Forest of Dean District Council - Local Plan 2021- 2041 Preferred Options

Strategic Housing Economic and Land Availability Assessment

Huntley Parish Council have considered the above document and would comment as follows:

The parish council support the planning document and points raised in respect of that submitted on behalf of the Six Parishes Group prepared by David Croft and the legal advice letter submitted by Astons Legal.

In respect of the sites identified in the assessment relating to Huntley the parish council comment as follows:

**URN 62 Woodend Farm**

The parish council objects to this proposal on the following grounds:

* Remote from village and settlement area
* Impact on important landscape
* Poor access to A40

**URN 148 South of A40**

The parish council objects to this proposal on the following grounds:

* Outside settlement area and diverse from the main settlement
* Encroachment on to open countryside and sensitive landscape issues.
* Possible access problems

**URN 157 Land to Eastern side of Golf Course**

The parish council objects to this proposal on the following grounds:

* Too far from settlement area
* Needs supporting infrastructure
* Poor access to A40
* Ecology problems - Ponds

**URN 159**

The parish council objects to this proposal for the reasons stated above

**URN 162 Land to the North of A40 (Shown as “South” on Plans)**

The parish council strongly objects to this development proposal on the following grounds:

* Regarded as not suitable, loss of Grade A agricultural land, landscape impact and loss of ancient wood land – Great Adams and Little Adams Wood
* Poor Access either through Newent Lane, Tibberton Lane and Solomons Tump Road
* Close to listed properties.
* Wildlife sensitive site
* Not well connected to any suitable highway corridor
* Large infrastructure costs
* Landscape impact
* No employment opportunities

**URN 158 Western side of Golf Course**

The parish council have indicated that they may be willing to accept some form of additional development here as a natural extension to The Fairways. However, they would wish to see the existing tree buffer zone maintained or strengthened between Lambourne Ave and Bramley Drive. They would also like to point out that other matters will require further consideration as follows:

* There will be a need to provide additional school places which could include a new / larger school
* The road infrastructure A40 will need to be improved especially at Highnam roundabout at its junction with the A48

In respect of the remainder of the options document, we have the following comments:

* It is considered any development in the new plan should be on existing brownfield sites within the Forest of Dean. No project should be developer profit led by using greenfield land prior to utilising brown field sites
* Any development in the North area of the District (Mitcheldean – Longhope – Huntley - Churcham) areas will have a detrimental impact on the A40. Prior to the pandemic it took about 45mins to travel the seven miles to Gloucester from Huntley on a normal morning. The road / access infrastructure really needs improving. This has been made even worse since the big housing developments at Ross on Wye have been completed (*Confirmed within LTP Progress Report 2019 in respect of peak hours journey times East from Highnam Court roundabout*)
* Green field site developments in the North area will bring no, much needed, beneficial / financial / regeneration to the existing towns / villages in the Forest
* Any development on greenfield land will have an impact in the area, in respect to ecology, environment and visual impacts and these items should be considered carefully in any decisions taken