern which closely follows the road layout.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep redbrick.
- Buildings occupy generous plots either set back from the road or hard up against it, creating a sense of enclosure.

- Boundary treatments vary between stone or brick walls, wooden fencing and hedges.
- Uncharacteristic modern development erodes the historic character in some places.
- Locally important non-designated heritage assets and Grade II listed buildings, contribute to a historic character.

LLCA 03: Bright's Hill Key Characteristics:

- Steeply sloping hilly landform including locally distinctive landmark, Bright's Hill.
- A pastoral landscape comprising large fields of irregular shape bordered by well-maintained, and often ancient hedgerows with mature oaks.
- Large and medium size woodland blocks including Ancient Woodland, including well maintained hedgerows and mature trees.
- Scattered isolated settlement linked by quiet winding lanes contributing to a rural character.
- The remnants of medieval settlement, creates a strong historic timeline.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep redbrick.

LLCA 04: Northend Key Characteristics:

- Undulating landform becoming more elevated to the west.
- A pastoral landscape comprising large fields of irregular shape bordered by well-maintained, and often ancient hedgerows with mature oaks.
- Large and medium size interconnecting woodland blocks including Ancient Woodland, set within a pastoral landscape.
- Long range views across a largely uninhabited pastoral setting creates a remote character.
- Limited settlement across the LLCA, a lack of urbanisation away from the B4216 enhances a remote character.
- Distinctive timber clad and half-timbered barns associated with farmsteads are characteristic.
- A number of PROWs cross the character area, providing links into the wider countryside.

LLCA 05: Huntley Village Core Key Characteristics:

- Settlement primarily comprising small nucleated or linear residential development parcels which follow the road layout.
- Typically, 1960/70's-built properties set back from the road with integrated garages.
- Building density creates a semi-rural suburban character.
- Building typology is typically detached houses or bungalows with few examples of semi-detached properties.
- Verdant green and wooded backdrop of rolling hills in LLCA 04 is characteristic.
- There is a distinct sense of openness, properties are set back on plots typically with open front gardens buffered from residential roads by pavements and wide grass verges.
- Road enclosure becomes more apparent towards the A40 where property boundaries are more common.

- Light coloured brick construction with dark red brown tile for architectural interest is characteristic.
- Front gardens, well maintained grass verges with trees and residential gardens contribute to the verdant character of the LLCA.
- Provision for off-street parking is characteristic.

LLCA 06: The Fairways Key Characteristics:

- High density modern residential housing development comprising detached properties, typically with stand-alone garages and provision for off-road parking.
- Inadequate outdoor space or parking provision per property
- Properties closely follow the road layout, set back from the road with flowerbeds or small front gardens
- creating a sense of enclosure and limiting views of neighbouring LLCAs.
- Property boundaries vary between brick walls, wooden fences and railings contributing to a sense of enclosure.
- Brick is the most prevalent material used in this area, interspersed with cream render.
- Architectural details including bay windows and porticos above doors are characteristic.

LLCA 07: Round Hill Key Characteristics:

- Individual hills form distinctive landmark features and a backdrop to neighbouring LLCAs.
- Extensive views across a pastoral landscape enhance a rural character.
- Despite the A40 cutting through the LLCA it retains a sense of remoteness owing to limited urbanising features.
- Linear settlement pattern, typically clustered along the A40, or limited isolated farmsteads.
- Medium to large fields of irregular shape, bounded by well-maintained mature hedgerows and trees.
- Small copses and shelterbelts enhancing the LLCAs rural character.
- Properties are set back from the road, typically with front gardens and provision for off road parking.
- Property boundaries are well defined, contributing to a sense of enclosure along the road network.
- Historic winding lanes link isolated farms and hamlets enhancing a sense of remoteness.
- A number of PRowS cross the character area providing links to the wider landscape

Appendix H – Important Local Views

Safeguarding views over and from the village was a priority in response to the community survey. Further consultation has identified the following local views as meriting identification and protection.

View	Title/Description	Landmark Buildings	Landscape Features	Boundaries	What makes the view special
View 1	Southwest view of fields from A40 by petrol filling station		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland marking the entrance into Huntley village from Birdwood
View 2	Taken at parish boundary looking northwest towards the vista		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland marking the entrance into Huntley village from Birdwood
View 3	North view of fields from junction of Frogmore Lane and Byfords Road		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the northern edge of the Settlement Boundary
View 4	Southeast view towards Huntley from Little Northend Farm	Distance view of Huntley settlement	Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the northern west edge of the Settlement Boundary
View 5	Grange Court Lane, looking west across the fields		Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the southern edge of the Settlement Boundary
View 6	Grange Court Lane, just past Barnfield. Into the first field, looking back north towards the cricket club and Huntley	Village Skyline	Open fields surrounded by hedgerows	Field Boundaries	Open views of pastureland along the southern edge of the Settlement Boundary
View 7	Grange Court Lane. This is Round Hill.		Open fields surrounded by hedgerows	Field Boundaries	Open views of Round Hill which can be seen from various places in the southwest of the parish
View 8	Grange Court Lane and into the first field on the right, with Huntley behind looking northwest across the fields. The farthest field		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136, the southwest parish boundary.

	borders onto the A4136, opposite Pike Cottage				
View 9	A4136, just the Huntley side of the chevrons with the 'slow' sign behind, looking over the fields in an Easterly direction.		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136 and the views seen when driving towards Huntley from Little London.
View 10	From A4136, with Pike Cottage behind looking northeast across the field nearest to Huntley.		Open fields surrounded by hedgerows	Field Boundaries	Open views of the countryside between A40 and A4136 and marking the entrance into Huntley Parish from Longhope
View 11	From Solomon's Tump Road looking north to Tibberton Lane		Open fields	Tree boundary	Open views of fields on the parish boundary between Solomon's Tump Road and Tibberton Lane
View 12	Huntley Hill, Looking west from the first field on the first corner of Grange Court Lane.		Open Fields with Huntley Hill in the background	Tree boundary	View of Huntley Hill
View 13	Huntley Hill. Wider view with Woodend Farm in middle distance.	Woodend Farm	Open Fields with Huntley Hill in the background	Tree boundary	View of Huntley Hill and showing the 'ridge' of trees visibly from Huntley village.
View 14	Looking west to Brights Hill from A4136 with Stormont in the middle distance.	Stormont	Open Fields	Tree boundary	View of Brights Hill
View 15	Taken from A4136 looking towards Huntley Hill. Pike Cottage and Woodend Farm are in view.	Pike Cottage, Woodend Farm	Open Fields with Huntley Hill in the background	Tree boundary	View of Huntley Hill and showing the 'ridge' of trees visibly from Huntley village.
View 16	Huntley Hill. Looking west from footpath leading up to school and church.		Open Fields with Huntley Hill in the background	Tree boundary	This view is seen everyday by parents and children walking to school.
View 17	Brights Hill. Looking west from A4136 opposite Stormont.		Open Fields with Brights Hill in the background	Tree boundary	View of Brights Hill and the 'ridge' of trees visibly from Huntley village.



View 1 – A40 outside petrol station looking southwest over the fields opposite.



View 2 – A40 just on the parish boundary coming from Birdwood looking southwest across fields.



View 3 – Looking north along the footpath where Byfords Road meets Frogmore Road



View 4 – Along the footpath behind Byfords Road, with Little Northend Farm behind, looking southeast towards Huntley.



View 5 – Grange Court Lane, outside the drive at Barnfield, looking west across the fields.



View 6 – Grange Court Lane and into the field on the first bend, just past Barnfield. Into the first field, looking back north towards the cricket club and Huntley.



View 7- Grange Court Lane, past Barnfield, down the track. This is Round Hill and can be seen from various point around the parish.



View 8 - Grange Court Lane and into the field just past Barnfield. Into the first field, with Huntley behind, looking across the fields. The farthest field borders onto the A4136, on the Huntley side of the chevrons, opposite Pike Cottage



View 9 - From A4136, just the Huntley side of the chevrons with the 'slow' sign behind, looking over the fields in an Easterly direction.



View 10 - From A4136, Huntley side of the chevron and with Pike Cottage behind looking across the field nearest to Huntley.



View 11 – From Solomon’s Tump Road looking north.



View 12 - Huntley Hill. Looking west from the first field on the right on the first corner of Grange Court Lane, this field is 2 down from the cricket club.



View 13 - Huntley Hill. Wider view of above with Woodend Farm in middle distance.



View 14 - Looking west to Brights Hill from A4136 with Stormont in the middle distance.



View 15 - Taken from A4136 looking towards Huntley Hill. Pike Cottage and Woodend Farm are in view.



View 16 - Huntley Hill. Looking west from footpath leading up to school and church.



View 17 - Brights Hill. Looking west from A4136 opposite Stormont.

Appendix I - Natural Environment Features

The Huntley Neighbourhood Area has a range of natural environmental features. Habitats of importance comprise a mosaic of deciduous and other woodland, ancient and semi natural woodland, ancient replanted woodland, traditional orchards, hedgerows, ponds and watercourses all having value to wildlife and form part of the green infrastructure.

Water

Groundwater

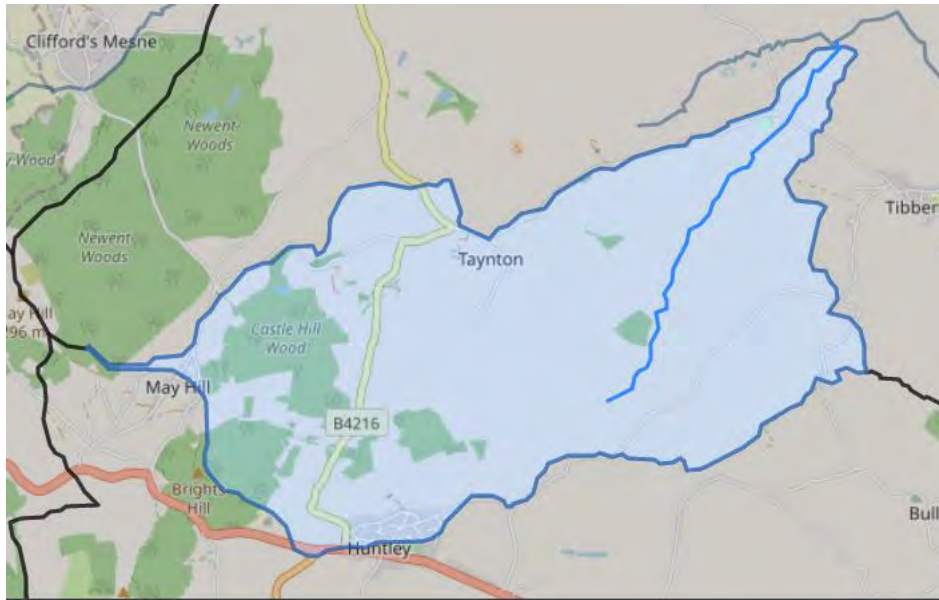
Good quality watercourses and groundwater is vital for the provision of good quality drinking water. Groundwater supplies over a third of the Country's drinking water. The Environment Agency protects groundwater sources used to supply drinking water from pollution. Sources of groundwater include wells, boreholes and springs. There are many natural springs within Huntley and any development would need to protect these natural springs. Many rural properties within Huntley have wells which used to supply the water for the dwelling. Most of these wells are now covered over or have been filled.

Brooks

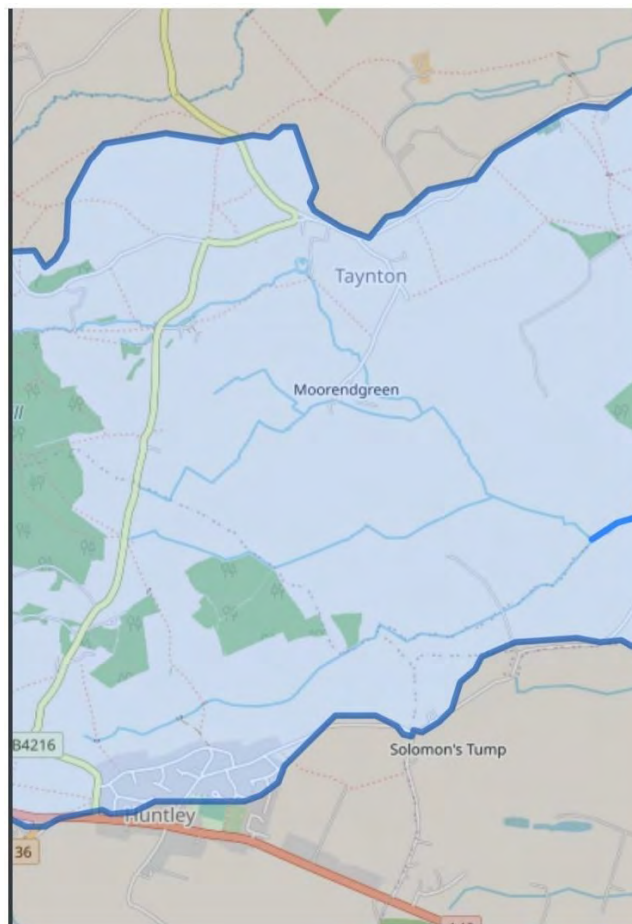
There are two brooks within the Huntley parish; one flows into the river Leadon, and the other into the River Severn. The catchment areas for both brooks cover extensive areas of the Huntley parish. Any new development would have to ensure that there was no pollution leakage into the brooks.

Huntley to Tibberton Brook : This is a length of 3.86km and has a catchment area of 10.45km². This Brook has been classified by the Department for Environment Food & Rural Affairs as having a moderate ecological status. This is because there is a presence of Mercury, Phosphates and Polybrominated diphenyl ethers (PBDE) caused by pollution from poor livestock management and poor nutrient management of agriculture land and the spreading of sewage sludge. .

Huntley Brook divides into two before it reaches the Huntley area. The top part runs along Great Adam's Wood and out to Newent Lane in the West and the bottom part, along the fields North of Byfords Road and Tibberton Lane. The Adam's Wood stretch is quite open and accessible whilst Byfords Road/Tibberton Lane stretch is very overgrown.



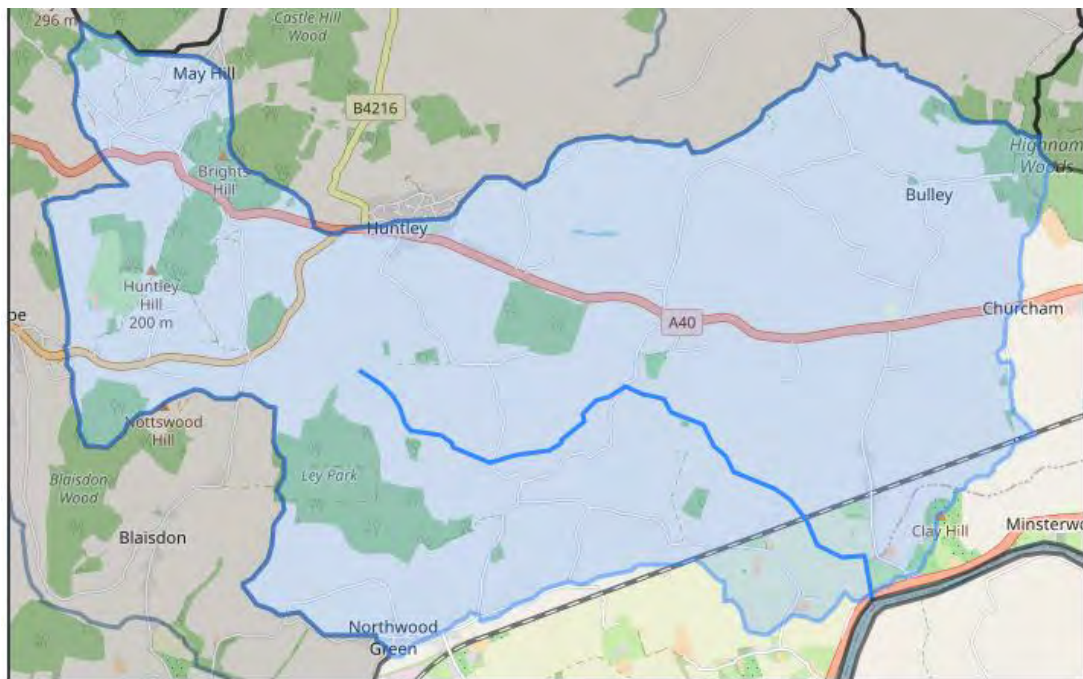
Huntley brook and its catchment area.



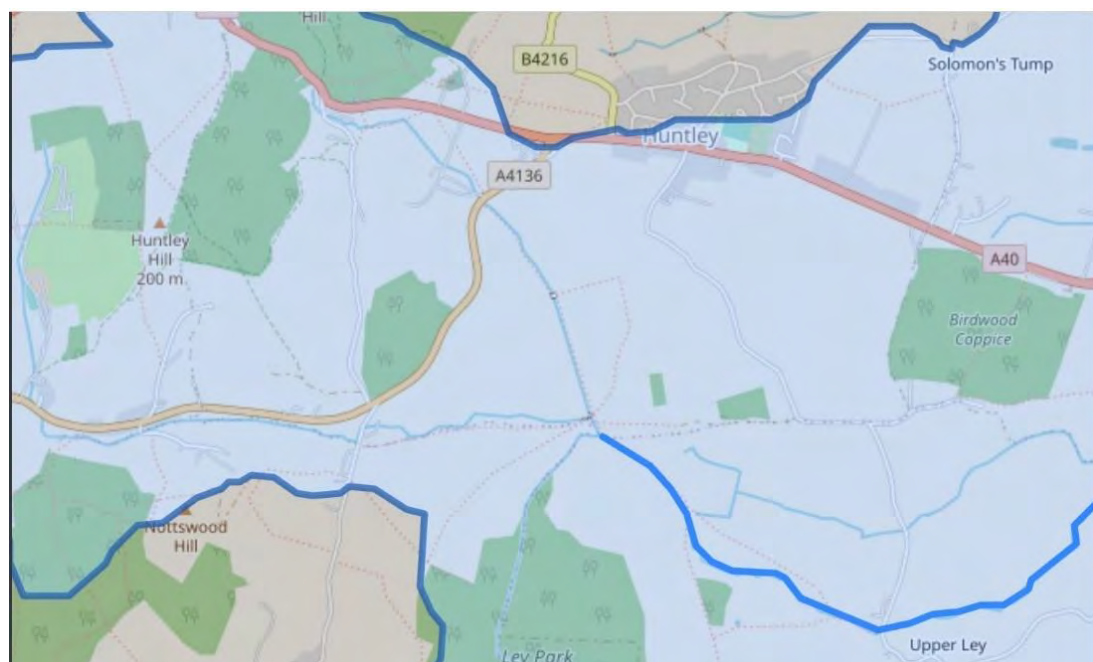
Huntley brook and its streams within the Parish

Ley brook to the River Severn: This brook, starting in Huntley, joins the River Severn south of Minsterworth. The brook is 5.98km in length and has a catchment area of 23.94km².

This has been classified by the Department for Environment Food & Rural Affairs as having a moderate ecological status. This is because there is a presence of Mercury, Perfluorooctane sulphonate (PFOS), Phosphates and Polybrominated diphenyl ethers (PBDE) caused by pollution from poor livestock management, poor nutrient management of agriculture land, the spreading of sewage sludge and sewage discharge from the Huntley Sewage Works



Ley Brook and its catchment area



Ley Brook and its streams

The south of the parish is drained by a stream flowing off May hill between Huntley Hill and Bright's hill into a ravine known as Deep Filling and continuing south-eastwards past Woodend to join the Ley brook midway along the south boundary. Off the hills the stream was canalized in the mid-19th century and the lower of two ponds created high up between Huntley and Bright's hills at that time was adapted c.1900 as a reservoir to supply water to houses below.

Huntley Mill stood midway along the parish's south boundary where the Ley brook is joined by the stream flowing south-eastwards from May hill past Woodend. The Mill made use of the brook, and at least 5 PROWs meet at the former location of the mill. It was demolished by 1777.

The residents living on Blaisdon Road, Hillview and Hinders Lane, used to wash their clothes in Ley Brook. There are steps leading down to the brook opposite Hartfield House on A4136.

Ley Brook is very overgrown and mainly inaccessible except for a few places.

Ley Brook is very overgrown and mainly inaccessible. There is a ford at the bottom where the two long fields running from the Longhope road opposite Pike Cottage meet. The residents of Little London area near Blaisdon Lane and Hinders Lane used to wash their clothes in Ley Brook. There are steps leading down to the Brook opposite Hartfield House and Tallowah on A4136.



Ponds

There are three ponds within the former Golf Course. Two of these still hold water and host a variety of wildlife. As these are on private property, the residents can only enjoy the wildlife from the public footpath.



Google Maps image showing the ponds.



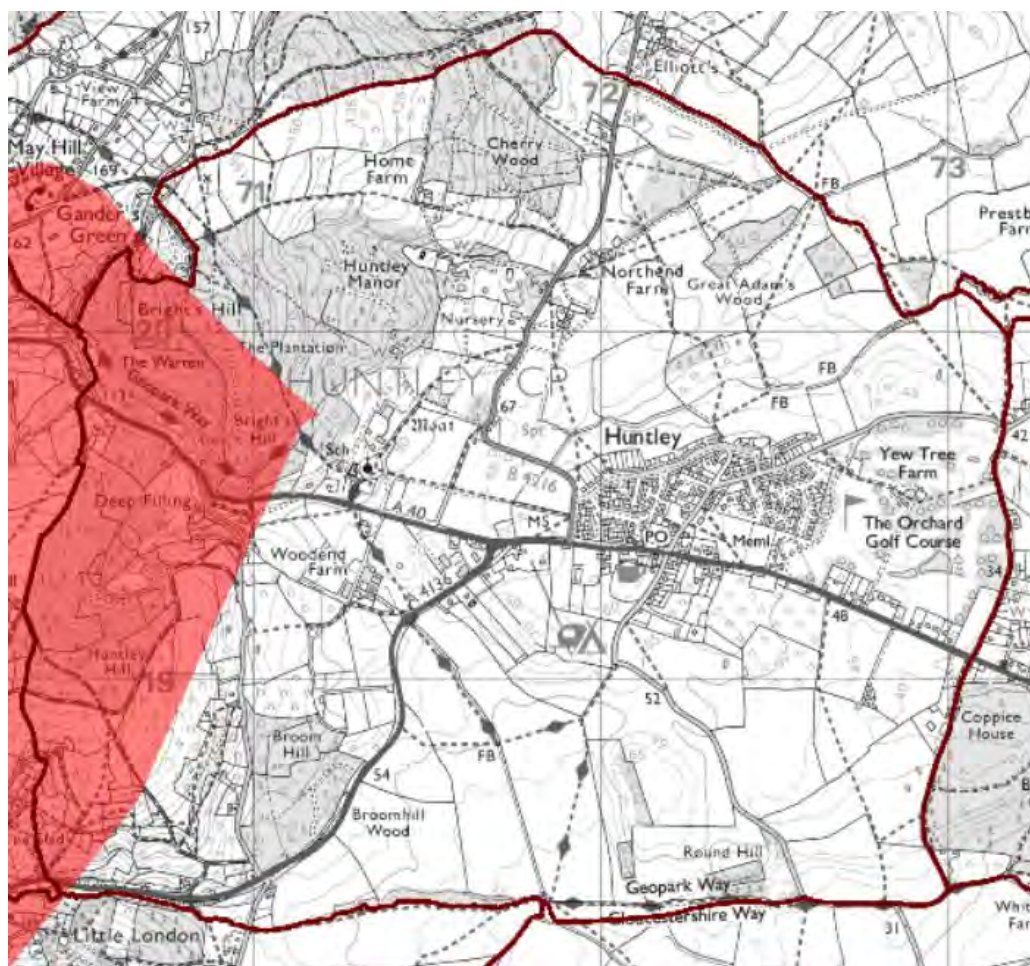
Surface Water / Floods

The West of the Parish falls within the Environment Agency’s Flood Risk Zone 3 and is particularly susceptible to pluvial flooding (surface water). The A4136 between Broom Hill and Hinders Lane floods on a regular basis after heavy rain. This can cause issues for vehicles travelling to/from Huntley to Mitcheldean and beyond.

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably,

avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems.

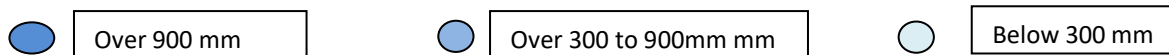
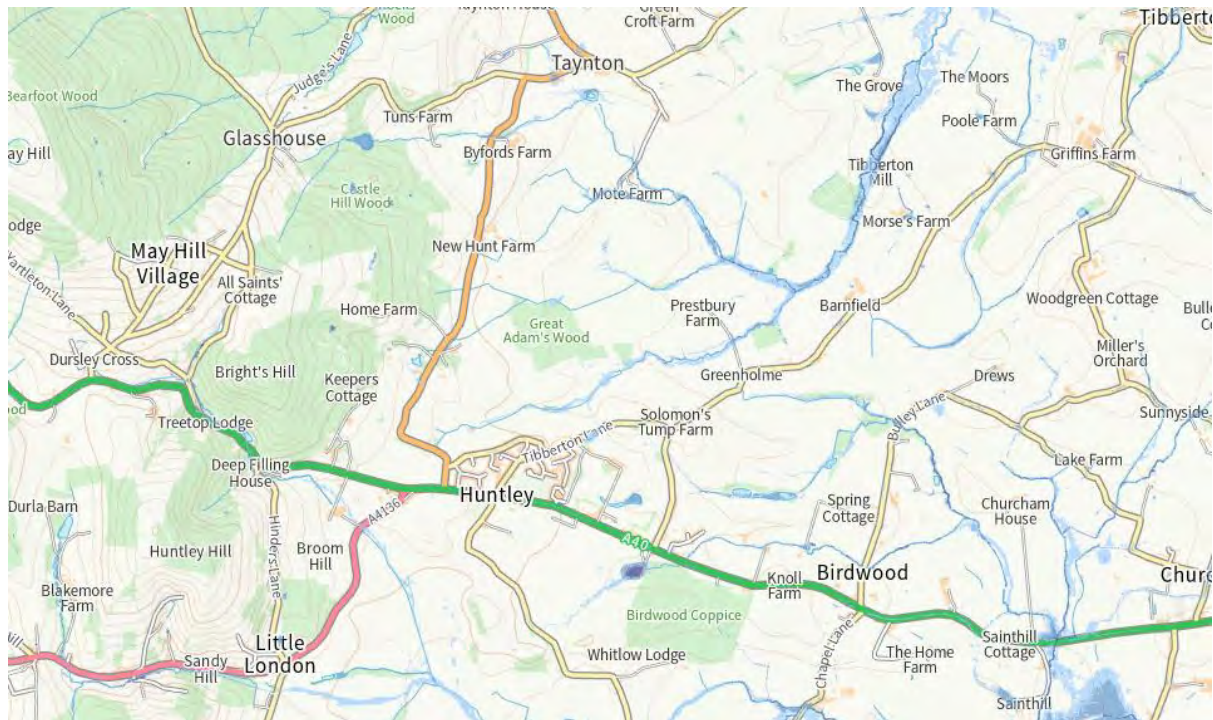
Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity.



■ High Priority

Figure 18: Priority areas for measures to address flood risk management issues (Source: Natural England)

The fluvial flood risk (river flood) for Huntley parish is shown below. Fluvial flooding usually occurs when significant rainfall falls for an extended period of time. This results in the river water level rising to the point where it exceeds capacity and overflows onto surrounding land. The map below shows the flood risk in a 1 in 100-year event.



Any development, especially on the green space adjacent to the A4136, will need to provide details in the planning proposals for mitigation against increased flood risk from surface water.

Woodland

There are several areas of woodland within Huntley: Huntley Hill, Brights Hill, The Warren, Cherry Wood, Broomhill Wood, Little Adams Wood and Great Adams Wood.

Great Adam’s Wood is a particular favourite area with Huntley residents, especially in spring when the bluebells and wood anemones are in flower. Wood anemone is often found in ancient woodland as it is a slow-growing species which spreads via rhizomes.



Figure 19 : Areas and category of woodland within Huntley parish (source Natural England)

Tree Protection Orders

A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, uprooting, wilful damage or wilful destruction of trees without the local planning authority’s written consent. If consent is given, it can be subject to conditions to safeguard the trees during construction and include them within a landscaping scheme.

There are several trees within Huntley parish that are protected by Tree Protection Orders (TPO). These are mainly Oak trees, and they create significant features within the landscape.

In addition to the TPO, the Woodland Trust has recorded four of the oaks and one ash tree along Newent Lane as of significant value as they are veteran trees.

The Tree Preservation Order DFTPO233, Land Adjacent to the Poplars, off Tibberton Lane, Huntley was granted 8 May 2018. This cover covers one woodland, one group of trees and five individual trees at the former Huntley Golf Course car park, adjacent to The Poplars.

The trees protected are 25 Oak, 2 Larch and one Ash. The trees are referred to as:

Reference on Map	Description	Situation
T1	Oak	Adjacent to NW corner of Pippins
T2	Oak	SO 372631 , 219637
T3	Oak	Adjacent to NE boundary of Pippins
T4	Oak	SO 372652, 219634
T5	Oak	SO 372665, 219645
G1	19 Oak, 1 Larch	SO 372702, 219639
W1	Oak, Larch and Ash	SO 372732, 219689



Land adjacent to the Poplars, off Tibberton Lane, Huntley is allocated for housing under AP87 of the Allocations Plan and has planning permission granted for 11 dwellings.

Tibberton Lane runs southwest-northeast past the site to the north. A public right of way runs through the allocation site from Tibberton Lane heading southeast. The site is characterised by mature trees and a former parking area. Most of the trees are oak, present as individuals and as groups, though larch, ash and pine are also present on the site.

W1, G1 and T1-T5 are visible from Tibberton Lane and a public right of way, DHU/17/1. They are also visible from Bramley Drive and Orchard Way.

The Tree Preservation Order DFTPO 200 Huntley Court granted 1 July 2014 covers:

T1 Cedar on the west side of Huntley Court House

T2 Wellingtonia SO719193

T3 Wellingtonia SO719193

The Tree Preservation Order DFTPO208 Land West of Newent Lane, Huntley, 11 March 2015 has been granted for one group of trees and six individual trees on land west of Newent Lane, Huntley. The trees are referred to as:

G1 -2 Ash and 4 Oak

T1 -Sycamore

T2-Oak

T3-Ash

T4-Ash

T5-Lime

T6-Ash



In addition to the TPO, the Woodland Trust has recorded four of the 4 oaks and one ash tree as of significant value as they are veteran trees:

- Ash, Girth 3.5m
- Pedunculate Oak, girth 4.55m
- Pedunculate Oak, girth 3.5m

- Pedunculate Oak, girth 3.55m
- Pedunculate Oak, girth 4.75m



Figure 25: Location of veteran trees along Newent Lane (source Woodland Trust)

Trees identified in the recommended group G1 are located adjacent to a public right of way which crosses through the site from east to west. Trees T1-T6 are located on the northern site boundary adjacent to Newent Lane.

The trees can be viewed from Newent Lane, Ross Road and public rights of way both within the site and through adjacent and nearby fields.

Trees in G1 have an open grown appearance. While the trees are of mixed value individually, they work well as a group to contribute a valuable feature on site. Trees in group G1 are particularly important characteristic features of the site and public rights of way when viewing both on site and from outside of the site.

Trees T1-T6 of the recommended TPO are located within a roadside hedgerow on the northern site boundary which contribute both to the adjacent Newent Lane and the site and can also be viewed in the wider landscape.

Planning application P1995/14/OUT sought permission for the erection of up to 60 dwellings, access, open space and associated infrastructure on this land to the west of Newent Lane. The planning application was dismissed on appeal in February 2016.

Geology and Archaeology

Huntley Quarry and the surrounding woodlands were bought by Gloucestershire Geology Trust in 2008 and is the first reserve of its type in the country. It is situated about 1 km to the west of Huntley on the A40, about 300 metres west of St John the Baptist Church.

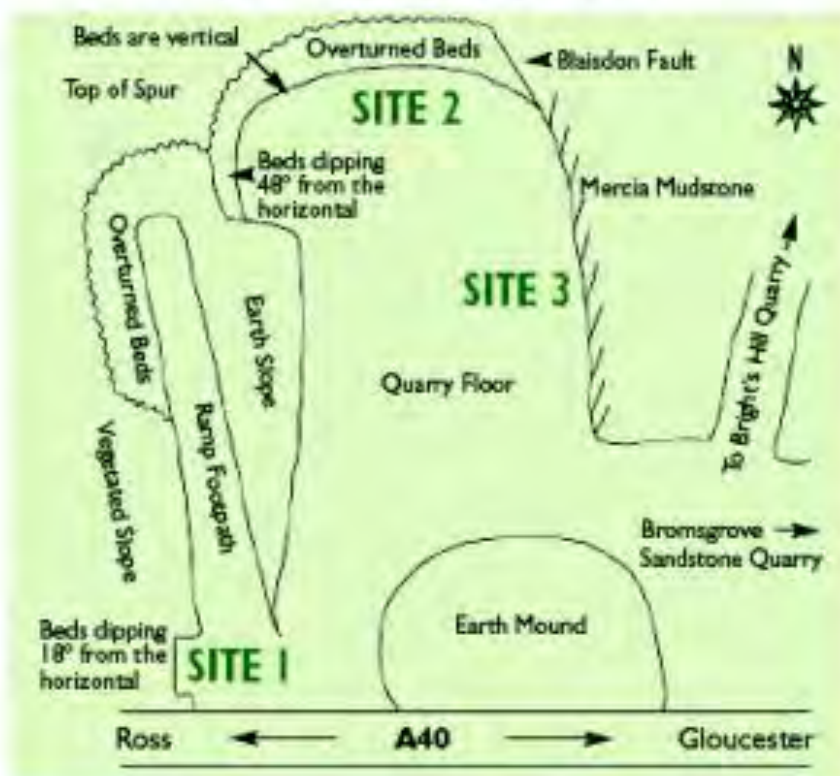
Huntley Quarry Geology Reserve provides a unique view into the structure of the local landscape, and the change from deeply incised valleys and steep hills to flat arable plain. There are three key sites within Reserve.

Site 1: This is a small exposure of rocks at the entrance to the quarry. It consists of fine-grained sedimentary rocks that were deposited in the Late Ordovician to Early Silurian era (445 – 439 million years ago). The rocks contain angular rock fragments of a variety of material including quartz, mica, glauconite, chlorite and feldspar. Some of the fragments are volcanic material,

including very fine volcanic ash, indicating that volcanic activity was happening close to the site. The amount of volcanic material decreases on moving up through the sequence of rocks.



Map of Huntley Quarry Geological Reserve



Map of Huntley Quarry Geological Reserve (glosgeotrust.co.uk)

Site 2: The rocks at Site 2 are the Huntley Quarry Beds. They consist mainly of sandstones and the finer grained siltstones. The rocks were deposited by rivers flowing into the sea. The variation in the grain sizes of the rocks varied depending on the depth of the sea at the time and the size of river flowing into it. In places, the rocks can be seen grading from coarse grained to finer grained. These rocks display interesting structures as they dip at a 48-degree angle as a result of compressional forces occurring during a mountain building event some 390 – 310 million years ago. In places, the beds can be seen to thicken in the centre. It is thought that this

is due to the rocks accommodating the huge forces acting on them. At this time, the main fault (Blaisdon Fault) seen at this site was also formed. It resulted in the Huntley Quarry Beds lying next to the Mercia Mudstones.

The variation in grain size of sediments can be linked to changes in energy of the river in which they are transported. The grading of grains within the beds can be linked to the deposition and formation of sedimentary rocks. The folding and faulting are evidence that these beds were affected by tectonic forces i.e., the movement of plates. Evidence of movement along the various faults can be found just to the right of the main fault where striations or grooves can be seen on the rock surfaces. These help to show the direction of movement of each of the rocks as they scrape against each other, and that friction must be operating on the rock surfaces.

Site 3: At this site, the rocks mainly consist of mudstones from the Mercia Mudstone Group. They were formed 237 – 203 million years ago and are Triassic in age. They are silty mudstones and are red brown in colour. Contained within them are beds of a harder, finely laminated mudstone and patches of grey-green mudstone (formed due to variations in the oxygen levels in the water during deposition and after). The beds would have formed in hot, arid, desert conditions with these beds being deposited in an inland lake periodically evaporating and flooding. It is thought that during the Triassic and continuing into the Jurassic, more earth movements occurred resulting in the main Blaisdon Fault being reversed due to tensional (pulling apart) forces operating.

There are also disused sandstone quarries to the west of the parish by Little London and The Slad.

Archaeology Interests

Black stone, crossroads of A40 North Road and Grange Court Lane, NE side, Stone Cross (old shaft & base) , medieval period. Milestone Society National ID: GLFD_HUN.

Surviving former road toll house on the A40, The Gate House, Broom Hill. A two-storeys building of render with a slate roof, in a design referred to as octagonal. Erected by Huntley & Mitcheldean Turnpike Trust in the 19th century. Now domestic property, with only minor changes to the original toll house structure. This is recognised by the Milestone Society.

Milestone, 200 yds E of junction with A4136, A40, S side, on grass verge. Carved stone post, Glo'ster Ross stone design, erected by Over (District of Hereford & Gloucester) turnpike trust, 19th century. Inscription reads: // 7 / TO / GLO'STER / 9 / TO ROSS //. Grade II listed by Historic England. Milestone Society National ID: GL_GLRS07

Milestone, roadside, A4136, by the road. Carved stone post, Coleford stone design, erected by Huntley & Mitcheldean turnpike trust, 19th century. Milestone Society National ID: GL_COGL12.

SO 72041835. A light scatter of Romano-British pottery, including Samian, mortaria and black burnished wares, was found during the digging of a drainage trench about 15 metres south of

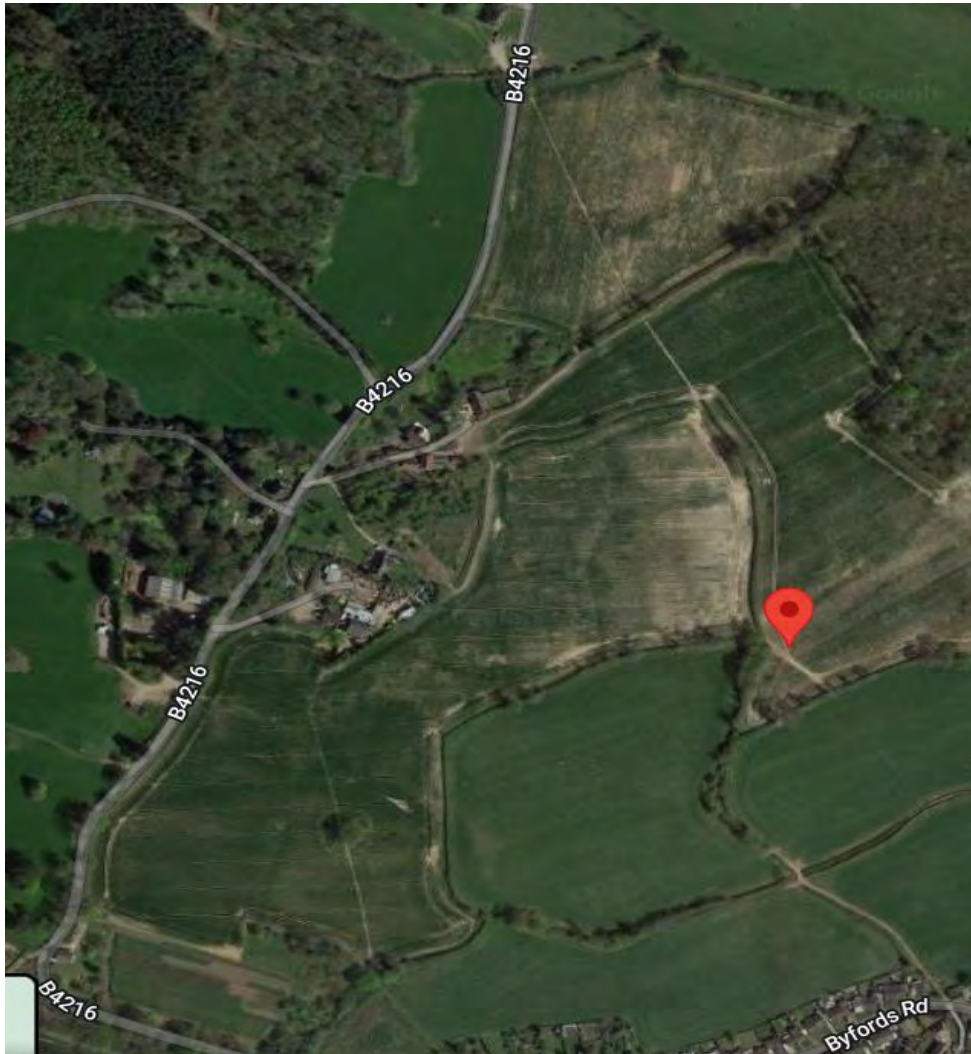
the Roman Road (RR 61) at Huntley. There were also numerous lumps of iron slag in the disturbed soil.

SO 72211937, Pool House, the base of a medieval cross. Not graded.

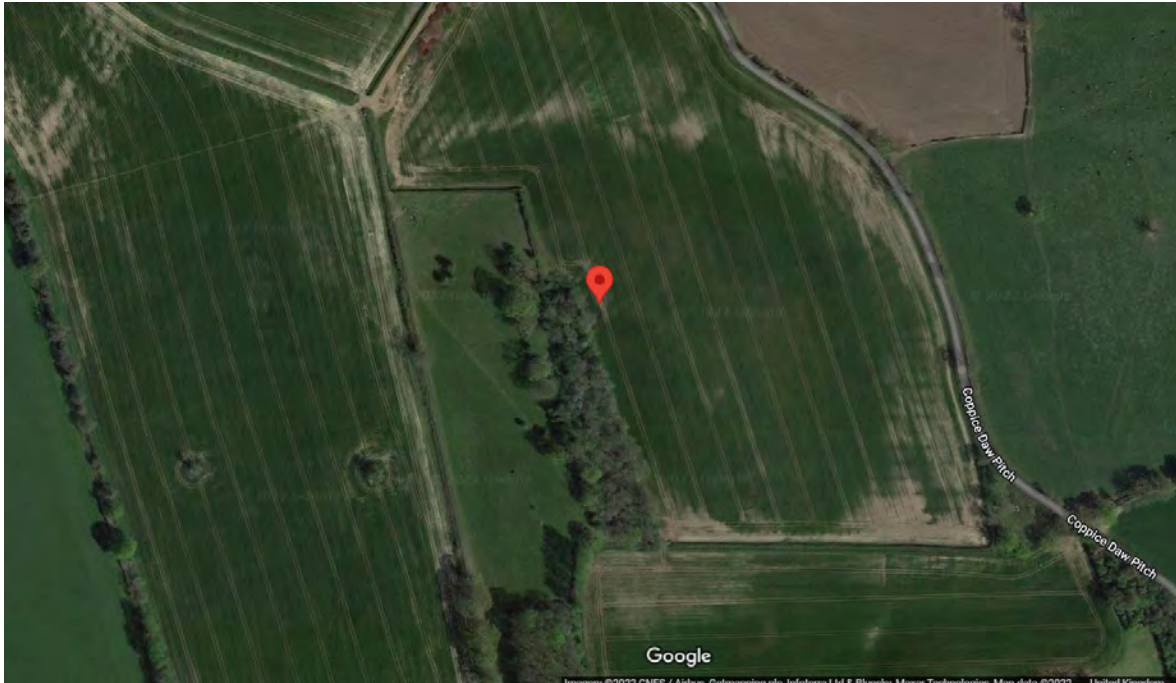
SO 71531981 51°52'32.5"N 2°24'49.0" A medieval or post medieval moated site, which is partially visible as an earthwork on aerial photographs. The ditch of the moat measures between 6m and 9m wide and encloses a rectangular area which measures 40m long by 25m wide and is orientated north-west/south-east. A bank which measures 2m wide flanks the exterior of the southern side.



A Medieval or Post Medieval area of ridge and furrow is visible as earthworks on aerial photographs. The site comprises four blocks of ridge and furrow, which extend over an area measuring 555m by 346m and orientated east / west. The blocks are probably associated with those surrounding the village of Huntley, which are situated circa 600m to their south (see SO 71 NW 46). They also form part of the wider landscape, which to the east appears to have been dominated by ridge and furrow cultivation.



A single Medieval or Post Medieval block of ridge and furrow is visible as earthworks on aerial photographs. The block measures 94m by 65m and is orientated east / west. It is situated circa 550m south of the village of Huntley and is probably associated with the ridge and furrow that surrounds the village.



A group of Medieval or Post Medieval probable charcoal burning platforms are visible as cropmarks on aerial photographs. The site comprises fourteen mostly circular dark areas which are dispersed over an area that measures 730m east to west, and 310m north to south. The dark areas range between circles measuring 10m in diameter, up to more amorphous areas measuring 22m by 16m. The charcoal burning platforms are situated between Cherry Wood, Castle Hill Wood, and the Plantation on Bright's Hill, in an area that was probably also former woodland. They are probably caused by the build-up of charcoal rich soil as the result of repeated charcoal burning at each point.

Appendix J – Wildlife Species recorded in Huntley.

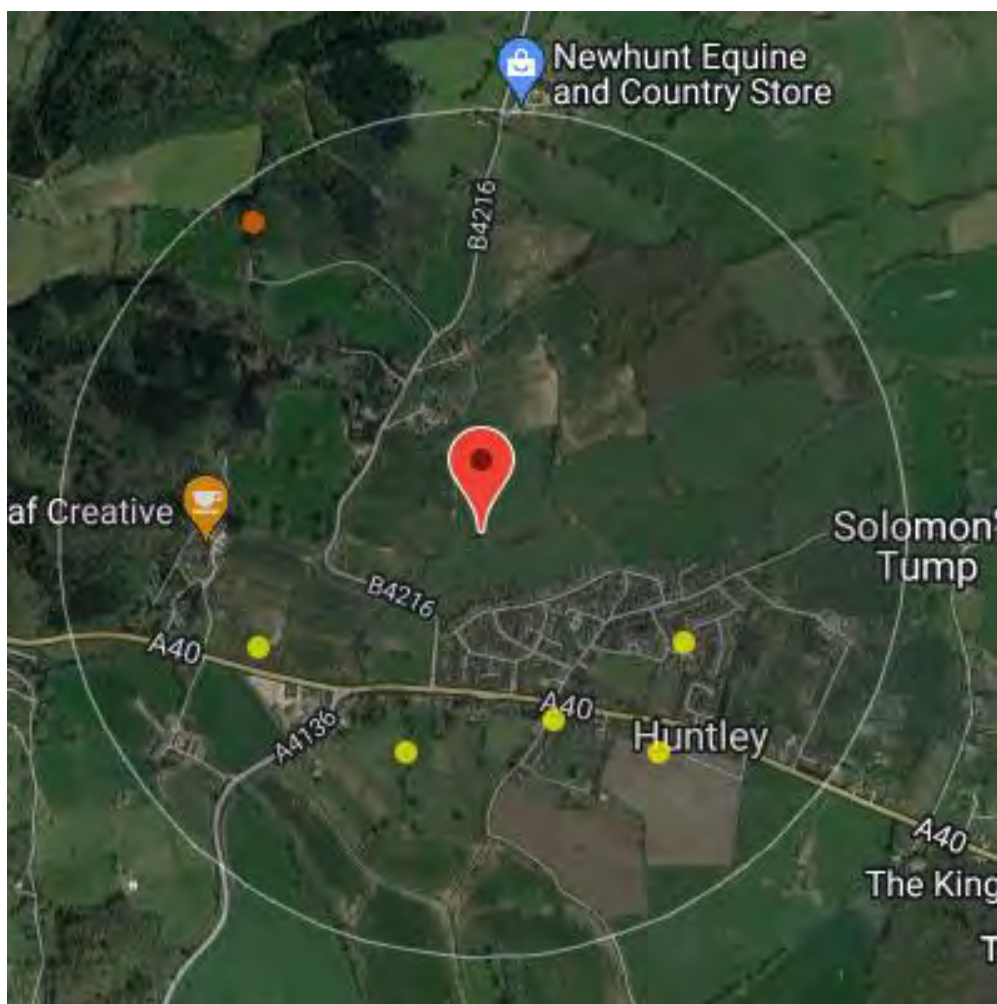
There are Local Wildlife Sites within Huntley. These are the pink shaded areas shown on the map below. The LWS are:

- Castle Hill and Cherry Wood
- Great Adam’s Wood
- Huntley Hill Wood
- Broomhill Wood



Local Wildlife Sites (LWS) are areas of land that are important for their wildlife. LWS are identified and selected using scientifically determined criteria and surveys. They are corridors for wildlife, forming key components of ecological networks. Their selection is based on the most important, distinctive and threatened species and habitats within a national, regional and local context.

There is a wide range of wildlife within the Huntley parish, especially in the more rural areas. This Appendix contains details of the species reported since 2008 and within 1km of the pinpoint (source NBN Atlas)



Area of wildlife species survey

Birds

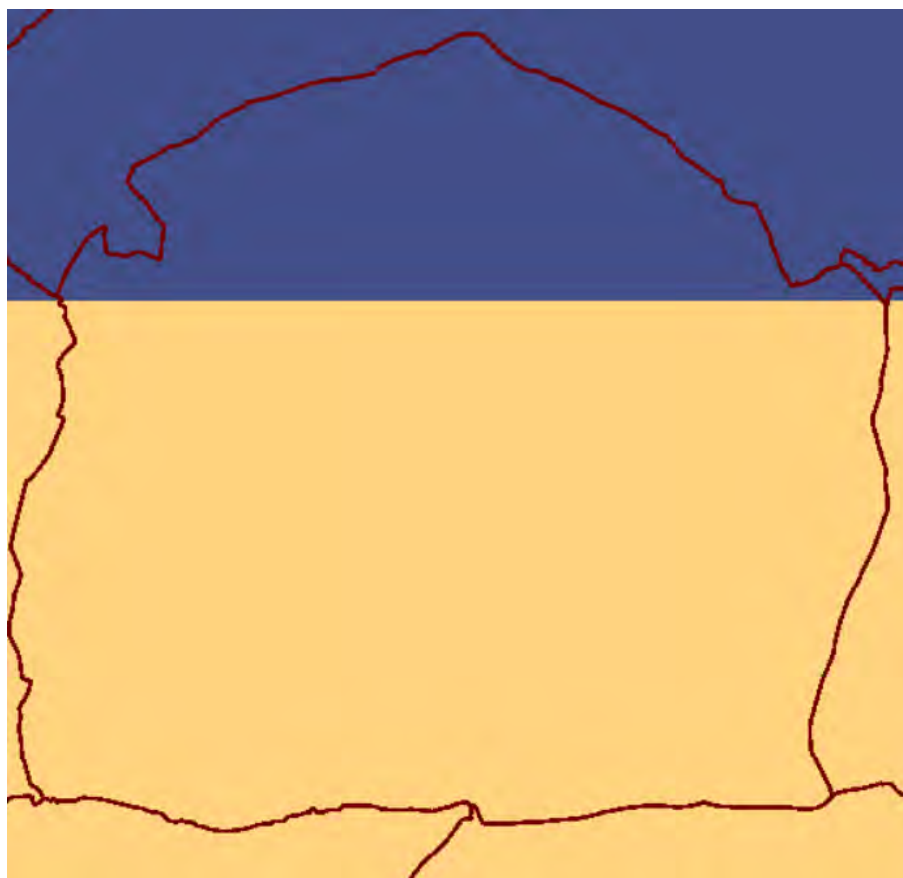
According to the RSPB, the top UK birds in abundance include the Wren, Robin, House Sparrow, Woodpigeon, Blackbird, Chaffinch, Blue Tit and the Dunnock. Other regular sightings within Huntley Parish are shown below.

Common Name	Number of reported sightings in Huntley
Robin	313
Blackbird	312
Blue Tit	311
Great Tit	311
Chaffinch	309
Great Spotted Woodpecker	308
Coal Tit	307
Carrion Crow	301
Dunnock	298
Nuthatch	287

Reported sightings of common birds within Huntley

There has been a rapid decline in the population of Curlews, and this is now one of the top priorities for bird conservation within the UK.

Within Huntley there is a priority area for Countryside Stewardship measures addressing Curlew and Lapwing habitat issues. Any proposed development would need to ensure that the habitat for these two bird species is not destroyed.



Priority area for Countryside Stewardship measures addressing Curlew and Lapwing habitat issues (Source Natural England)

Other birds that have their habitat within Huntley have shown a marked decline over the last 10 years. These are the Lesser Redpoll, Common Cuckoo, Lesser Spotted Woodpecker, Yellowhammer, Spotted Flycatcher and Wood Warbler. Any proposed development would need to ensure that the habitat for these bird species is not destroyed.

The NBN Atlas has recorded the following sightings within Huntley.

Species Name	Common Name	Number of Reported Sightings over the last 20 years
<i>Erithacus rubecula</i>	Robin	313
<i>Turdus merula</i>	Blackbird	312
<i>Cyanistes caeruleus</i>	Blue Tit	311
<i>Parus major</i>	Great Tit	311
<i>Fringilla coelebs</i>	Chaffinch	309
<i>Dendrocopos major</i>	Great Spotted Woodpecker	308
<i>Periparus ater</i>	Coal Tit	307
<i>Corvus corone</i>	Carrion Crow	301
<i>Prunella modularis</i>	Dunnock	298
<i>Sitta europaea</i>	Nuthatch	287
<i>Garrulus glandarius</i>	Jay	282
<i>Carduelis carduelis</i>	Goldfinch	262
<i>Motacilla alba</i>	Pied Wagtail	256
<i>Pica pica</i>	Magpie	246
<i>Troglodytes troglodytes</i>	Wren	243
<i>Accipiter nisus</i>	Sparrowhawk	232
<i>Columba oenas</i>	Stock Dove	212
<i>Chloris chloris</i>	Greenfinch	211
<i>Columba palumbus</i>	Woodpigeon	210
<i>Aegithalos caudatus</i>	Long-Tailed Tit	199
<i>Turdus viscivorus</i>	Mistle Thrush	194
<i>Sturnus vulgaris</i>	Starling	163
<i>Turdus philomelos</i>	Song Thrush	150
<i>Spinus spinus</i>	Siskin	148
<i>Phasianus colchicus</i>	Pheasant	133
<i>Picus viridis</i>	Green Woodpecker	117
<i>Buteo buteo</i>	Buzzard	112
<i>Hirundo rustica</i>	Swallow	94
<i>Coloeus monedula</i>	Jackdaw	87
<i>Streptopelia decaocto</i>	Collared Dove	61
<i>Sylvia atricapilla</i>	Blackcap	60
<i>Turdus iliacus</i>	Redwing	48
<i>Certhia familiaris</i>	Treecreeper	48
<i>Passer domesticus</i>	House Sparrow	46
<i>Fringilla montifringilla</i>	Brambling	39
<i>Phylloscopus collybita</i>	Chiffchaff	29
<i>Pyrrhula pyrrhula</i>	Bullfinch	24
<i>Strix aluco</i>	Tawny Owl	23
<i>Turdus pilaris</i>	Fieldfare	22
<i>Emberiza citrinella</i>	Yellowhammer	21
<i>Acanthis cabaret</i>	Lesser Redpoll	14
<i>Apus apus</i>	Swift	13

<i>Delichon urbicum</i>	House Martin	11
<i>Regulus regulus</i>	Goldcrest	11
<i>Motacilla alba yarrellii</i>	Pied Wagtail	7
<i>Ardea cinerea</i>	Grey Heron	7
<i>Anas platyrhynchos</i>	Mallard	7
<i>Larus canus</i>	Common Gull	6
<i>Falco tinnunculus</i>	Kestrel	6
<i>Cuculus canorus</i>	Cuckoo	6
<i>Phylloscopus trochilus</i>	Willow Warbler	5
<i>Curruca communis</i>	Whitethroat	5
<i>Dryobates minor</i>	Lesser Spotted Woodpecker	5
<i>Poecile palustris</i>	Marsh Tit	5
<i>Linaria cannabina</i>	Linnet	4
<i>Corvus corax</i>	Raven	4
<i>Corvus frugilegus</i>	Rook	4
<i>Alauda arvensis</i>	Skylark	3
<i>Curruca curruca</i>	Lesser Whitethroat	3
<i>Muscicapa striata</i>	Spotted Flycatcher	3
<i>Gallinula chloropus</i>	Moorhen	3
<i>Motacilla cinerea</i>	Grey Wagtail	3
<i>Phoenicurus phoenicurus</i>	Redstart	3
<i>Acanthis flammea</i>	Common Redpoll	2
<i>Anthus pratensis</i>	Meadow Pipit	2
<i>Athene noctua</i>	Little Owl	2
<i>Chroicocephalus ridibundus</i>	Black Headed Gull	2
<i>Larus fuscus</i>	Lesser black-backed Gull	2
<i>Acanthis flammea flammea</i>	Mealy Redpoll	1
<i>Emberiza schoeniclus</i>	Reed Bunting	1
<i>Oenanthe oenanthe</i>	Wheatear	1
<i>Phylloscopus sibilatrix</i>	Woodwarbler	1

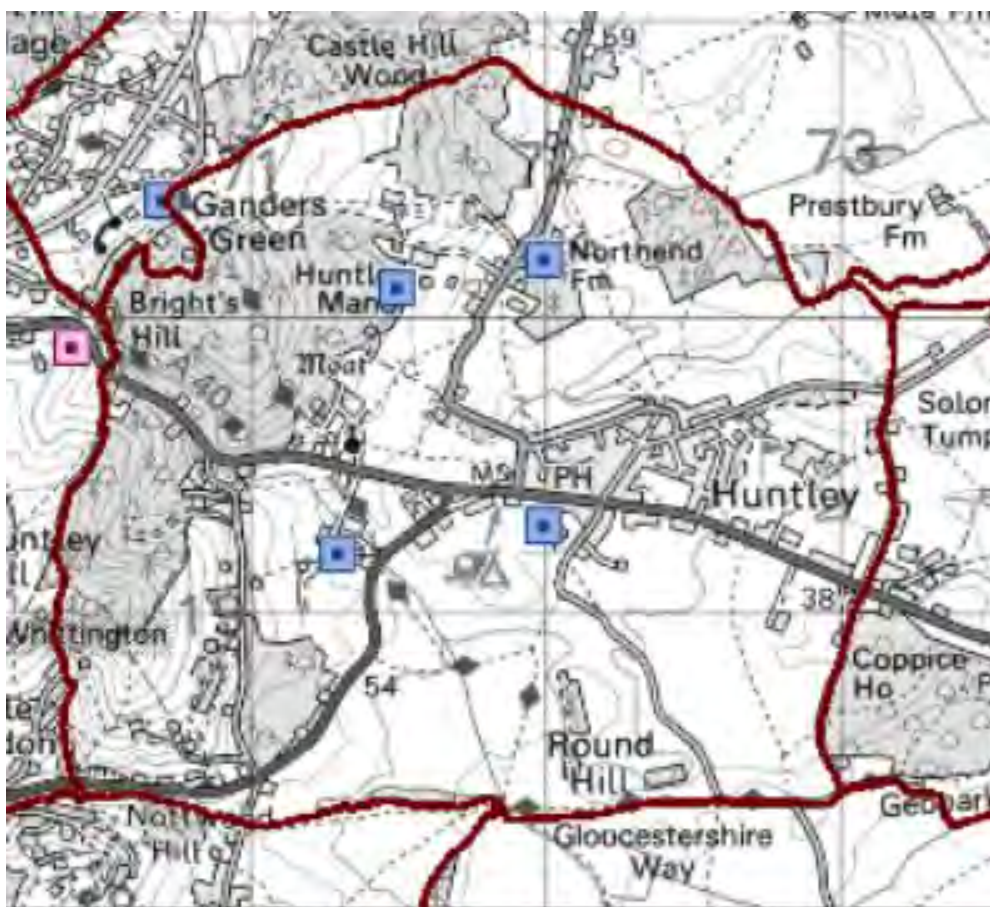
Bird sightings recorded within Huntley over the last 20 years (source NBN Atlas)

Mammals

In Great Britain there are estimated to be approximately 50,400 lesser horseshoe bats and approximately 12,900 greater horseshoe bats. The Forest of Dean support 6% of both populations.

Horseshoe bats thrive in this area because it contains a network of caves, disused mines, tunnels and old buildings that provide substantial roosting opportunities. These roosts are set in a landscape that is predominantly rural and wooded, providing high quality and well-connected foraging habitat.

There are several bat sites within Huntley and a recent survey indicates that the Lesser Horseshoe, Greater horseshoe, Pipistrelle, Noctule and Long eared bat all have their roosts and feed in the area.



Bat Habitats (Source: Natural England)

The other mammals that have been most reported are the Red Fox, Grey Squirrel, Muntjac deer, Roe Deer and the European Mole.

Species Name	Common Name	Number of Reported Sightings over least 20 years
<i>Vulpes vulpes</i>	Red Fox	72
<i>Sciurus carolinensis</i>	Eastern Grey Squirrel	50
<i>Muntiacus reevesi</i>	Chinese Muntjac	34
<i>Capreolus capreolus</i>	Roe Deer	14
<i>Rhinolophus hipposideros</i>	Lesser Horseshoe Bat	8
<i>Talpa europaea</i>	European Mole	8
<i>Dama dama</i>	Fallow Deer	2
<i>Meles meles</i>	Eurasian Badger	4
<i>Erinaceus europaeus</i>	West European Hedgehog	6
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	2

Mammal sightings recorded within Huntley over the last 20 years (source NBN Atlas)

Insects

The Noble Chafer is a rare metallic green beetle that is found in traditional orchards. The larvae live in old, decaying fruit trees where they take up to three years to develop into adult beetles. They are only found in Worcestershire, Gloucestershire and Herefordshire. It is a priority Species under the UK Post-2010 Biodiversity Framework.

Species Name	Common Name	Number of Reported Sightings over least 20 years
<u>Lampyrus noctiluca</u>	Glow worm	8
Gnorimus nobilis	Noble Chafer	6
<u>Pholidoptera griseoptera</u>	Dark Bush-Cricket	5
<u>Chorthippus brunneus</u>	Field Grasshopper	5
<u>Chorthippus parallelus</u>	Meadow Grasshopper	4
<u>Harmonia axyridis</u>	Harlequin Ladybird	4
<u>Forficula auricularia</u>	Common Earwig	4
<u>Leptophyes punctatissima</u>	Speckled Bush-cricket	2
<u>Lilioceris lili</u> :	Lily Beetle	1
<u>Mesoleuca albicillata</u>	Beautiful Carpet	1
<u>Paradarisa consonaria</u>	Square Spot	1
<u>Rheumaptera hastata</u>	Argent & Sable	1
<u>Sympetrum striolatum</u>	Common Darter	1
<u>Synanthedon spheciformis</u>	White-barred Clearwing	1
<u>Urocerus qiqas</u>	Greater Horntail Wasp	1

Insect sightings recorded within Huntley over the last 20 years (source NBN Atlas)

Reptiles

Species Name	Common Name	Number of Reported Sightings over least 20 years
<u>Anquis fragilis</u>	Slow worm	30

Reptile sightings recorded within Huntley over the last 20 years (source NBN Atlas)

Plants

Species Name : Common Name	Number of Reported Sightings over least 20 years
Cardamine pratensis : Cuckooflower	72
Anthoxanthum odoratum : Sweet Vernal-grass	51
Angelica sylvestris : Wild Angelica	48
Acer campestre : Field Maple	45
Alnus glutinosa : Alder	44
Agrostis stolonifera : Creeping Bent	42
Ajuga reptans : Bugle	41
Acer pseudoplatanus : Sycamore	40
Cardamine flexuosa : Wavy Bitter-cress	40
Brachypodium sylvaticum : False-brome	38
Arum maculatum : Lords-and-Ladies	37

Agrostis capillaris : Common Bent	34
Anemone nemorosa : Wood Anemone	34
Arrhenatherum elatius : False Oat-grass	31
Betula pendula : Silver Birch	31
Achillea millefolium : Yarrow	30
Alopecurus pratensis : Meadow Foxtail	28
Anthriscus sylvestris : Cow Parsley	27
Bellis perennis : Daisy	25
Apium nodiflorum : Fool's-water-cress	24
Arctium minus : Lesser Burdock	24
Alliaria petiolata : Garlic Mustard	17
Allium ursinum : Ramsons	17
Betula pubescens : Downy Birch	16
Bromopsis ramosa : Hairy-brome	15
Calluna vulgaris : Heather	15
Alopecurus geniculatus : Marsh Foxtail	13
Brachythecium rutabulum : Rough-stalked Feather-moss	13
Athyrium filix-femina : Lady-fern	11
Agrimonia eupatoria : Agrimony	10
Campanula rotundifolia : Harebell	10
Barbarea vulgaris : Winter-cress	7
Blechnum spicant : Hard-fern	7
Briza media : Quaking-grass	6
Bromus hordeaceus : Soft-brome	6
Bryum capillare : Capillary Thread-moss	6
Artemisia vulgaris : Mugwort	5
Atrichum undulatum : Common Smoothcap	5
Blackstonia perfoliata : Yellow-wort	5
Calliergonella cuspidata : Pointed Spear-moss	5
Achillea ptarmica : Sneezewort	4
Aesculus hippocastanum : Horse-chestnut	4
Alisma plantago-aquatica : Water-plantain	4
Anagallis tenella : Bog Pimpernel	4
Barbula unguiculata : Bird's-claw Beard-moss	4
Bryum argenteum : Silver-moss	4
Acer platanoides : Norway Maple	3
Amblystegium serpens : Creeping Feather-moss	3
Berula erecta : Lesser Water-parsnip	3
Brachytheciastrum velutinum : Velvet Feather-moss	3
Brachythecium rivulare : River Feather-moss	3
Bromus commutatus : Meadow Brome	3
Bromus sterilis : Barren Brome	3
Bryum dichotomum	3
Cardamine amara : Large Bitter-cress	3
Aegopodium podagraria : Ground-elder	2

Agrostis canina : Velvet Bent	2
Aira praecox : Early Hair-grass	2
Anagallis arvensis : Scarlet Pimpernel	2
Aquilegia vulgaris : Columbine	2
Arctium lappa : Greater Burdock	2
Asplenium adiantum-nigrum : Black Spleenwort	2
Asplenium ruta-muraria : Wall-rue	2
Aulacomnium palustre : Bog Groove-moss	2
Brachythecium albicans : Whitish Feather-moss	2
Buxus sempervirens : Box	2
Caltha palustris : Marsh-marigold	2
Calypogeia arguta : Notched Pouchwort	2
Calypogeia fissa : Common Pouchwort	2
Calystegia sepium : Hedge Bindweed	2
Campylopus introflexus : Heath Star Moss	2
Campylopus pyriformis : Dwarf Swan-neck Moss	2
Aconitum napellus	1
Adoxa moschatellina : Moschatel	1
Agrostis canina	1
Amblystegium serpens var. serpens	1
Anacamptis morio : Green-winged Orchid	1
Anacamptis pyramidalis : Pyramidal Orchid	1
Aneura pinguis : Greasewort	1
Anomodon viticulosus : Rambling Tail-moss	1
Aphanes arvensis agg. : Parsley Piert	1
Arabidopsis thaliana : Thale Cress	1
Armoracia rusticana : Horse-radish	1
Aster tripolium : Sea Aster	1
Atriplex prostrata : Spear-leaved Orache	1
Barbula convoluta var. sardoa	1
Barbula convolute	1
Bromus racemosus : Smooth Brome	1
Bryonia dioica : White Bryony	1
Bryum pallens : Pale Thread-moss	1
Bryum pseudotriquetrum : Marsh Bryum	1
Bryum rubens : Crimson-tuber Thread-moss	1
Bryum ruderale : Pea Bryum	1
Calamagrostis epigejos : Wood Small-reed	1
Callitriche stagnalis	1
Campylium protensum	1
Campylopus flexuosus : Rusty Swan-neck Moss	1
Capsella bursa-pastoris : Shepherd's-purse	1
Cardamine hirsuta : Hairy Bitter-cress	1
Carduus crispus : Welled Thistle	1

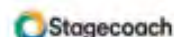
Appendix K – Transport

There are 4 routes delivered by Stagecoach and two routes provided by Newent Community Transport:

- 24 Gloucester – Ross on Wye
- 33 Gloucester – Ross on Wye
- 746 Ross on Wye – Cinderford
- 824 Ross on Wye – Cinderford
- 691 Anthony’s Cross – Longhope – Newent
- 692 Huntley – Tibberton-Kent’s Green-Newent
- 676 Much Markle – Newent - Gloucester

The timetables for each route are shown below.

24 from Gloucester to Cinderford connecting to Chepstow



from 27 February 2022

Mondays to Saturdays

	MF	MF	Sat	▲		▲	▲		FS					
Gloucester Transport Hub [H]					1020	1220	1420	1420	1520	1640	1740	1935	2135	2310
Churcham Bulley Lane					1033	1233	1433	1433	1533	1653	1753	1947	2147	2322
Huntley Red Lion				B	1038	1238	1438	1438	1538	1658	1758	1951	2151	2326
Mitcheidean Lamb	0635*		0807		1051	1251	1451	1451	1551	1711	1811	2003	2203	2338
Mitcheidean Dene Magna School			0820											
Drybrook Cross	0640		0825		1057	1257	1457	1457	1557	1717	1817	2010	2210	2345
Cinderford Glos College			0845											
Cinderford Bus Station (arr)	0652		0855		1106	1308	1508	1508	1608	1728	1828	2018	2218	2353
Guaranteed connection	▼		▼		▼	▼	▼	▼	▼	▼	▼	▼	▼	▼
Cinderford Bus Station (dep)	0652	0652		0912	1112	1312	1512	1512	1612 ^e	1732 ^e				
Cinderford Glos College								F	1620 ^e	1740 ^e				
Ruspidge Stores	0702	0702		0922	1122	1322	1522	1527	1632	1752				
Upper Soudley White Horse	0708	0708		0928	1128	1328	1528	1533	1638	1758				
Blakeney Orchard Gate	0717	0717		0937	1137	1337	1537	1542	1647	1807				
Lydney Bus Station	0637	0727	0727		0947	1147	1347	1547	1652	1817				
Alvington Globe Inn	0646	0736	0736		0956	1156	1356		1706					
Tutshill Police Station	0657	0747	0747		1007	1207	1407		1717					
Chepstow Bus Station	0702	0752	0752		1012	1212	1412		1722					

24 from Chepstow to Cinderford connecting to Gloucester



from 27 February 2022

Mondays to Saturdays

	MF	Sat	▲	▲		▲	▲	▲	▲					
Chepstow Bus Station [H]			0707	0707	0907	1107	1307			1607	1817			
Tutshill Police Station			0712	0712	0912	1112	1312			1612	1822			
Alvington Globe Inn			0725	0725	0925	1125	1325			1625	1835			
Lydney Bus Station	0607		0737	0737	0937	1137	1337		1557	1657	1847			
Blakeney Orchard Gate	0615		0745	0745	0945	1145	1345		1605	1605	1845			
Upper Soudley White Horse	0625		0755	0755	0955	1155	1355		1615	1615	1855			
Ruspidge Stores	0630		0800	0800	1000	1200	1400		1620	1620	1910			
Cinderford Bus Station (arr)	0640		F	0810	1010	1210	1410		1630	1630	1920			
Guaranteed connection	▼		▼		▼	▼	▼		▼	▼				
Cinderford Bus Station (dep)	0645	0645			1015	1215	1415	1505	1515	1635	1635	1835	2020	2220
Cinderford Glos College			0825							1642				
Drybrook Cross	0655	0655			1025	1225	1425	1518	1525	1645	1650	1843	2028	2228
Mitcheidean Lamb	0702	0702			1032	1232	1432	1526	1532	1652	1657	1850	2035	2235
Mitcheidean Dene Magna Sch								1535						
Boxbush Manor House								1548						
Huntley Red Lion	0718	0718			1045	1245	1445	1555	1545	1705	1710	1902	2047	2247
Churcham Bulley Lane	0723	0723			1050	1250	1450	1600	1550	1710	1715	1907	2052	2252
Gloucester Transport Hub	0745	0745			1105	1305	1505	1615	1605	1725	1730	1920	2105	2305

24 from Gloucester to Cinderford

from 27 February 2022

Sundays & Bank Holidays

Gloucester Transport Hub [H]	0950	1150	1350	1550	1740
Churcham Bulley Lane	1003	1203	1403	1603	1753
Huntley Red Lion	1008	1208	1408	1608	1758
Mitcheidean Lamb	1021	1221	1421	1621	1811
Drybrook Cross	1027	1227	1427	1627	1817
Cinderford Bus Station	1038	1238	1438	1638	1828

24 from Cinderford to Gloucester

from 27 February 2022

Sundays & Bank Holidays

Cinderford Bus Station	0845	1045	1245	1445	1645
Drybrook Cross	0855	1055	1255	1455	1655
Mitcheidean Lamb	0902	1102	1302	1502	1702
Huntley Red Lion	0917	1117	1317	1517	1717
Churcham Bulley Lane	0920	1120	1320	1520	1720
Gloucester Transport Hub	0935	1135	1335	1535	1735

▲ this bus runs on Saturdays and during school holidays only

▲ this bus runs on schooldays only

* this bus starts at Mitcheidean Dunstone Place, not Lamb

e in College holidays this bus leaves 10 mins later and does not run via Gloucestershire College

B this bus start at Boxbush Manor House (0747) and runs via Huntley Village Hall (0755)

F these buses run via Littledean Hill Road to/from Forest High School (0810 & 1522), not serving Valley Road

FS this bus runs on Fridays & Saturdays only

Stagecoachbus.com

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33 from Gloucester to Ross-on-Wye connecting to Hereford

from 27 February 2022

	Mondays to Saturdays														Sundays & Bank Holidays						
	MF	MF	Sat	▲	▲										▲	▲					
Tuffley St Peters Sch (when open)																			1545		
Gloucester Transport Hub [H]	0545	0635	0650	0735	0750	0850	0950	1050	1150	1250	1350	1450	1450	1610	1710	1810	0850	1050	1250	1450	1710
Churcham Bulley Lane	0556	0646	0703	0748	0803	0903	1003	1103	1203	1303	1403	1503	1503	1623	1723	1823	0903	1103	1303	1503	1723
Huntley Red Lion	0601	0651	0708	0753	0808	0908	1008	1108	1208	1308	1408	1508	1508	1628	1728	1828	0908	1108	1308	1508	1728
Mitchelean Lamb	0613	0703	0721	0806	0821	0921	1021	1121	1221	1321	1421	1521	1521	1641	1741	1841	0921	1121	1321	1521	1741
Lea The Crown	0622	0713	0731	0816	0831	0931	1031	1131	1231	1331	1431	1531	1531	1651	1751	1851	0931	1131	1331	1531	1751
Pontshill Postbox	-	-	-	0822	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Weston-u-Penyard Gardens	0627	0720	0736	0826	0836	0936	1036	1136	1236	1336	1436	1536	1536	1656	1801	1856	0936	1136	1336	1536	1756
Ross-on-Wye John Kyrle School	-	-	-	0837	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ross-on-Wye Cantilupe Road [1]	0632	0730	0742	0842	0842	0942	1042	1142	1242	1342	1442	1542	1542	1702	1802	1902	0942	1142	1342	1542	1802
<i>Guaranteed connection</i>	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼
Ross-on-Wye Cantilupe Road [1]	0635	0735	0745	0845	0845	0945	1045	1145	1245	1345	1445	1545	1545	1705	1905		0945	1145	1345	1545	1805
John Kyrle School	-	-	-	-	-	-	-	-	-	-	-	-	-	1552	-	-	-	-	-	-	-
Peterstow Post Office	0647	0749	0757	0857	0857	0957	1057	1157	1257	1357	1457	1557	1602	1717	1915		0957	1157	1357	1557	1815
Kingsthorpe Little Birch Turn	0700	0803	0810	0910	0910	1010	1110	1210	1310	1410	1510	1610	1615	1730	1929		1010	1210	1410	1610	1829
Hereford Bridge Street	0715	0825	0825	0925	0925	1025	1125	1225	1325	1425	1525	1625	1630	1745	1942		1025	1225	1425	1625	1842
Hereford Railway Station	0723	0833	0833	0933	0933	1033	1133	1233	1333	1433	1533	1633	1638	1753	1948		1033	1233	1433	1633	1848

33 from Hereford to Ross-on-Wye connecting to Gloucester

from 27 February 2022


	Mondays to Saturdays														Sundays & Bank Holidays							
	MF	MF	Sat	▲	▲										▲	▲						
Hereford Railway Station	0730	0840	0940	1040	1140	1240	1340	1440	1440	1545	1645	1800	1950					1040	1240	1440	1640	1850
Hereford Country Bus Station [5]	0735	0845	0945	1045	1145	1245	1345	1445	1445	1552	1652	1805	1955					1045	1245	1445	1645	1855
Hereford Bridge Street	0747	0857	0957	1057	1157	1257	1357	1457	1457	1607	1707	1817	2002					1057	1257	1457	1657	1902
Kingsthorpe Little Birch Turn	0801	0911	1011	1111	1211	1311	1411	1511	1511	1623	1723	1831	2015					1111	1311	1511	1711	1915
Peterstow Post Office	0814	0924	1024	1124	1224	1324	1424	1524	1524	1636	1737	1844	2026					1124	1324	1524	1724	1926
Ross-on-Wye John Kyrle School	0830	-	-	-	-	-	-	-	-	1537	-	-	-					-	-	-	-	-
Ross-on-Wye Cantilupe Road [1]	0837*	0937	1037	1137	1237	1337	1437	1537	1542	1652	1752	1857	2037					1137	1337	1537	1737	1937
<i>Guaranteed connection</i>	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼
Ross-on-Wye Cantilupe Road [1]	0710	0840	0940	1040	1140	1240	1340	1440	1540	1655	1755	1900	2040	0940	1140	1340	1540	1740	1940			
Weston-u-Penyard Gardens	0716	0846	0946	1046	1146	1246	1346	1446	1546	1651	1701	1801	1905	2045	0946	1146	1346	1546	1746	1945		
Pontshill Postbox	-	-	-	-	-	-	-	-	-	1555	-	-	-	-	-	-	-	-	-	-	-	-
Lea The Crown	0722	0852	0952	1052	1152	1252	1352	1452	1552	1602	1707	1807	1911	2051	0957	1152	1352	1552	1752	1951		
Mitchelean Lamb	0732	0902	1002	1102	1202	1302	1402	1502	1602	1612	1717	1817	1920	2100	1002	1202	1402	1602	1802	2000		
Huntley Red Lion	0748	0915	1015	1115	1215	1315	1415	1515	1615	1625	1730	1830	1932	2112	1015	1215	1415	1615	1815	2012		
Churcham Bulley Lane	0753	0920	1020	1120	1220	1320	1420	1520	1620	1630	1735	1835	1937	2117	1020	1220	1420	1620	1820	2017		
Gloucester Transport Hub	0820	0935	1035	1135	1235	1335	1435	1535	1635	1645	1750	1850	1950	2120	1035	1235	1435	1635	1835	2020		
Tuffley St Peters Sch (when open)	0840	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

* this bus arrives 5 minutes earlier in school holidays
 ▲ this bus runs on Saturdays and weekdays when John Kyle School is closed
 ▲ this bus runs when John Kyrle School is open
 MF this bus runs only on Mondays to Fridays
 Sat this bus runs only on Saturdays

746 from Ross-on-Wye to & from Cinderford							746 from Ross-on-Wye to & from Cinderford								
from 27 February 2022							from 27 February 2022								
Mondays to Saturdays							Mondays to Saturdays								
	MF		MF	MF	MF										
Ross-on-Wye Cantilupe Road [3]	1215		1410	1630		Ross-on-Wye Cantilupe Road [3]			1025						
Weston u Penyard Gardens	1221		1416	1636		Archenfield Palmerston Road			1029						
Lea The Crown	1227		1422	1642		Kerne Bridge Goodrich Turn			1038						
Boxbush Manor House	1231		1426	1646		Lydbrook Forge Hammer			0856	1046					
Huntley Village Hall	-		-	-		Joy's Green Forge Hill			0902	1052					
Huntley Sawmill	1237		1432	1652		Joy's Green Rocks Road			0904	1054					
Mitcheldean Lamb	1247		1442	1702		Ruardean Square			0910	1100					
Mitcheldean Dene Magna Sch	-		-	-		Ruardean Woodside School			0915	1105					
Drybrook Cross	1255		1450	1710		Cinderford Bus Station			0930	1120					
Cinderford Glos College	-		-	-		Drybrook Cross			0940						
Cinderford Bus Station	1122	1305	1307	1500	1720	1722	Mitcheldean Primary School		0948						
Ruardean Woodside School	1137		1322		1737	Huntley Sawmill			0956						
Ruardean Square	1142		1327		1742	Boxbush Hopeswood Park			1004						
Joy's Green Forge Hill			1331			Lea The Crown			1009						
Joy's Green Rocks Road			1333			Weston u Penyard Gardens			1014						
Lydbrook Forge Hammer			1340			Ross-on-Wye Cantilupe Road			1021						
Kerne Bridge Goodrich Turn			1347												
Archenfield Palmerston Road			1356												
Ross-on-Wye Cantilupe Road			1401												

▲ this bus runs on schooldays only
 ▲ this bus runs on Saturdays and school holidays only
 MF ▲ this bus runs on school holidays only
 MF this bus runs on Mondays to Fridays only
 Sat this bus runs on Saturdays only

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Services

824
746

Ross on Wye - Cinderford

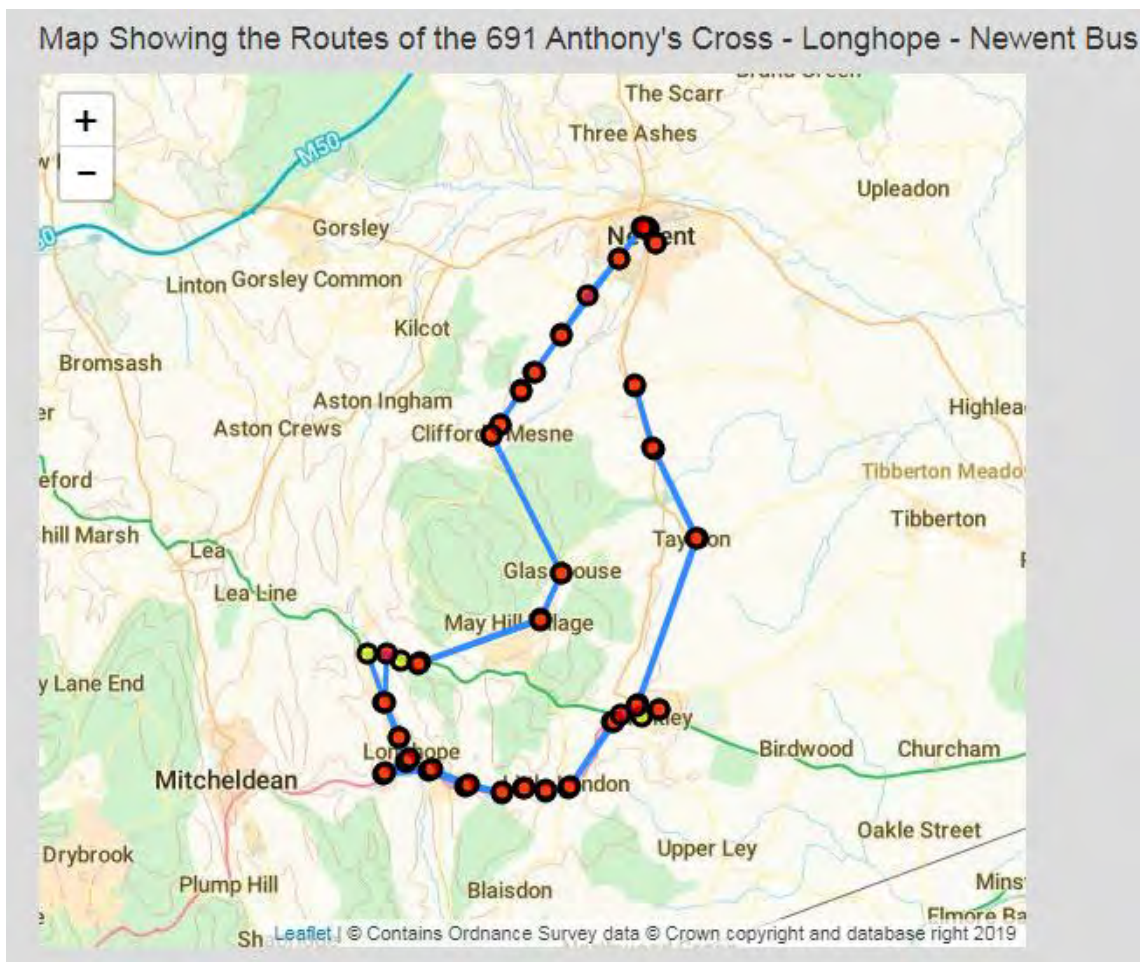
Monday to Friday (not Bank Hols)

Operated by: STG
Stagecoach West

Timetable valid from 1 Nov 2021 until 28 Feb 2022

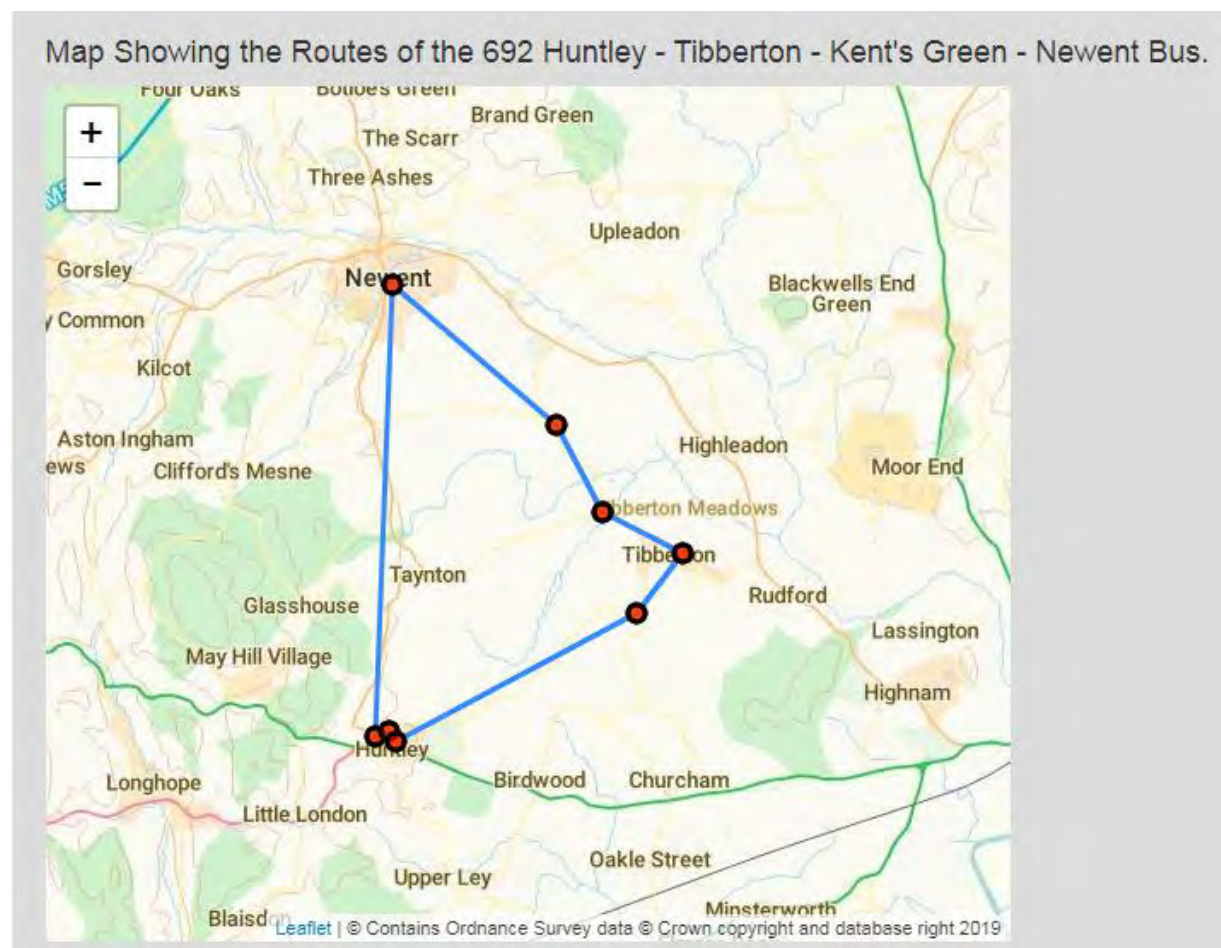
Service:	824	746	746	746	746	746	746	746	746
Notes:	Pnd1	Pnd1							
Operator:	STG	STG	STG	STG	STG	STG	STG	STG	STG
Ross-on-Wye, Cantilupe Road (Stand 3)					12:15		14:10	16:30	
Weston under Penyard, Penyard Gardens					12:21		14:16	16:36	
Lea, Crown Inn					12:27		14:22	16:42	
Boxbush, Manor House	07:46				12:31		14:26	16:46	
Huntley, Village Hall	07:55								
Huntley, Sawmill	07:57				12:37		14:32	16:52	
Mitcheldean, Lamb Inn	08:07				12:47		14:42	17:02	
Mitcheldean, Dene Magna School	08:10	08:20							
Drybrook, Hearts of Oak		08:30			12:55		14:50	17:10	
Cinderford, Co-op Superstore					11:22	13:05	13:07	15:00	17:20
Steam Mills, Gloucestershire College				08:45					17:22
Ruardean Woodside, Woodside Primary School					11:37		13:22		17:37
Ruardean, The Square					11:42		13:27		17:42
Joy's Green, Rocks Road							13:31		17:46
Joy's Green, Forge Hill Turn							13:33		17:48
Lower Lydbrook, Forge Hammer							13:40		17:55
Kerne Bridge, Goodrich Turn							13:47		18:02
Archenfield, Palmerston Road							13:56		18:11
Ross-on-Wye, Cantilupe Road (Stand 3)							14:01		18:16

Route 691 operates on a Wednesday (excluding Public Holidays) and connects Anthony's Cross—Taynton—Huntley—Longhope—May Hill—Glasshouse—Cliffords Mesne--Newent



Selected Stops	Outbound	Inbound
Anthony Cross	0930	1313
Village Hall, Huntley	0943	1300
Hillview, Little London	0946	1256
Latchen, Longhope	0950	1253
Newent	1016	1230

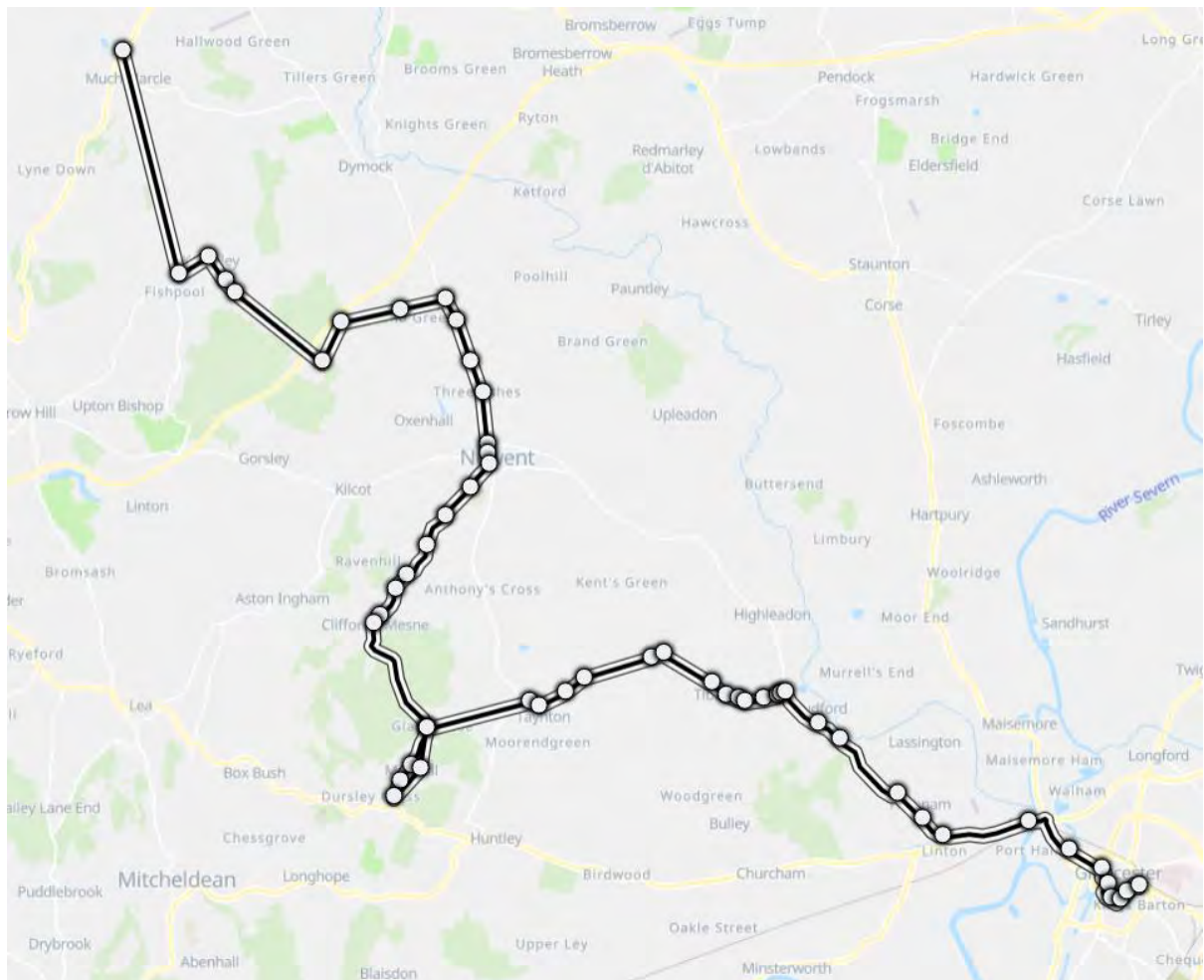
Route 692 operates on a Friday (excluding Public Holidays) and connects Huntley—Tibberton—Taynton—Kent’s Green--Newent



Selected Stops	Outbound	Inbound
Village Hall, Huntley	0919	1219
Village Hall, Tibberton	0945	1245
Kent's Green	0950	1256
Newent	1000	1200

Map of the route 676 Much Markle – Newent – Taynton – Tibberton – Highnam – Gloucester. This runs on a Monday and Thursday and is operated by Newent Shuttle

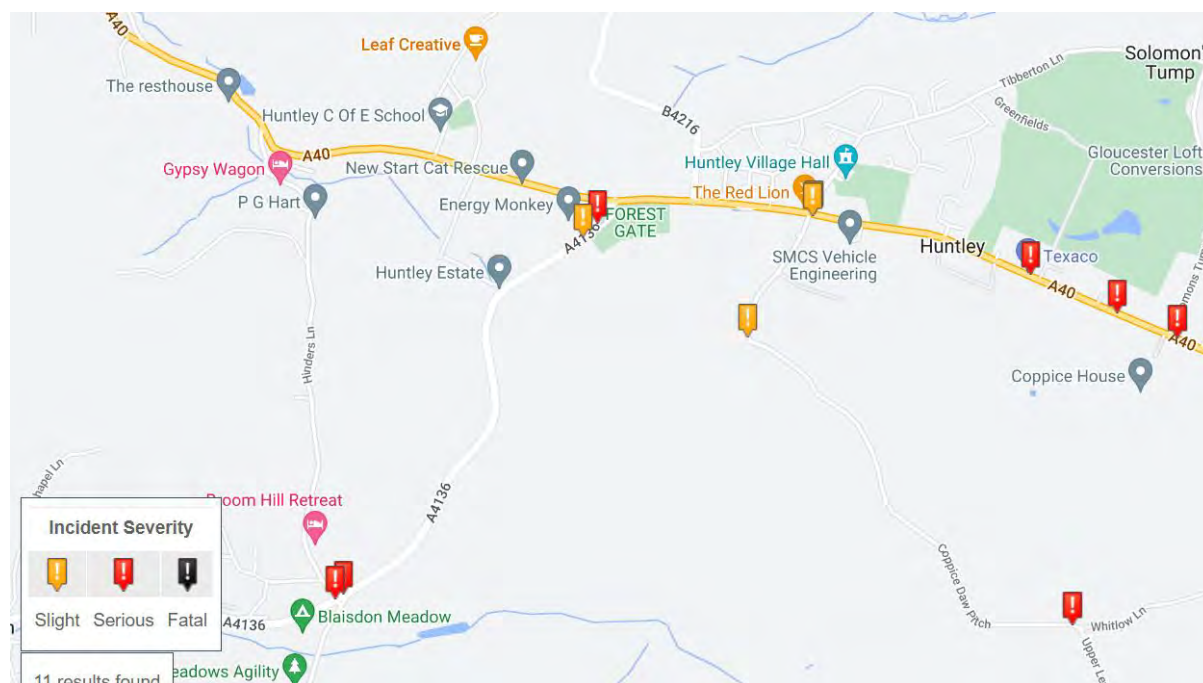
Selected Stops	Outbound	Inbound
Glasshouse Inn	0957	1407
Dursley Cross on Sterrys Lane	1000	1403
Tibberton opposite Huntley Lane	1013	1350
Gloucester	1034	1330



Appendix L – Traffic Survey

The A4136 is a single road carriageway subject to 50 mph speed limit. It provides access to the A40 to the east and Mitcheldean to the west. The A40 provides direct access to Ross on Wye and M50 to the west and Gloucester and Cheltenham to the east.

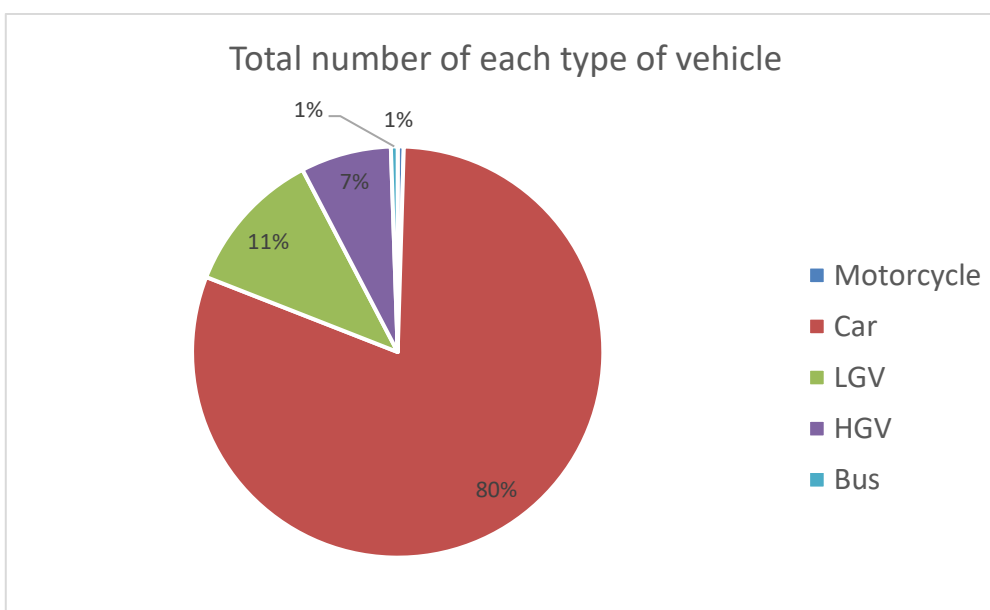
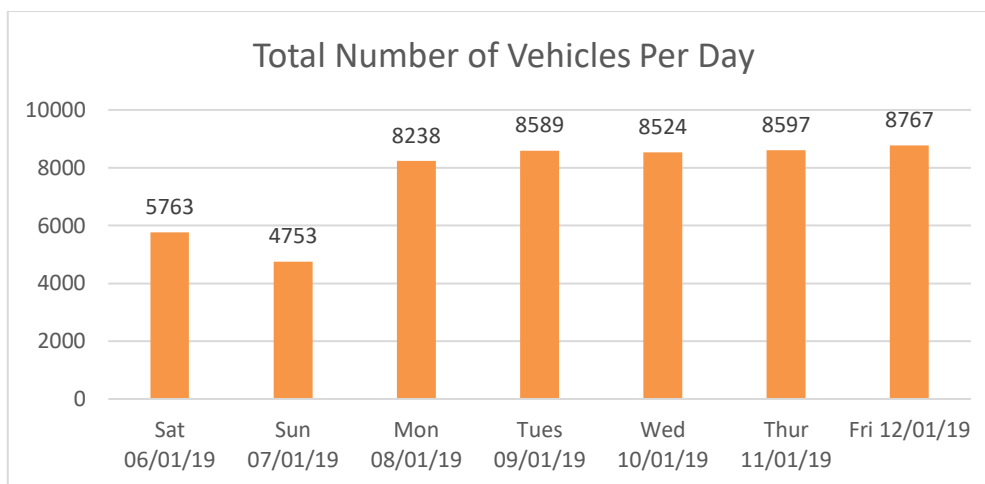
Personal Injury Accidents (PIA) data is available on the Crashmap website (www.crashmap.co.uk). Crashmap obtains accident reports for the police for all accidents reported to them. In the 5-year period 2016 to June 2021, there has been 11 accidents.



A4136

A traffic survey was conducted to identify the volume and speed of vehicles travelling on the A4136. The Table below provides the details of the number of each type of vehicle travelling on the A4136 for a week. This covered a 24-hour period from midnight 6 January until midnight 12 January 2019. The average number of vehicles travelling per weekday is 8543, with 5258 being the average weekend rate. This is considered a moderately high volume of traffic.

	Motorcycle	Car	LGV	HGV	Bus	Total Per Day
Sat 06/01/19	32	5023	516	186	6	5763
Sun 07/01/19	42	4132	418	158	3	4753
Mon 08/01/19	29	6404	1058	692	55	8238
Tues 09/01/19	38	6749	1033	715	54	8589
Wed 10/01/19	40	6736	1001	690	57	8524
Thur 11/01/19	35	6786	1044	671	61	8597
Fri 12/01/19	36	7005	997	682	47	8767
Total of each type	252	42835	6067	3794	283	



Traffic speed is a concern to residents, especially as most of the road has no footpath. Exiting properties onto the road is also a concern due to the speed of vehicles.

The table below shows the traffic speed for one week. The road has a speed limit of 50mph and so vehicles travelling at excess of 70mph is of concern. 26% of all vehicles were travelling more than 51mph.

	Up to 50mph	51 - 60 mph	61 - 70mph	71+ mph	Total
Sat 06/01/2019	3909	1655	180	19	5763
Sun 07/01/2019	2950	1614	169	20	4753
Mon 08/01/2019	6446	1642	126	24	8238
Tues 09/01/2019	6585	1834	156	14	8589
Wed 10/01/2019	6557	1824	136	7	8524
Thur 11/01/2019	6416	1971	188	22	8597
Fri 12/01/2019	6528	2042	166	31	8767
Total	39391	12582	1121	137	53231

A40

Community Speedwatch have conducted surveys measuring the speed of vehicles. The Table below shows the results. The speed of 11760 vehicles was monitored, and 4255 vehicles were measured travelling over the 30mh speed limit, giving a percentage of 36% of vehicles speeding.

	up to 30 mph	31 to 40mph	41 to 50mph	51 to 60mph	Total
Sun 22/09/2019	502	138	23	1	664
Mon 23/09/2019	411	119	6	0	536
Tue 24/09/2019	435	100	16	1	552
Wed 25/09/2019	393	248	4	0	645
Thu 26/09/2019	490	75	14	3	582
Fri 27/09/2019	447	123	6	0	576
Mon 30/09/2019	981	393	41	0	1415
Tue 01/10/2019	539	153	3	0	695
Thu 03/10/2019	965	272	8	2	1247
Fri 04/10/2019	675	307	19	0	1001
Sat 05/10/2020	156	146	44	1	347
Mon 07/10/2020	109	203	17	0	329
08/10/2020	328	609	4	0	941
09/10/2020	230	51	3	0	284
10/10/2020	220	47	5	0	272
12/10/2020	249	64	2	0	315
13/10/2020	197	679	15	0	891
14/10/2020	155	95	5	0	255
15/10/2020	23	91	97	2	213
Total	7505	3913	332	10	

Appendix M – Business Survey and Results

There were 3 responses to the business survey. A copy of the survey was posted to each business listed in Companies House and well as a flyer delivered to each household to catch the sole traders.

Q1 and Q2 – Business name and address

Q3 How long has your business been in Huntley ?

	Less than 1 year	1-5 years	6-10 years	11-15 years	16+ years
Total	1		1		1

Q4 What is the nature of your business ?

- | | | |
|--|---|---|
| <input type="checkbox"/> Agriculture, Fishing and Forestry | <input type="checkbox"/> Wholesale and Retail | <input type="checkbox"/> Art, Entertainment, Recreation |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Construction | <input type="checkbox"/> Health Care |
| <input type="checkbox"/> Transport and Storage | <input type="checkbox"/> IT Software and Services | <input type="checkbox"/> Garden Centre |
| <input type="checkbox"/> Restaurant, Café, Pub | <input type="checkbox"/> Industrial Premises | <input type="checkbox"/> Real Estate |
| <input type="checkbox"/> Catering, Fast Food | <input type="checkbox"/> Charity | <input type="checkbox"/> Other – Please state |

Q4A *Other Please specify

The respondents were involved in agriculture, recruitment and construction.

Q5 Where Is your business carried out from ? Please tick one box

- | | | |
|---|--|--|
| <input type="checkbox"/> An office away from home | <input type="checkbox"/> Retail Premises | <input type="checkbox"/> Hotel |
| <input type="checkbox"/> Restaurant, Café, Pub | <input type="checkbox"/> Industrial Premises | <input type="checkbox"/> Agricultural Premises |
| <input type="checkbox"/> Your Home | <input type="checkbox"/> Care/Nursing Home | <input type="checkbox"/> Other – Please state |

Two businesses were carried out from home, and one from industrial premises.

Q5A *Other Please specify.

Q6 Why have you located your business in the Huntley area ? Please comment

- Central to the Forest and Gloucester, we have family that live in Huntley as well who we visit regularly, and they visit our office.
- Was born and live here.
- I'm a sole trader and set up my business at my home address.

Q7 What percentage of your workforce live local to Huntley ? *Please provide approximation and tick one box*

- Don't know 76-100% 51-75% 26-50% Under 25%

All businesses reported that 76-100% of their workforce live locally.

Q8. What is the main mode of transport used by your customers to your site ? *Please tick one box*

- Car Van/Lorry Bus Cycle Walk
 Not Applicable

All business responded that their customers used a car to get to site.

Q9, Do you offer the 'Cycle to Work' scheme to your staff? *Please tick one box*

- Yes No Not Applicable

All businesses said that this question was not applicable.

Q10, Do you offer changing/showering facilities for your employees that choose to walk or cycle to walk ? *Please tick one box*

- Yes Not Currently Not possible May consider in the future Not applicable

Two of the businesses do not currently offer changing or showering facilities and one may consider it in the future.

Q11, Do you have access to any vehicle charging points ? *Please tick one box*

- On Site Public one nearby None No but considering installing one

None of the businesses have vehicle charging points.

Q12 Are your suppliers able to easily deliver to your premises ? *Please tick one box*

- Yes No Not applicable

One business replied that suppliers can deliver easily whilst two business consider this question not applicable.

Q13 Is the broadband service adequate for your business ? *Please tick one box*

Yes

No

All businesses said that it was adequate.

Q13a If not, please explain how it affects your business ?

It can be slow at times

Q14 Is the mobile phone service adequate for your business ? *Please tick one box*

Yes

No

All businesses said that it was not adequate.

Q14a if not, please explain how it affects your business ? *Please tick one box*

Many parts of the parish have no mobile reception making it very difficult to contact customers. It doesn't matter which mobile provider is used, all have very poor /nonexistent coverage

Q15 Is the banking service adequate for your business ? *Please tick one box*

Yes

No

One business replied that it is not adequate.

Q15a If not, please explain how it affects your business ? *Please tick one box*

There isn't anywhere in the village that we can do our banking as there isn't a permanent Post Office facility.

Q16 Is the public transport service adequate for your business ? *Please tick one box*

Yes

No

One business responded no.

Q16a *If not, please explain how it affects your business ? *Please tick one box*

Not often enough bus services for my clients to get to/from Gloucester easily

Q17 Is the road infrastructure adequate for your business ? *Please tick one box*

Yes

No

One business replied that the road infrastructure was inadequate.

Q17a If not, please explain how it affects your business ? Please tick one box

Poor road service damages my machinery and farm vehicles.

Q18 What would help your business to develop and thrive over the next 5 years ? Please comment.

- Better communications infrastructure
- More support for the local business
- Stop illegal agriculture contractors

Q19 Is your business likely to need additional space in the next 5 years ? Please tick one box

Yes No

Two businesses will require additional space.

Q20 What type of additional space is your business likely to need in the next 5 years ? Please tick one box

Industrial Unit Office Retail Storage Covered Storage Open
 Not Applicable

Two require retail space and one requires open storage space.

Q21 How much additional space is your business likely to need in the next 5 years ? Please tick one box for type and one box for space

Up to 50sqm Up to 100sqm Up to 200 sqm 200 or more sqm
 Not Applicable

Space requirements are up to 50sqm.

Q22 Which types of new businesses should be encouraged within Huntley? Please tick all that apply

Tourism Leisure and Sports Storage and Distribution
 Community Health, e.g., Dentists, Opticians Shops Industry and Manufacturing
 Offices Pub, Restaurant, Café Financial Services
 IT services Agriculture and Forestry Horticulture
 Domiciliary Care Charities Catering, Fast Food
 Other, please specify

The following businesses should be encouraged.

- Leisure and Sports
- Community Health
- Shops

- Pubs, Restaurant, Café
- Agriculture and Forestry
- Horticulture
- Domiciliary Care
- Catering, Fast Food

Q22a *Other *Please specify*

Q23 Should the neighbourhood plan encourage more land for employment purposes ? *Please tick one box*

- Yes No

75% of the respondents said that more land for employment purposes should be encouraged.

Q24 What types of land should be allocated for employment purposes ? *Please tick all that apply*

- Existing buildings Brownfield Redundant farm buildings
 Greenfield Other – please specify

All types of land should be allocated apart from Greenfield.

Q24a Other *Please specify*

Medium Grade Greenfield sites could be allocated for employment

Q25 Should existing employment sites be protected from change of use ? *Please tick one box*

- Yes No

75% responded that employment sites should be protected from change of use.

Q26 What do you think would encourage new businesses to locate to Huntley ? *Please tick all that apply*

- Faster broadband Better mobile phone coverage Purpose built small business units
 More local shops Other – please specify

Faster broadband, better mobile phone coverage and purpose-built small units should be encouraged.

Q26a * Other *Please specify*

Q27 Should the neighbourhood plan have a policy covering joint work and living properties (mainly used for home-based businesses) ? *Please tick one box*

Yes

No

All businesses responded positively.

Q 11. *Would you attend a homeworking community café ? Please tick one box

Yes

No

None of the businesses were interested in a homeworking community café.

Q 12. Do you have any comments you would like the NDP Steering Group to consider regarding businesses and employment within Huntley? Please comment

Don't turn it into a town with town facilities, it is a small village

Q 13. If you would like to register your business in our database so that you can be kept informed of events or draft policies within the NDP that may affect your business, please provide contact details below

Email: *Maximum 100 characters*

Thank you for your time!