



Forest of Dean Local Plan 2021 -2041 Second Preferred Option July 2022

Part I: Contact details.

Please complete part I of the form with your contact details:

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Please return your comments no later than 26th September 2022.

Online: <https://fdean-consult.objective.co.uk/kse/event/36968>

Email: localplans@fdean.gov.uk

Post: Local Plans, Forest of Dean District Council, Council Offices, High Street, Coleford, Glos.GL16 8HG



FOREST OF DEAN DISTRICT COUNCIL
OUR LOCAL PLAN
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Part 2: Questionnaire.

Please add additional sheets if required

Question 1 - Lydney

Do you agree with the Councils approach to enhancing the role of Lydney featuring additional growth and improved facilities?

The Parish Council supports enhancing the role of Lydney and would like to see it become more of an attractive destination. The redevelopment of the harbour is great, and more of that should definitely be welcomed/promoted. Access to the harbourside needs to be vastly improved and the Parish Council would wish to seek reassurances that measures would be taken to ensure the current lack of amenities and services in Lydney are improved, prior to any further development in the town. Will the District Council consider incentives such as a reduction in Business Rates? Without such improvements Lydney will not be a destination centre for those living outside of it and, with the closure of both the Lydney and Dilke hospitals, it would be difficult to understand why Lydney should be chosen to be for further housing development.

The Parish Council also has major concerns regarding where residents will work - how will FODCC stop it becoming another commuter area for Bristol etc and the associated travel chaos through Chepstow and to the M48? As it is, people will not be staying in or travelling to Lydney for work. A Chepstow bypass is the only solution to this problem.

Question 2 - Newent

Do you agree with the Councils preferred option for development of Land at Newent?

The Parish Council supports the option for development of land at Newent. Is it possible the numbers can be increased to help a better spread of new developments?

Question 3 - Major villages and towns



Do you agree with the Councils approach to Supporting mixed use development at major villages and towns?

Yes to some degree, but if the development at Beachley goes ahead plus new development on Tutshill and Sedbury then it will impact travel for both new and existing residents of Tidenham Parish. Where will the new residents work? There will not be 600 new jobs created - majority will need to be commuters and even if options for remote working remain, people will still need to travel into the office on occasion. Promotion of active travel should be supported, but the vast majority will likely be disinclined to travel further than Chepstow, maybe Lydney at a push for the more dedicated cyclists, therefore active commuting to work will not happen. Active travel will also not suit the less able and older generations who may lack the required physical ability. Poor travel options will eventually start to force people out of the area or certainly make it less attractive.

Question 4 - Beachley

Do you support the councils approach for redevelopment for mixed uses of land at Beachley?

The response to Q3 above applies here. Not without a detailed understanding of how the issues of travel, transport (and to some degree local employment) will be addressed to avoid the issues outlined above. How in reality will a reducing in reliance upon the car be achieved? Beachley will have to provide a school, GP, dentist, big supermarket, an excellent, reliable bus service etc in order to have any chance of competing with people driving in to access service provision in Chepstow. FoDDC will need to provide evidence of how it proposes to explore and generate extra jobs in the area. How will GP's, pharmacies etc. be encouraged to move into the area?

The Parish Council feels that at present it is a risky strategy to rely on the closure of Beachley Barracks to provide the land required for the option. It would require assurances that if the Barracks were not to close, other land would not be sought in the Parish to compensate for the loss of that option.

Question 5 - Sustainable development at villages

Do you support the councils approach for sustainable development at villages

Only with very careful selection.



Question 6 -Tackling climate change

Do you support the councils approach for addressing climate change?

The Parish Council supports anything that seeks to actively address climate change, but the policy outlined is broad and lacking in any substance or detail, using phrases like 'where possible' which really aren't applicable in a climate 'emergency'. You don't put out a fire 'where possible'. This cannot be the stance FODCC are taking when one of the core aims of the plan is to address climate change and achieve net zero. Decisions/policies have to be specific and resolute with few areas for compromise.

Question 7 - Improving and protecting the environment

Do you support the councils approach to Improving and Protecting the Environment?

The Parish Council is very disappointed that there is no detail on when and how this will be implemented with no specific actions or evidence given.

Question 8 - Sustainable design



Do you agree with the councils approach to achieving a high standard of sustainable design?

Again very little detail on specifics. The Parish Council fully supports sustainable design controlled through planning, but sustainable design 'guidance' suggests that it will be possible to circumvent. How will sustainable design remain economical enough for developers to comply? The Parish Council feels that more central Government support for planning regulations is required. The concern is that in 5-6 years time when the Plan is being implemented, the FoDDC will be constrained by the same regulations as now. New builds must be built to the highest sustainability standards which is an integrated process, including, for example, building materials.

Question 9 - The strategy and plan vision

Do you agree with the councils assessment of the strategy against the overall points from the plan vision?

Again, not enough data given. The Plan needs to be more precise on the spread of housing suitable for all needs, including bungalows etc. More in depth analysis of the types of housing required is needed. Most new developments are focused on families but there is a need for housing for elderly and disabled members of the community.

Question 10 - Scale and distribution of housing

Do you agree with the councils approach to the scale and distribution of housing?

More detail is required here. There are no specific figures and this should be underpinned by data. For example, what is the percentage of the overall increased total of 907 houses in the new Plan that will be earmarked for the Tidenham Parish, particularly Sedbury / Tutshill and how will this be controlled?



Question 11 General policies

Do you agree with the general policies that the council proposes to include in the local plan?

Agree in principle, especially on infrastructure. FoDDC needs to be more specific on each policy and how it will affect the Plan. It should also be confirmed that each will be in place before planned development takes place.

Question 12

Are there any further comments about the strategy you would like to add?

One of the primary aims is to achieve carbon neutrality and reduce the need to travel. There is nothing within the Plan that provides any meaningful detail on how this will be achieved in the District. There are a lot of words, but very little defined actions/policies, and therefore very difficult to make a judgement regarding what we are being asked to indicate our support for or otherwise. Not sure the potential impacts of climate change have been fully considered.

Para 2.2 states local development must be located so that it can support improvements in public transport, encourage and support more sustainable patterns of transport, support routes and interchanges that exist and can be improved. There is absolutely no detail on how this could be applied to a new settlement at Beachley. How can existing routes be improved through Chepstow?? The current bottleneck through the junction at Chepstow, the High Beech roundabout and M48 roundabout are unsustainable. Increases in population at Beachley and Lydney will inevitably result in more commuters on the roads through Chepstow as there will be no control over where those who move in work, irrespective of whether active travel is promoted, and public transport improved. The private car will always rule until it becomes too expensive to do otherwise. This applies to the whole FoDDC, the majority of which is hard to access with poor interconnectivity between settlements.



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