

LONGHOPE PARISH
**Neighbourhood
Development
Plan**
2016 - 2026



Our village.
Our vision.



DOCUMENT 1 of 6



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Section 1 Introduction

1.1 What is a Neighbourhood Development Plan?

1.1.1 The Localism Act of 2011 empowered a parish council to produce a development plan for the parish. These plans are known as 'Neighbourhood Development Plans' (NDPs) and are intended to guide development in a parish over the next decade or so. NDPs are intended to reflect the views of local people on a range of planning matters that will affect the way their parish develops, such as how many new houses are built or where new employment sites might be located.

1.1.2 NDPs are drawn up by a steering committee on behalf of a parish council, based on the views of local people. If passed by an independent examination and by a local referendum, an NDP becomes a legal document and is incorporated into the local planning authority's statutory planning policy framework. For Longhope,

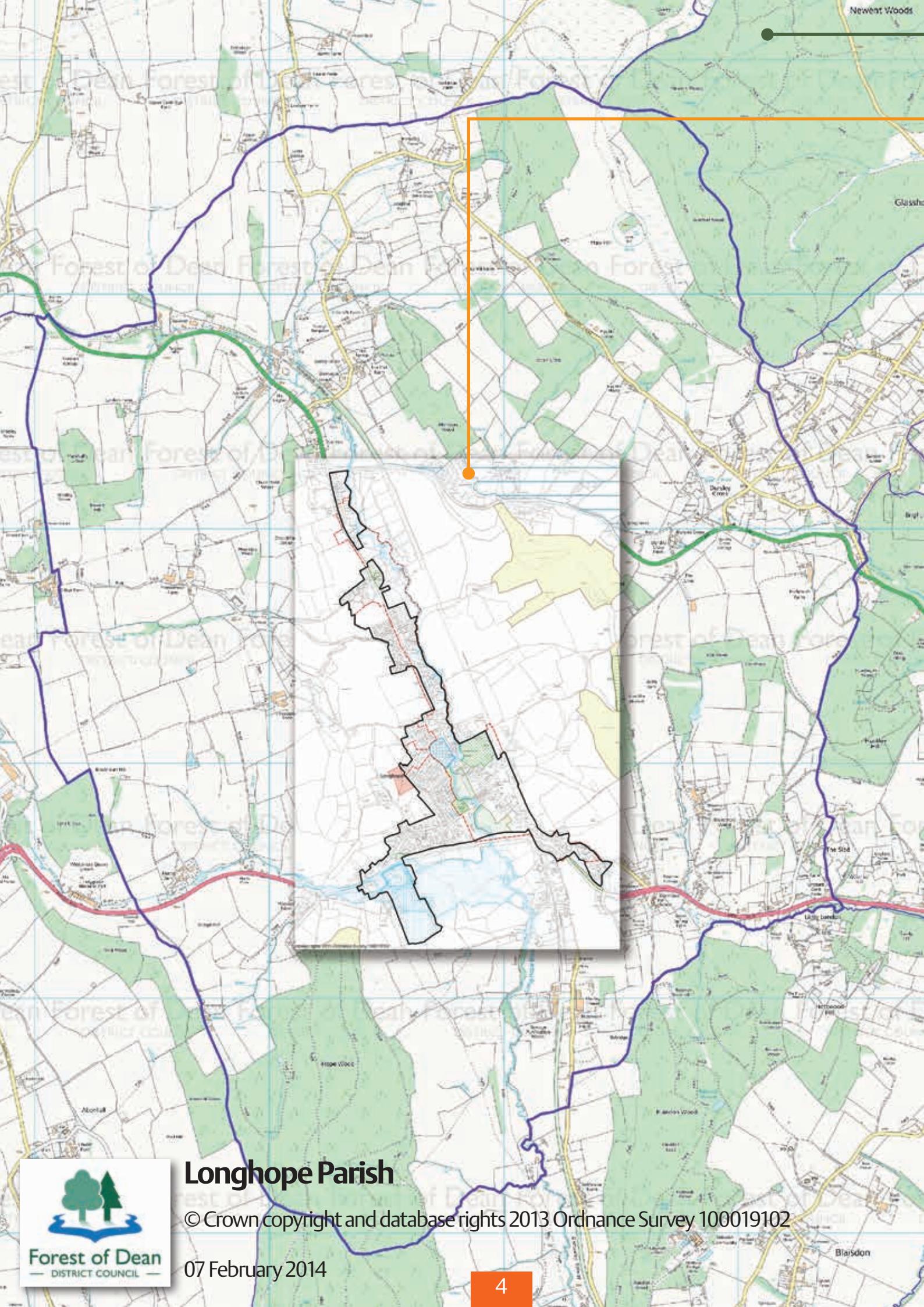
the local planning authority is the Forest of Dean District Council (*FoDDC*) and the NDP would take precedence over non-strategic policy prepared by district planners when making planning decisions.

1.1.3 In addition to reflecting the views of local people, an NDP must also conform to strategic planning policies at both national and district level. National planning policies are set out in the Government's National Planning Policy Framework (NPPF). District planning policies (which must also conform to the NPPF) are set out in the *FoDDC's Core Strategy, Local Plan and Allocations Plan*.

1.2 The designated 'Neighbourhood Area'

1.2.1 The Forest of Dean District Council gave notice that on 2 July 2013 it validated an application from Longhope Parish Council to designate the Parish of Longhope as a Neighbourhood Area within the meaning of Section 61G of the Town and Country Planning Act 1990 as amended.

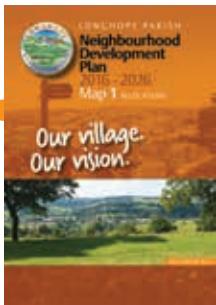
1.2.2 It should be noted that, while Longhope Parish includes much of May Hill itself, it only includes a small part of May Hill village (*most of which lies in the Parish of Taynton*). The map overleaf shows the area covered by this NDP.



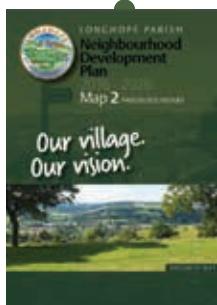
Longhope Parish

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07 February 2014



See Document 5
Map 1
POLICIES MAP
for a larger version
of this map



See Document 6
Map 2
PARISH BOUNDARY
for a larger version
of this map

1.3 Duration of the NDP

1.3.1 The Longhope NDP will cover the period 2016 to 2026, or until such time that the FoDDC formulates a new Core Strategy (CS) document.

1.4 Process undertaken to produce the NDP

1.4.1 The basic process involved in producing this NDP is set out in the flow chart below. A key element in the process is consultation with local people. The local views expressed on a range of planning and development matters are central to creating NDP policies and local people must approve the final NDP through a referendum.

-
- Process instigated by Parish Council
 - Steering Committee formed
 - Extensive community engagement
 - Plan prepared by Steering Committee with Council advice
 - Pre-submission assessment
 - Independent examination
 - Proceed to referendum
 - Referendum
 - Neighbourhood Plan adopted by Forest of Dean District Council

1.5 What is the scope of an NDP?

1.5.1 An NDP addresses important planning, land use and environmental concerns within a parish, as identified during consultation with local people.

- It sets out a vision for the future of the parish.
- It lists the issues to be considered over the NDP period.
- It contains policies to maintain the distinctiveness and character of a parish.
- It plans for sustainable development, to meet local need for houses, jobs and infrastructure.

1.6 The strategic context for this NDP

1.6.1 The FoDDC plan for development in the Forest of Dean district is set out in the 2012 Core Strategy document. Core Strategy Policy (CSP) 16 designates Longhope as a 'service village' and states that new housing and employment development opportunities in service villages will tend to be 'small in scale (e.g. single plots, or pairs, small workshops or changes of use of existing buildings plus reuse of agricultural buildings)'. Longhope is, therefore, a suitable location for some small-scale growth to sustain its vitality, but major developments would not be appropriate. This is due in part to limited infrastructure (*no medical centre and only one shop/post office*), the local topography (*steep-sided valleys*) and the rural setting.

1.6.2 Although only suitable for small-scale growth, the need to plan for future sustainable development in Longhope was identified as a key issue when residents were consulted during the Longhope Parish Plan review in 2011. This NDP is intended to meet that need and to address the development issues that are of concern to the local community.

1.6.3 In August 2015 the FoDDC submitted a new Allocations Plan (AP) to the Secretary of State for independent examination by a Planning Inspector. The Inspector issued his Interim Findings in June 2016. Subsequently, the FoDDC forwarded a schedule of proposed Main Modifications (MMs) with supporting evidence to the Inspector for his consideration.

1.6.4 In reply (November 2016), the Inspector outlined the need for the FoDDC to review and undertake a focused public consultation on housing requirements and proposed new allocations before final proposed MM's can be settled.

1.6.5 None of the revised and new housing allocations to accompany the September 2016 proposed Main Modifications to the AP affect the Parish of Longhope.

1.6.6 The proposed Allocations Plan Publication Version 2015 does include three development sites relating to Longhope Parish namely:

AP 89 Land off Church Road, Longhope

About 1.34ha of land off Church Road is allocated for about 28 dwellings. Development must be able to demonstrate that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean bat Special Area of Conservation (SAC).

AP 90 Transport Depot A4136

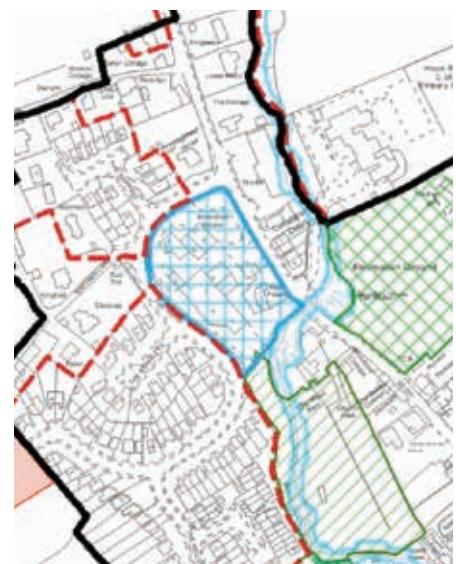
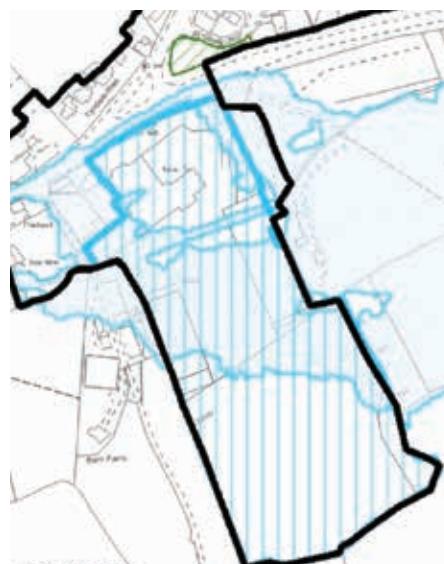
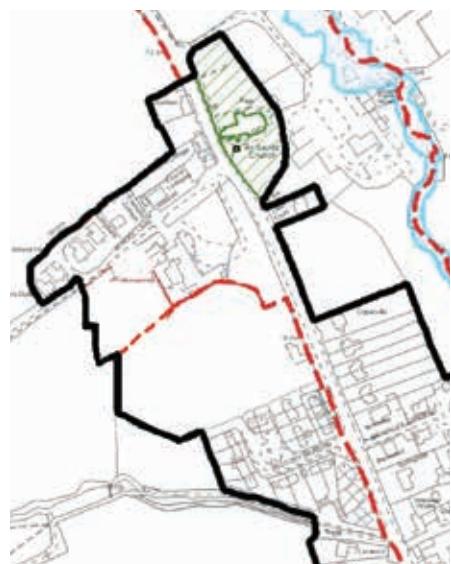
An area of approximately 4.3ha is allocated for employment generating uses. This includes an existing site of 2.2ha which may be redeveloped for this purpose and an additional 2.1ha presently undeveloped. All development will need to be considered in terms of potential impact and the proposed extension of the site will need to be the subject of careful design and additional landscaping.

AP 91 Longhope Industrial Estate

The area presently comprising Longhope Industrial Estate as shown on the proposals map is allocated to enable it to be redeveloped for a mixture of employment generating uses and housing. No more than 30% of the 0.8ha site should be occupied by housing and should be concentrated in the northern part of the site.

In addition, the AP also proposes changes to the defined settlement boundary.

The policies in this NDP are aligned to the strategic policies in the proposed FoDDC Allocations Plan.



Section 2

The Parish of Longhope



2.1 Longhope is a rural parish lying on the Gloucestershire/Herefordshire border, close to the Forest of Dean. The name 'Longhope' comes from Old English and means a long, enclosed valley. Longhope is mentioned in the Doomsday Book, which records that there was a mill by a stream. The parish topography is typified by long valleys enclosed by steep-sided, wooded hills. The highest point in the parish is May Hill, which rises to around 972 feet (296 metres) and is a significant landmark with its distinctive crown of trees. The parish is bisected by two main roads, the A40 and the A4136. A few small lanes complete the rather sparse road network. The parish has an extensive network of public footpaths, which provide access to the surrounding landscape. The two main roads divide the parish into three sections, each of which will now be described in more detail.

2.2 The A4136 corridor and the area to the south (Mill Lane/Velthouse Lane/Hopes Hill/Old Hill/Little London/The Slad) comprises linear 'ribbon' settlement along the main road itself, with a scattering of dwellings situated down small (*often 'cul-de-sac'*) lanes. The land bordering the A4136 comprises undulating and often very steep open fields and wooded areas. Away from the main road the buildings are often separated by large distances. The Slad and some parts of Old Hill are extremely steep.

2.3 Many of the buildings in this area are pre-twentieth century and one building at Harts Barn is reputed to date back to the thirteenth century. Close to Harts Barn, on the A4136, is the Old Parish Mill, which was built in 1649 and continued to produce flour up until 1946. Brook Farm stands on the site of an earlier mill (1030 – 1250 AD). The older buildings are interspersed with more modern properties and at Royal Springs there is a group of former council houses, which are now either privately owned or let by a housing association.

2.4 In addition to dwellings there are a number of commercial enterprises in this area of the parish, mainly located along the A4136 corridor. These include Harts Barn Craft Centre, the Yew Tree public house, Richard Read Commercials, the Dick Whittington Farm Park and an alpaca farm. The Severn Trent Water sewage works is sited off Velthouse Lane, as are the empty sheds of John Smith's former chicken business and the buildings of a former piggery.

2.5 The vast majority of the land in this area is farmed (*mainly arable or sheep grazing*) or wooded. There are panoramic views out towards Gloucester from the ridge between Longhope and Little London and, in the other direction, across the Longhope valley and main settlement area. There are several landmarks in this part of the parish, including Harts Barn, the war memorial at foot of Old Hill and some listed buildings (*including an old village shop no longer in use in Little London*). The area has not, in the main, lent itself to any extensive new building due to the steep terrain, difficulty of access due to narrow lanes and safety concerns relating to the A4136.

2.6 Between the A4136 and the A40 (and connecting the two via Church Road) lies Longhope village, the main settlement of the parish as defined by the settlement boundary (see map on p4). The settlement is located in an enclosed linear valley which is aligned roughly north/south. The valley bottom rises gently to the north. The steep valley sides create a sense of enclosure around the settlement area, although the valley widens out somewhat towards the south. The **Longhope Brook** runs along the valley floor and is fed by several small tributaries. The settlement is strung out along the valley floor for over a mile and contains most of the parish amenities. Local amenities include the **village shop/Post Office, bakery, primary school, church, chapel, retirement home, nursing home, three public houses and a recreation ground with tennis courts.**



2.7 A large part of the main settlement is designated as a Conservation Area, which contains several notable buildings and features. Examples include the twelfth century church, **Court Farm, Longhope Manor, the Old Rectory**, several timber-framed buildings (some dating back to the seventeenth century, such as **Court Leet**), the '**Lion**' water trough (dated 1904), the **Latchen Rooms, Tan House and Pound House**. The parish also contains 37 listed buildings/monuments: 36 Grade II and one Grade II* – the **Church of All Saints**.

2.8 Close to the church is Rectory Meadows and Meadows End, a group of **24 former council houses** built in the post-war period, which are now either privately owned or let by a housing association. Over the past 40 years or so, residential development in Longhope has been confined to a **1970s housing estate** and two smaller developments off Latchen (**Bathams Close and Latchen Orchard**), with additional infilling of single or small groups of houses between existing buildings.

2.9 Towards the north end of the valley, the settlement is very linear in form, with often only a single line of dwellings between Church Road and the fields behind. Historic buildings stand alongside more modern houses. The Church of All Saints dates back to the twelfth century and is a Grade II* listed building. From Church Road, Chessgrove Lane and School Lane provide access to the fields, woods and farmsteads of the valley side. **Public footpaths** run parallel to Church Road along the sides of the valley and also run up into the surrounding hills. These paths provide access to the surrounding countryside and afford a variety of alternative views into the settlement area. **The Gloucestershire Way** long-distance footpath runs through the parish and passes close by the church.

2.10 Towards the south end of the valley the settlement becomes more compact and dense, with a huge diversity of building forms, styles and settings. Domestic houses share space with a school, a shop/Post Office, the recreation ground (with pavilion), the village hall, a **small lorry park** and a

light industrial estate (*on the site of a former saw mill*). The layout is somewhat organic and haphazard, having grown gradually from linear development along **Church Road, Latchen** and **Old Monmouth Road** with later ‘infill’ development between the older buildings. Although the settlement is denser and more compact here than in other parts of the valley, there is no sense of crowding. This is due in part to various open spaces interspersed among the buildings. Such open spaces include the recreation ground (*home to the local football team and tennis club*), the **allotments**, the lorry park and the ‘**wildlife meadow**’.

2.11 The whole settlement has a rural setting, with views out to the surrounding hills and woods, which helps to create a sense of space within the settlement area. Several small fields (*characteristic of the area*) and paddocks penetrate the built environment, and these form important green spaces which enhance the area. Trees form an important aspect of the local ‘greenery’, both in the distant views from the main settlement area and, more intimately, among the buildings themselves (e.g. **Old Monmouth Road**). The ‘rural’ aspect of the settlement and surrounding area is emphasised by the presence of a variety of bird life (*including black cap, tree creeper, nuthatch,*

kingfisher, buzzard, goshawk and long-tailed tit) and small mammals (*including hedgehogs and dormice*).

2.12 There are records of priority species in the area including **badgers, dormice, slow worms, noble chafer beetles** and **brown long-eared bats** (*source: Gloucestershire Local Nature Partnership*). **Japanese knotweed** is present quite close to the main settlement area.

2.13 High up on a ridge overlooking Longhope valley is **Hobbs Quarry**, a Site of Special Scientific Interest (SSSI). The old quarry exposes sections through ancient coral reefs from the Silurian period (400 million years ago) and the Wenlock limestone of the quarry face contains various fossils (*including brachiopods, trilobites, crinoids and corals*).

2.14 The area to the north of the A40 contains **May Hill**, a geological outlier of the Malvern Hills. May Hill is a famous landmark and can be seen from miles around, with its distinctive ‘crown’ of trees. The summit of May Hill offers panoramic views in all directions. The vast majority of this area consists of hilly agricultural land or woodland. It has diverse flora and fauna and is largely untouched by modern infrastructure. May Hill summit is also recognized as an SSSI.

2.15 In the shadow of May Hill lies the settlement of **May Hill village**, scattered among small fields, orchards and woodland. The vernacular architecture of this area typically involves small-scale local stone construction, with slate or tiled roofs. More recent ribbon development includes several buildings of brick, or brick and render construction. Most of May Hill village lies within the Parish of Taynton and so is not covered by this NDP, but a small part of the settlement falls within Longhope Parish including the trees on top of May Hill which are owned by Longhope Parish Council.

2.16 A nineteenth century Government surveyor once described the local inhabitants of May Hill as a ‘*wild and uncivilised people, quite beyond the pale of civilisation*’. This observation might no longer hold true, but the current inhabitants are known for their tenacity in defending May Hill from the predations of others who would seek to diminish the unique character of the area. In 2015 the FoDDC designated May Hill as **Locally Valued Landscape** ensuring that any development proposals that are permitted do not have an adverse effect on the landscape.

Section 3

Vision and objectives

The statement below encapsulates the shared vision for the future of Longhope that forms the foundation for this NDP.

'For Longhope Parish to remain a vibrant working community where people at all stages of their lives enjoy living and working. It will be a thriving community that contributes to, and benefits from, its outstanding rural setting.'

Many local people believe that the parish is very like this at the moment, but unplanned, inappropriately sized development could jeopardise the continued realisation of the vision. We have spoken with older people, younger people and families in order to gain as many different views as possible about how our parish should develop. This NDP therefore contains a range of policies to help secure the parish vision. The policies will guide future development with the aim of securing innovative, high-quality schemes that are in harmony with the surroundings and enhance the local area.

3.1. Sustainable development

3.1.1 There are three dimensions to sustainable development: economic, social and environmental. It is a requirement of NDPs that they contribute towards the achievement of appropriate local sustainable development. This NDP seeks proportionate and appropriate opportunities to meet the development needs of the area by promoting sustainable development:

- by assuming a growth rate which is informed by recent forecasts and projections, but also allows some flexibility during the plan period;
- by ensuring that new homes are appropriate for the needs of local people (especially younger families and elderly 'downsizers');
- by maintaining and respecting the existing character of the parish, through the protection of valued green spaces within the heart of the main settlement area and requiring new developments to be small scale (*i.e. minor development*) and of high-quality design that respects the existing character of the parish.

3.2. Main issues affecting the parish

3.2.1 Local community consultations, held as part of the NDP process, have identified several key planning issues which parishioners would like to see addressed.

- Balancing potential growth with the need to protect the parish environment.
- Provision of affordable housing for elderly and younger households.
- Land being made available to accommodate jobs for local people.
- Protection of open spaces and allotments; enhancement of recreation and play areas.
- Concern about the capacity of Hopebrook School and the lack of adequate car parking space at school drop-off/pickup times (*which currently causes congestion*).
- Securing the future of a village shop and other local businesses.
- Managing traffic in the parish and making safe provision for pedestrians and cyclists.
- Making appropriate provision for a changing economy, including the agricultural economy.
- Ensuring the capacity of the drainage and sewage infrastructure is adequate before any additional development takes place.





Section 4 Policies

The following policies are intended to guide future development in Longhope Parish, in order to realise the vision behind this NDP. The policies are grouped under six main headings:

- A** Protecting and enhancing the parish environment (PE)
- B** Housing (H)
- C** Economy (E)
- D** Access and movement (AM)
- E** Community (C)
- F** Infrastructure (If)



A Protecting and enhancing the parish environment

4.1 The parish is fortunate to have such a beautiful built and green environment. One of the key issues raised by residents was ‘*how to enable the parish to grow to help meet local needs whilst protecting and enhancing the environment?*’.

4.1.1 A Conservation Area in the main settlement area was designated in March 1990 and revised in 2001 (see document 5, **Map 1**). Important policy considerations from that Conservation Area Character Appraisal include the following.

- Any new development should take account of the characteristic form of existing development in the area, including the scale, layout and materials of the existing buildings

and the spaces between them that give the area its special character.

- Secluded garden areas are characteristic of a lot of the larger properties within the Longhope Conservation Area. They are often integral to the settings of these properties and the special character of the area. Proposals to infill such areas with residential properties should be treated with caution and, where appropriate, resisted.

- Any proposed redevelopment of the industrial/commercial area will have to be carefully considered, to balance the potential benefits of redevelopment with the need to safeguard local employment.

- Tree cover is very important in maintaining the character of the Conservation Area. Around Coglan House are a fine group of mature specimen trees, which include a copper beech, a horse chestnut and poplars. These trees are probably the most important group within the Conservation Area.



OBJECTIVE: **To safeguard the parish landscape, built environment and views.**

■ Any new development should take into account the fact that the parish lies approximately 2-3km from Blaisdon Hall, a Wye Valley and Forest of Dean Special Area of Conservation and SSSI for lesser horseshoe bats. These bats have been recorded in the parish.

Policy PE1a sets out the Plan's approach to development in the Conservation Area. The Policy also clarifies the Plan's approach to photovoltaic panels.

4.1.2 Local residents wish to see the Conservation Area safeguarded and the Conservation Area policies applied, as evidenced by the responses to the 'Drop In' questionnaires.

POLICY PE1a. Development Within the Conservation Area

Within the Conservation Area as shown on the Policies Map (Map 1), new development will be supported where it preserves or enhances its character and appearance. New development should be in harmony with and respect existing buildings.

Buildings should be of an appropriate scale, in terms of massing and proportions, so as to ensure they are in keeping with the traditional buildings located in the Conservation Area.

Photovoltaic panels will be supported where they would not detract from the local street scene in the Conservation Area.

POLICY PE1b. Development Outside the Conservation Area

Outside the Conservation Area, but within the defined settlement boundary, new development will only be permitted if it enhances the immediate and wider surroundings in terms of quality of materials (*respecting and complementing the materials used on buildings nearby*), design, location and relationship with the existing landscape.

Buildings should be no more than two storeys in height (*i.e. two floors, excluding roof space*) unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area.

OBJECTIVE:

To preserve and enhance biodiversity (*i.e. the variety of life forms*) in the parish especially with regard to the rarer species which exist in the parish, e.g. lesser horseshoe bats, dormice and noble chafer beetles.

POLICY PE2. Biodiversity and Landscape

New development proposals should be designed so that they do not have any unacceptable detrimental effect on biodiversity or wildlife in the Plan area. In particular, new development proposals should respect the Wye Valley and the Forest of Dean Bat SAC.

Any development that has the potential to impact on bat roosts in non-designated areas should include appropriate mitigation measures.

Protecting and enhancing the parish environment:

Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.

Public consultation responses	Relevant NDP Policies	Relevant FoDDC Policies	Relevant NPPF Paragraphs
<ul style="list-style-type: none">■ Like village facilities: prettiness; good mix of residential and industrial areas■ Tranquility, views and access■ Legal protection for May Hill■ Value Grade II* listed church■ Value open spaces, footpaths and walks■ Protection of green land/countryside important	PE1a,1b,2 H1a,g AM2 C1	CSPs 1,8 APs 5,6,7,8,14	109, 117, 118, 123

Other Sources of Evidence Used:

1. Longhope Conservation Area Character Appraisal (FoDDC 2001).
2. 'Drop In' 2014 – Comments.
3. 'Drop In' 2015 – Analysis of Responses to Questionnaire.
4. Listed Buildings in Longhope.

Owner occupied **88%**
 Privately rented **7%**
 Social rented **3%**
 Other rented **1.5%**



Current housing

4.2 The Rural Place Profile for Longhope Parish (Annex 1 – Action for Communities of Rural England, Oxford Consultants for Social Inclusion 2013, taken from the 2011 Census) shows that 88% of parish households are owner occupied (England average 64%), 3% social rented (18%), 7% privately rented (15%) and 1.5% other rented (3%).

Parish population

4.2.1 Younger adult parish residents (20-44 age group) have reduced in number since 2001, while the number of older residents has increased. Forecasts for national demographic change between 2008 and 2033 suggest that the elderly age group (65+) could increase nationally from 16% to 23% of the total population, an increase of 7%. It is likely that this national trend will be magnified locally in Longhope, as there is already a larger than average middle-aged group of residents and the current elderly population is already similar to the national forecasts for 20 years hence. The Rural Place Profile for Longhope (ACRE, OCSI 2013) shows that there are 385 people over 65 living in the parish. This represents 25.9% of the parish population compared with an England average of 16.3%. (A more detailed analysis of local demographic change is set out in the Rural Place Profile for Longhope.)

Parish housing need

4.2.2 The statistics suggest a likely future need in the parish for more accommodation suitable for older people. This is supported by the findings of the Longhope Housing Needs Survey (LHNS), dated March 2015 and carried out on behalf of the Parish Council by the Gloucestershire Rural Community Council (GRCC). In addition, the report ‘Top of the Ladder’ published by Demos in 2013 highlighted the need to release larger homes occupied by elderly residents, to enable younger families to move up the housing ladder. This could be achieved by providing smaller, lower cost homes suitable for elderly people to downsize into without having to leave the area.

4.2.3 In addition to concerns about suitable housing for older people, the need to secure more lower cost homes for younger families was identified during the local community consultation process.

Affordable housing

4.2.4 The NPPF defines ‘affordable housing’ as being for eligible households whose needs are not met by the housing market. Affordable housing can include ‘social rented’ housing, ‘affordable rented’ housing and ‘intermediate’ housing (which includes shared equity schemes and the like). According to the LHNS (March 2015), Longhope Parish currently

has 18 affordable dwellings. (*During the NDP consultation process, concerns were expressed about the disposal of affordable housing on the open market by a local housing association, so this number might change.*) The LHNS (March 2015) identified 20 eligible households with a local connection to the parish who would benefit from affordable housing. However, of these 20 households, only three were looking to move from their current accommodation within the next two years. Eleven households were looking to move within the next two to five years, while five households indicated a potential need to move at some point over five years hence. (*The remaining household did not specify a time frame.*) Planning permission has already been granted (*in June 2015*) for a rural exception site comprising 16 affordable homes on land at The Wend in the main settlement area of Longhope. Rural exception site rules stipulate that people with a strong local connection will have priority for this accommodation, so it is likely that The Wend development will satisfy the local need for affordable housing in the immediate future and beyond. The provision of additional ‘windfall’ affordable or low-cost housing on small-scale ‘brownfield’ sites would be supported.



Community consultation

- 4.2.5** NDP local community consultation identified the following concerns among local people with regard to new housing in the parish.
- That new development should provide a mix of homes, and in particular meet the needs of local families and elderly people.
 - That ‘low-cost’ housing is required to help younger families remain in the parish.
 - That new housing should focus on two/three-bedroom homes, including bungalows, available on the open market, rather than ‘executive’ style housing.

- That homes suitable for elderly downsizers are available on the open market.
- That any future housing development in the parish should be ‘small scale’ only.

Sites for new housing

- 4.2.6** This NDP does not seek to identify specific sites for new housing development. However, it is recognised that there are previously developed ‘brownfield’ sites that might have the future potential to accommodate small numbers of new dwellings as ‘windfall’ development. This is in line with the FoDDC Core Strategy, which states that *‘the national aim of using previously developed*

land should be adhered to where possible’ (CSP.5, section 6.28). Small, well-designed, residential developments on brownfield sites that include low-cost or affordable homes, and that do not have a detrimental effect on the surrounding area and neighbouring properties and comply with the policies and spirit of this NDP will be considered.

- 4.2.7** The impact of brownfield windfall development will be incorporated into the ongoing monitoring and review process. Excluding schemes that have already been granted planning permission, no further development outside the existing settlement boundary is anticipated (FoDDC CCSP.16 states that, in the case of villages, *‘the defined settlement boundary will be a key determinant in judging the acceptability of proposals’*).



16.54.230

Development size and density

4.2.8 The appropriate density of new housing should, in every case, result in a settlement that is in character with the surrounding area and complies with the policies and spirit of this NDP.

4.2.9 The following objectives and policies are intended to ensure that future housing development in Longhope is not detrimental to the parish, but instead helps to promote and realise the overall parish vision:

'For Longhope Parish to remain a vibrant working community where people at all stages of their lives enjoy living and working. It will be a thriving community that contributes to, and benefits from, its outstanding rural setting.'



OBJECTIVE:

To provide a limited amount of new housing to meet local needs (including open market and appropriate affordable or low-cost housing).

POLICY H1a. Meeting Local Needs

Where appropriate, applications must include a mix of housing size and type, reflecting the latest assessment of housing needs of the parish. In particular, two/three-bedroomed properties suitable for younger families and properties suitable for older people should be incorporated in new residential proposals.

POLICY H1b. 'Windfall' Sites

Small, well-designed, residential sites on 'brownfield' land within the village and wider parish and which do not have a detrimental effect on the surrounding area and neighbouring properties will be supported, provided that they comply fully with other policies in this Plan and with wider development plan policies.

POLICY H1c. Infill Development

'Back land' (development behind existing frontage) and 'tandem' development (one development behind another in a single plot) in gardens of existing properties will be supported where they safeguard the amenities of neighbouring properties by ensuring that there is not either an unacceptable loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of mature vegetation or landscape screening and additional traffic resulting from the development.

POLICY H1d. Developer Contributions

Where appropriate and in accordance with paragraph 204 of the NPPF, development proposals should make proportionate contributions towards the delivery of strategic infrastructure as set out in the Forest of Dean Infrastructure Delivery Plan (2015) or any equivalent replacement document.

POLICY H1e. Density of Housing

New development within the Plan area should respect the landscape character of the locality in which it is located. The density, layout and scale of housing developments should be designed in a way that does not have an unacceptable impact on local landscape character.

OBJECTIVE:

To ensure that new development is of high-quality design, is built to a high sustainability standard and reinforces local distinctiveness.

Good design is not just a matter of appearance, but also about the functionality of the development and its relationship to its surroundings. Good-quality design is not about copying past styles, or preventing innovative modern design. The aim is to create site-specific creative design, which is sensitive to the form and materials of its surroundings but does not merely imitate neighbouring buildings or their details.

POLICY H2a. Design Standards

All new housing development should be of high-quality design. The design and location of new development should be resilient to the effects of climate change and flooding.

POLICY H2b. Secured by Design

All new development should be designed in a fashion that would provide appropriate security for occupants and visitors alike.

POLICY H2c. Residential Car Parking Spaces

Proposals for new residential development should provide sufficient off-street car parking spaces for their own needs and to prevent environmental and safety problems arising elsewhere. The car parking needs for individual developments should be calculated in accordance with the principles in paragraphs 35 and 39 of the NPPF.

The required parking provision should be sensitively integrated into the overall design of the development concerned.

Public consultation responses	Relevant NDP Policies	Relevant FoDDC Policies	Relevant NPPF Paragraphs	Housing: Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.
<ul style="list-style-type: none">■ No large developments; infill and individual houses■ Variety of housing■ Affordable housing for young families and elderly■ Build on brownfield sites■ Need for off-road parking	H1a,b,c,d,f,g H2c AM1a,b,c	CSPs 2,3,4,16 APs 4,3,79,81	50,54,55, 58,59,64	

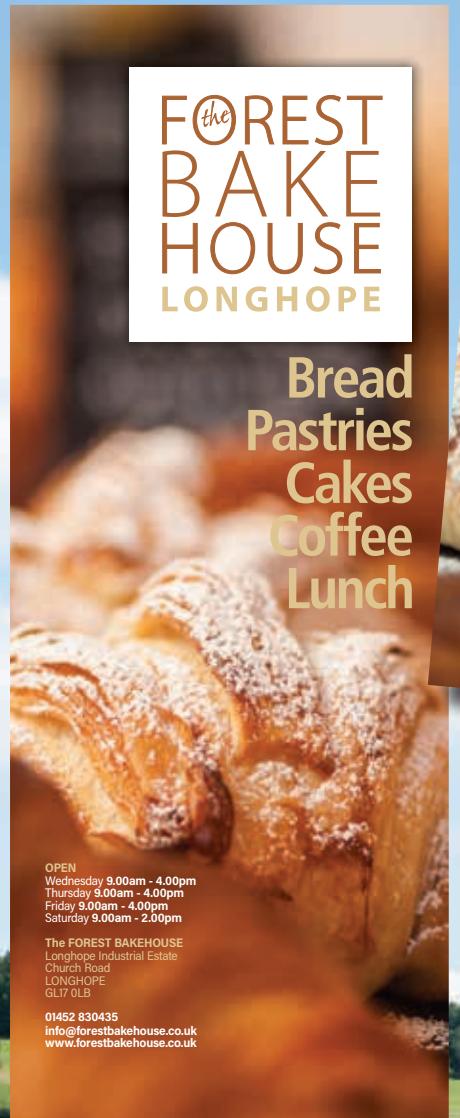
Other Sources of Evidence Used:

1. Rural Place Profile for Longhope (ACRE, OCSI 2013).
2. Longhope Housing Needs Survey (GRCC March 2015).
3. Gloucestershire County Council's Manual for Streets (4th Edition 2016).
4. 'Drop In' 2014 – Comments.
5. 'Drop In' 2015 – Analysis of Responses to Questionnaire.
6. Secured by Design (www.securedbydesign.com).
7. Lifetime Homes Design Guide (www.lifetimehomes.org.uk).

C Economy

4.3 There is strong support within the parish for accommodating local business development (see Appendix 5, Longhope Business Survey), for a limited expansion of employment areas and for a positive approach to enable farms to diversify. New business expansion/employment development should be sensitively located and not create additional traffic problems.

4.3.1 Farming and forestry maintains the attractive landscape that surrounds the parish and provides a focus for walks and recreation. It is essential that the farming economy is supported, especially with regard to the diversification of land and buildings use if required to ensure the future viability of specific farms.





OBJECTIVE: **To enhance the prospects for the local economy.**

POLICY E1a. Small Scale Business

Applications to expand businesses in categories A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments), B1 (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage or distribution) categories within the parish will be supported, provided they do not adversely affect the natural or residential environment and where proposals include appropriate mitigation. Applications will be particularly supported if they offer new local employment opportunities.

POLICY E1b. Relocation of Businesses

Proposals to redevelop a site, where existing employment uses are inappropriately located in the village and causing traffic congestion, noise and visual intrusion, will be supported provided the following criteria are met:

- the development package includes proposals for the relocation of the existing employment use;
- the proposals for the redevelopment of the site are in accordance with development plan policies including other policies in this Plan; and
- the proposed redevelopment of the site can be satisfactorily accommodated without creating unacceptable impacts on the amenities of surrounding land uses and the capacity of the local highway network.

POLICY E1c. Working from Home

Insofar as planning permission is required, proposals for the use of part of a dwelling for office, light industrial or tourism uses will be supported together with proposals for small-scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses provided that:

- other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling;
- no adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with work activity;
- any extension or freestanding building shall be designed having regard to policies in this NDP and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

POLICY E1d. Reuse of Farm Buildings

Proposals for the use of traditional farm buildings for tourist accommodation, tourism-related activities and art and craft-related activities will be supported if they comply with the other policies of this NDP. Applications for additional farm buildings for agricultural use adjacent to existing ones will be supported, subject to conformity with the other policies of this NDP, particularly Policy PE2.

Economy:

Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.

Public consultation responses

- Shop/PO, bakery, car repair business, pubs and care homes are valued amenities and sources of employment
- Good mix of industry, agriculture, residents and commuters
- Conducive environment for self-employment and homeworking
- Continued existence of local industry will safeguard future of Longhope

	Relevant NDP Policies	Relevant FoDDC Policies	Relevant NPPF Paragraphs
	E1a,b,c C1	CSPs 7,16 APs 80,81	28

Other Sources of Evidence Used:

1. Rural Place Profile for Longhope (ACRE, OCSI 2013).
2. Longhope Business Survey 2015.

D Access and movement

4.4 Car parking, road safety and localised congestion were identified by local residents as key issues during the NDP community consultations. It is evident that some households can have three or more cars parked outside their homes. Indeed, the 2011 Census showed that 17.4% of households in Longhope had three or more cars, compared with 7.4% in England as a whole.

4.4.1 Public transport in rural areas is often limited and bearing in mind the limited local bus service operation, car ownership, for most residents, is a necessity. This NDP provides for parking standards at levels that conform to those recommended by the FoDDC, Gloucestershire County Council's Manual for Streets (4th Edition 2016) and the Department of Transport's guidance Manual for Streets 2 (2010).

4.4.2 On-site car parking should be provided in new developments to avoid cars being parked on the road, on pavements and on grass verges, which detracts from the environment and creates a danger for pedestrians. Policy AM1a sets out the Plan's approach both to the promotion of sustainable means of transport and the need for new developments to meet their own car parking arrangements. This is particularly important in and around particular sections of Church Road where its inherent narrowness can generate pedestrian and vehicle conflicts.





OBJECTIVE:

To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.

POLICY AM1a. Traffic Congestion

Proposals that promote the use of sustainable transport modes for the movement of goods or people will be supported. Insofar as planning permission is required, proposals that would increase the number of access points, or which would involve an increase in traffic generation, will be supported where they do not inhibit the free flow of traffic or exacerbate existing parking issues, including conflict with larger vehicles or pedestrians.

POLICY AM1b. Public Car Parking Spaces

Proposals for new public car parking facilities will be supported in their own right or as part of new developments on suitable sites where:

- access is safe and suitable;
- there is appropriate vehicle and pedestrian accessibility; and
- appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting, particularly in the Conservation Area.

POLICY AM1c. Business Traffic

Proposals to establish or to expand car parking provision for staff and/or visitors at business or other commercial enterprises will be supported. Proposals for new employment development within the main settlement area as shown on the Policies Map should make appropriate provision for the unloading and turning of delivery vehicles within the site.





OBJECTIVE:
To provide safe access to local facilities and public transport links.

POLICY AM2. Pedestrian Access

All new developments should, when appropriate and practicable and in accordance with para. 35 of the NPPF, provide safe access for all parishioners to local facilities and public transport links. In particular, safe and convenient paths should be provided for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter.

**Access and movement:
Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.**

<i>Public consultation responses</i>	<i>Relevant NDP Policies</i>	<i>Relevant FoDDC Policies</i>	<i>Relevant NPPF Paragraphs</i>
<ul style="list-style-type: none">■ Lack of public bus service to Cinderford or Dilke Hospital■ Enforce speed limits in village, A40 and A4136■ Safety issues with parking outside school, Church Road, The Wend and Nupend Lane■ Lack of public parking	AM1a,b,c AM2	CSP 4	35, 37, 39

Other Sources of Evidence Used:

1. Increasing Active Travel to School 2016 (www.sustrans.org.uk).
2. Gloucestershire County Council's Manual for Streets (4th Edition 2016).
3. 'Drop In' 2014 – Comments.
4. 'Drop In' 2015 – Analysis of Responses to Questionnaire.

E Community

4.5 The parish has the good fortune to possess a primary school, a shop/Post Office, three public houses, a village hall, a recreation ground pavilion, a church and a chapel. These facilities are central to parish life and local people wish to see them retained and prosper. In addition, there is a children's playground, a football field, tennis courts and an allotment site. The Parish Council wishes to see them well used and protected from development unassociated with their current uses. Policy C1 identifies four important community facilities and safeguards them for this purpose.



OBJECTIVE:

To protect important parish assets.

POLICY C1. Protection of Community Facilities

The following facilities are identified as important community facilities:

- The recreation field;
- The tennis courts;
- The children's play area; and
- The allotments

Proposals that would result in either the loss of or significant harm to an important community facility will not be supported unless it can be clearly demonstrated that the operation of the facility, or of another community use of the facility, is no longer economically viable, or that there is an alternative facility available to meet the identified community needs in the Plan area.

Community:

Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.

Public consultation responses	Relevant NDP Policies	Relevant FoDDC Policies	Relevant NPPF Paragraphs
<ul style="list-style-type: none">■ Friendly village with good social activities■ Has shop, pubs and lovely countryside■ Good access to countryside needs to be maintained	PE2 C1	CSPs 1,4,5,8,9 APs 5,8,14	69, 70, 72, 73, 74

Other Sources of Evidence Used:

1. 'Drop In' 2014 – Comments.
2. 'Drop In' 2015 – Analysis of Responses to Questionnaire.



I Infrastructure

4.6 There have been instances of flooding within Longhope associated with the Hope Brook in the recent past (for example, in 2007). The area to the south of the A4136 is indicated as an area with a high risk of flooding on the Environment Agency Flood Risk map. Concerns have also been raised about the ability of the current sewage system to cope with extra capacity caused by new developments. Policy If1 sets out the Plan's policy towards developments in areas at risk of flooding. All new developments in the Plan area should have regard to paragraphs 100-103 of the NPPF and should take account of the Longhope hydrological surveys commissioned by the District Council.

OBJECTIVE:

To ensure that any future development does not increase the risk of flooding in the parish and to ensure that adequate water supply and waste water/sewage capacity is maintained.

POLICY If1. Flood Risk Management

Inappropriate development in areas at risk of flooding will not be supported unless:

- it can be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk as informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

POLICY If2. Water and Waste

Developers should demonstrate that there is adequate waste water and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers will, where appropriate, fund studies to ascertain whether the proposed development will lead to overloading of existing waste water and water infrastructure.

Infrastructure:

Table showing link between consultation responses, NDP policies, FoDDC policies and NPPF paragraphs.

Public consultation responses	Relevant NDP Policies	Relevant FoDDC Policies	Relevant NPPF Paragraphs
Development should be subject to hydrological modelling and developers should contribute to a general fund for maintenance of watercourses, parking and amenities	If1, If2	CSP 1	100

Other Sources of Evidence Used:

1. Longhope Flood Map (www.maps.environment-agency.gov.uk).
2. Longhope Flood Risk Appraisal (FoDDC/Atkins Dec 2008).

Section 5

Monitoring progress

Implementation of the Longhope NDP will be monitored by the lead councillor of Longhope Parish Council and the planning committee of the Parish Council by:

- *Ensuring that the policies of the NDP are applied to all planning applications;*
- *Reporting to the full Parish Council the outcomes of this monitoring process after each meeting of the planning committee.*

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

The NDP will be reviewed in the light of:

- *The outcomes of the monitoring and evaluation process;*
- *Revisions to local and national planning guidance.*

This Plan is based on the community's current needs and aspirations and these may change over the Plan period. If the Plan's objectives are not being met as expected or there are new challenges and concerns that need to be considered, the Parish Council will decide whether action, including a review of the Plan, is necessary.



LONGHOPE 2016-2026

Abbreviations used/Glossary

Designed and produced by **The Workshop** • Marketing Design Consultancy
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dave@the-workshop.org

ACRE
Action with Communities in Rural England.

Affordable housing
Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes. (FoDDC PPS3, Annex B: Definitions)

Allocations Plan (AP)
The FoDDC Allocations Plan Further Changes (December 2016) provides the detail of how and where policies in the Core Strategy are to be implemented.

Biodiversity
The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

Building for Life criteria
Building for Life is the industry standard for the design of new housing developments drawn up by Design Council Cabe, the Home builders Federation and Design for Homes.

Conservation Area
A Conservation Area is an area of 'special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance'.

Core Strategy (CS)
The Core Strategy (Adopted Version 2012) is the principal document in the Local Development Framework for the Forest of Dean.

DCLG
Department for Communities and Local Government.

Demos
A UK-based think tank with a cross-party political view-point (www.demos.co.uk).

DSB
Defined settlement boundary. The dividing line, or boundary, between areas of built/urban development (the settlement) and non-urban or rural development (the open countryside).

FoDDC
Forest of Dean District Council.

**Footpath/
footway/
pavement**
A 'footpath' is a public right of way across fields; a 'footway' is a pedestrian route; a 'pavement' is a man-made route for pedestrians, e.g. beside the road.

GCC
Gloucestershire County Council, responsible for education, roads, adult social care etc. who are funded by our Council Tax.

GRCC
Gloucestershire Rural Community Council is a Charitable Company dedicated to enabling communities in Gloucestershire to determine, shape and develop their own communities.

HRA
Habitats Regulations Assessment. All English competent authorities, e.g. FoDDC, must undertake a formal assessment of the implications of any new plans or projects which are capable of affecting designated sites, e.g. SSSIs, SACs, before deciding whether to undertake, permit or authorize such a plan.

Lifetime Homes Standards
A series of sixteen design criteria intended to make homes more easily adaptable for lifetime use at minimal cost.

Minor development
Minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development (Department for Communities and Local Government definition).

NDP
Neighbourhood Development Plan.

NPPF
The National Planning Policy Framework, introduced by the Government in spring 2013, setting out a new, simpler approach to planning, stating that new development should normally be encouraged.



Longhope Neighbourhood Development Plan Evidence Base Sources

NPPF paragraph 100

This states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

OCSI

Oxford Consultants for Social Inclusion.

Parish boundary

A parish is a church territorial unit constituting a division within a diocese.

SAC

Special Area of Conservation. A strictly protected site designated under the EU Habitats Directive (92/43/EEC). They are important for the protection of threatened habitats and species.

SEA

Strategic Environmental Assessment. A systematic decision support process aiming to ensure that environmental and other sustainability aspects are considered effectively in policy, plan and programme making.

Section 106 agreement

This is an agreement, otherwise known as a 'planning obligation', with a developer where it is necessary to provide contributions to offset negative impacts caused by construction and development, e.g. provision of affordable homes, new open space or funding of school places.

Secured by Design (SBD)

Secured by Design is the title for a group of national police projects focusing on the design and security of new

homes, commercial premises and car parks. It supports the principles of 'designing out' crime through physical security and process.

Settlement boundary

A settlement boundary is the dividing line, or boundary, between areas of built/urban development (*the settlement*) and non-urban or rural development (*the open countryside*).

SSI

Site of Special Scientific Interest.

Village Plan

Longhope Parish Council prepared a Village Plan in 2005 following consultation with parishioners.

It was reviewed and refreshed in 2011.

ANNEXES

- Longhope Rural Profile (ACRE, OCSI 2013)
- Longhope Housing Needs Survey 2015
- Longhope Conservation Area Character Appraisal 2001
- Sustrans – Increasing Active Travel to School 2016
- Manual for Gloucestershire Streets 4th Edition 2016 (Section C part 9)
- FoDDC Residential Design Guide
- Longhope Flood Report Appraisal 2008
- Longhope Parish Plan 2005

APPENDICES

- Key Stages in Developing the NDP
- Longhope NDP Workshop 2014
- 'Drop In' 2014 – Comments
- 'Drop In' 2015 – Analysis of Responses
- Employment Survey and Business Questionnaire
- Statutory Consultation returns analysis
- Listed Buildings in Longhope
- Habitats Regulations Assessment Screening
- Strategic Environmental Assessment Screening

All above publications are included on the CD attached to this document, along with all the main publications that constitute the Longhope Neighbourhood Development Plan 2016 - 2026



LONGHOPE PARISH Neighbourhood Development Plan 2016 - 2026

Our village.
Our vision.