

Appendix D:

A copy of the covering letter together with the notice served by the GDBF on the PCC and the priest-in-charge



Paula Taylor
Surveyor 01452 835529
ptaylor@glosdioc.org.uk

15 January 2015

The Revd C Sterry
The Rectory
56 Byfords Road
Huntley
GL19 3EL

Dear Reverend Chris

GC 0377 – Glebe Land Huntley

Please find enclosed Notice relating to the Glebe Land at Huntley. In order to complete an internal transfer from Glebe to our sister development company - The Good and Faithful Servant we are required to send these notices to you to ask if you have any comments. I would be grateful if you could ensure that this is discussed at your next PCC meeting.

If you feel that you will need additional time in order to discuss this fully, please let me know and I can consider extending the deadline.

If you would like any further information on this transfer please do not hesitate to contact me.

Yours sincerely

Paula Taylor
Surveyor

Paula Taylor
Surveyor 01452 835529
ptaylor@glosdioc.org.uk

15 January 2015

Mr R Hale
Chumleigh
Birdwood
Gloucester
GL19 3EH

Dear Mr Hale

GC 0377 – Glebe Land Huntley

Please find enclosed Notice relating to the Glebe Land at Huntley. In order to complete an internal transfer from Glebe to our sister development company - The Good and Faithful Servant we are required to send these notices to you to ask if you have any comments. I would be grateful if you could ensure that this is discussed at your next PCC meeting.

If you feel that you will need additional time in order to discuss this fully, please let me know and I can consider extending the deadline.

If you would like any further information on this transfer please do not hesitate to contact me.

Yours sincerely

Paula Taylor
Surveyor

Endowments and Glebe Measure Recommended Form

Section 20(5) of the Endowments and Glebe Measure 1976

Notice by Diocesan Board of Finance in relation to qualifying glebe land

Notice to an incumbent (if the benefice is not vacant); the Parochial Church Council of the parish in which the glebe is situated (in all cases); a priest-in-charge (where a benefice has been suspended); or the churchwardens of the parish in which the affected land is situated, where a benefice is vacant and not suspended; team vicars and a member of a team living in a house which is affected by the proposals.

BENEFICE : Huntley and Longhope, Churcham and Bulley

PARISH : Huntley

DIOCESE : Gloucester

The Diocesan Board of Finance hereby gives notice under Section 20(5) of the Endowments and Glebe Measure 1976 that it proposes to carry out the transaction detailed below relating to the following glebe property:

Glebe land off Newent Lane, Huntley

Sale

Written notice of any objection to the proposal should be sent to the Secretary to the Diocesan Board of Finance at *Gloucester DBF, Church House, College Green, Gloucester GL1 2LY* before *14th February 2015*. Please note that representations received after the period has expired will not be considered unless there are exceptional circumstances for doing so (e.g. postal strike, fax or email breakdown).

Should any objection not be resolved at the diocesan level at this stage, it will be:

- Passed to the Church Commissioners who will share them, and those in favour, with the Diocesan Glebe Committee and ask for its views.
- These representations will also be shared with the other representors and the Commissioners' Pastoral Committee.
- Representors will receive the Commissioners' correspondence with the Glebe Committee and will be able to comment further to the Commissioners if they wish.
- Representors may attend the meeting of the Commissioners' Pastoral Committee that considers the case. They may also request an opportunity to address the Committee to speak to their representations.
- When the Commissioners acknowledge representations they will let representors know the next few dates of the Committee's meetings. They will confirm the actual date nearer the time.
- The Pastoral Committee will decide if the proposal should proceed when it considers all the representations on the basis of a paper prepared by the Pastoral Division staff and any points raised at the meeting.

Name (please print) Ben Preece Smith

Capacity Diocesan Secretary

Signature..... 

Date..... 14/1/15

This notice is being sent to: *[insert names and other details as required]*

1. Incumbent

2. Parochial Church Council of the parish of Huntley
[insert name of parish where property is situated]

3. Team Vicars

.....

.....

4. Member of team ministry living in house affected (if any).....

5. Priest-in-charge ... The Revd C Sterry

6. Churchwardens of the parish of.....

[insert name of parish where property affected is situated]

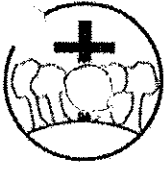
N.B. When serving notice, the DBF is not required to give details of the specific terms of the proposed transaction. This is because representations can only be made with respect to the nature of the proposal. The notice must identify the property in question and refer to the nature of the transaction proposed, e.g. sale; lease; release of covenant etc.

Please see ccpastoral.org/reps for further information about the procedure.

Appendix E:

The PCC's representation and associated correspondence, together with a letter from the priest-in-charge





The Rev'd Chris Sterry, Priest-in-Charge, Forest Edge Benefice

Bulley † Churcham † Huntley † Longhope † May Hill

The Rectory, 56 Byfords Road, Huntley, GLOS, GL19 3EL

☎ 07855 607824 ✉ email: Chrisforestedge@gmail.com

24 January 2015

Canon Ben Preece Smith, Diocesan Secretary
Church House
College Green
GLOUCESTER
GL1

Dear Ben

Huntley St John the Baptist – Glebe Land off Newent Lane

I was on the point of writing to you when I received the attached notice from Paula Taylor, having been approached by Huntley Parish Council concerning this Glebe land.

There has been considerable discussion about this land in the village since Gladman Developments issued a brochure in October to all the residents of Huntley giving notice of their proposal to build up to 60 houses there.

I will, if I may, refer to a parallel situation in one of my other parishes: In Longhope plans have been mooted to develop Glebe land off School Lane. The PCC was fully consulted and Juliet Weston came twice to discuss the proposals with the PCC. As a result the Churchwardens were able to attend a public meeting and clarify the position concerning the inevitable questions that arise about the ownership of the land by "the Church". Despite the considerable opposition to the development within the village this defused potential friction between the local Church and the community.

In the case of the Glebe land off Newent Lane in Huntley I have simply received a notice which asks the PCC to make representations about the proposed transfer of Glebe land to "our sister development company 'The Good and Faithful Servant'".

Huntley PCC meets on 29 January. So that we can consider the issue properly, before that meeting I need some further clarification and explanation from the Diocese. Gladman Developments have now formally applied for Planning Permission for this development, and a public meeting is to be held in the Village Hall on Tuesday 27 January at which, if I read the situation rightly, there will be considerable opposition within the village community.

- Firstly, since I have never heard of 'The Good and Faithful Servant'. I have never heard of it, and Google searches tell me of its existence but very little else. Please give me some useful information to enlighten both me and the PCC.
- Secondly, since Gladman Developments have already put in a planning application for this site, why is the DBF not simply proposing a direct sale if the planning permission is granted? What advantage is gained by the transfer to another company?

You will not be surprised to know that there are a number of people on Huntley PCC who take a rather cynical and suspicious attitude to 'them at Gloucester'. To such cynics the transfer to 'The Good and Faithful Servant' might well

seem to be a ploy to avoid the PCC knowing about the proposed. Without further information I cannot avoid the conclusion that the PCC is very likely to put in a formal objection to the transfer of the land.

The situation of the Church in Huntley is a somewhat tenuous one, and relationships between 'the village' and 'the Church' have not been entirely positive in the past. At the moment the villagers equate 'the Church' which owns the land with the Parish Church, not the Diocese.

I personally shall be objecting to the Planning Committee on the grounds of extension of settlement boundary along the B4126 (Newent Lane) and infrastructure issues.

if planning permission for sixty houses is granted on what villagers consider to be 'Church land' I cannot emphasize too much the damage which will be done to the shakily improving relations between Church and village.

Given the time and effort that Juliet Weston took in visiting the PCC of Longhope (twice!) and corresponding with the Secretary I am very surprised indeed that such a different tactic has been adopted in the case of the Huntley Glebe land.

Please note that Huntley's PCC meets on Thursday 29th January at 19:30 at Home Farm Huntley. I would be grateful if you ensure I have more information on the proposed transfer before then.

I am copying this to the Archdeacon of Gloucester because of the potential negative mission implications of this transfer.

With every good wish

Yours sincerely,



Priest-in-Charge

cc Mrs Paul Taylor
cc The Archdeacon of Gloucester

Andrew

From: Becky Shorter <BShorter@glosdioc.org.uk>
Sent: 10 April 2015 15:57
To: Rex Andrew
Cc: Archdeacon of Gloucester; Ben Preece Smith; Paula Taylor
Subject: FW: Huntley Glebe land disposal proposal

From: Chris Sterry [<mailto:chrisforestedge@gmail.com>]
Sent: 10 April 2015 15:36
To: Becky Shorter
Cc: 'Steve Fellowes'; 'Torill Freeman'; annebryson50@btinternet.com; 'R HALE'; 'Wendy Meadows'
Subject: RE: Huntley Glebe land disposal proposal

Dear Becky

Thank you for your email, and subsequent telephone conversations.

Following Ben's meeting with Huntley Parish Council on Tuesday night, at which a number of us were present, the Standing Committee of Huntley PCC have been able to discuss the matter.

Their resolution of the Standing Committee is that they

Wish their objection to be forwarded to the Church Commissioners as unresolved and for the matter to be adjudicated by the Church Commissioners Pastoral Committee.

I am copying this to the Standing Committee for their information.

Many thanks
Chris

From: Becky Shorter [<mailto:BShorter@glosdioc.org.uk>]
Sent: 23 March 2015 11:38
To: 'Chris Sterry'
Cc: Ben Preece Smith
Subject: Huntley Glebe land disposal proposal

Dear Chris,

I understand from Benjamin Preece Smith that you have had a constructive discussion with him, and that he has agreed to meet with the Parish Council and write for the Parish newsletter to make clear the distinction between the local parish and the proposals on the Glebe field.

I am helping to pull together the paperwork to be sent for scrutiny to the Church Commissioners and so I need to ascertain from you whether Ben's offered amelioration has satisfied you, or whether you wish for the objection to be sent on to the Church Commissioners for adjudication.

Benjamin has asked me to send you an extract from the rules governing what representations can be made about glebe sales. The following is taken from the Parsonage and Glebe Manual available on the Church Commissioners website:

Please note that when serving notice, the DBF is not required to give details of the specific terms of the proposed transaction. This is because representations can only be made with respect to the nature of

the proposal. The notice must identify the property in question and refer to the nature of transaction proposed, e.g. sale; lease; release of covenant etc. The notice should make it clear that any representations should be sent to the diocesan office in the first instance and that objections received after the notice period has expired will not be considered unless there are exceptional circumstances for doing so (e.g. postal strike, fax or email breakdown). Should any objection not be capable of being resolved at the diocesan level at this stage, it will be passed to the Church Commissioners for consideration and decision and the Commissioners will advise objectors of the process that then has to be followed. This will include giving them an opportunity to see any exchange of correspondence between the diocese and the Commissioners, along with an opportunity for further comment.

I also attach extracts from the Endowments and Glebe Measure which relate to the notices and dealing with representations.

Please let me know in writing whether the PCC

- a) Wish to withdraw their representation following the discussion
- b) Wish their objection to be forwarded to the Church Commissioners as unresolved and for the matter to be adjudicated by the Church Commissioners Pastoral Committee.

I hope you do not mind the direct question, as we have to make certain we answer all questions from the Church Commissioners in a clear and accurate way.

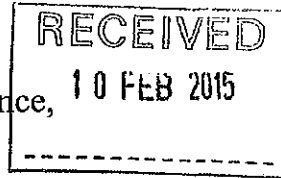
Kind regards

Becky

Rebecca Shorter
Trust and Pastoral Officer
Diocese of Gloucester
e: Bshorter@glosdioc.org.uk
ddi: 01452.835527
w: www.gloucester.anglican.org

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Canon Benjamin Preece Smith
Secretary, Gloucester Diocesan Board of Finance,
Church House,
College Green
Gloucester GL1 2LY



Chumleigh,
Birdwood,
Gloucester
GL19 3EH
6th February 2015

Dear Canon Preece Smith,

Glebe Land - Huntley

The PCC of Huntley St John the Baptist met on 29th January and discussed in some detail the proposal to the transfer of Glebe Land at Huntley to 'The Good and Faithful Servant' for the purposes of development. The meeting had the benefit of the information contained in your correspondence of 26th January to our Rector, Rev Chris Sterry. We also were aware of the feeling in the community as a result of a public meeting arranged by the Huntley Parish Council.


It was unanimously resolved by the PCC (12 out of 14 members attending) to object to the proposed transfer.

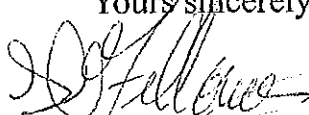
Our reasons are as follows:-

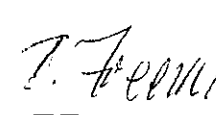
1. Attendance at Huntley Church is already relatively low in relation to the population of the village and attempts to increase attendance will be sorely hampered if this proposal proceeds. The Church at Huntley is seen as directly benefiting from the disposal and its mission will be severely damaged.
- 2 The infrastructure of the village will be unable to cope with the addition of the proposed dwellings planned for the site. The village Church School cannot accept further pupils from existing villagers now; the increased traffic that will be generated will cause further problems to the already inadequate road facilities; the medical facilities for villagers is already stretched to the limit; the Highways Agency has already indicated that the existing drainage system for the village is inadequate and causes flooding to existing properties. Any additional properties will exacerbate all these problems.

The PCC will be pleased if you will bring these objections to the attention of the appropriate authorities. In addition, the PCC would welcome a visit from yourself to further discuss and consider this proposal.

Yours sincerely


Rev.C.Sterry
Rector


S.Fellowes
Churchwarden


T.Freeman
Churchwarden


R.Hale
Secretary

c.c. Paula Taylor
Surveyor

Appendix F:

The Commissioners' letter seeking the GDBF's comments on the representations, together with a copy of its reply





Mr Benjamin Preece Smith
Gloucester Diocesan Secretary
Church House
College Green
GLOUCESTER
GL1 2LY

Rex Andrew
Pastoral

Our ref: NB16/134c/RA

11 May 2015

Dear Mr Preece Smith

**Endowments and Glebe Measure 1976
Parish of Huntley (in the benefice of Huntley and Longhope, Churcham and
Bulley)
Proposed disposal of 7.05 acres of glebe off Newent Lane**

Thank you for your recent application for the Commissioners' approval to the proposed sale of 7.05 acres of diocesan glebe land in the parish of Huntley to the Good and Faithful Servant ("the G&FS"), a wholly owned subsidiary company of Gloucester Diocesan Board of Finance ("the GDBF"), including a formal objection to the proposed sale from Huntley PCC. In this letter I am writing to you in connection with the PCC's objection but as you are aware for the purposes of the Measure the G&FS is a "connected person" and sales to it also require the Commissioners' consent for that reason. We will be writing to you separately about this.

I note that, following the serving of notice of the proposed sale under the Endowments and Glebe Measure on 14 January 2015 on the Huntley PCC and the priest-in-charge, the Reverend Christopher Sterry, Mr Sterry initially wrote to you on 24 January. As well as seeking clarification on what was being proposed he said that he had been approached by Huntley Parish Council concerning this glebe land about which there has been considerable discussion in the village since Gladman Developments ("Gladman") issued a brochure to all the residents of Huntley, giving notice of their proposal to build up to 60 houses. He expressed his concern that no one from the GDBF had been to speak to the PCC about this in advance. He said that in a similar instance in the neighbouring parish of Longhope, where this had been done, the churchwardens had then been able to clarify, at a public meeting, what ownership of the land by "the Church" meant and defuse potential friction between the local Church and the community.

Mr Sterry explained that the situation of the Church in Huntley was a tenuous one as relationships with "the village" had not been entirely positive in the past and that

villagers equate "the Church" which owns the land with the Parish rather than the Diocese. He felt he could not emphasise enough the damage which would be done to the shakily improving relations between Church and village if planning permission were to be granted for 60 houses on what villagers consider to be Church land. He said that a number of the Huntley PCC members had a cynical and suspicious attitude to the GDBF and might well see the transfer to the G&FS as a ploy to avoid the PCC knowing about the proposal.

Subsequently, following a PCC meeting, which it said was informed by further correspondence with you and an awareness of the views expressed at a public meeting organised by (Civil) Parish Council, the PCC gave its views regarding the proposed sale. The PCC says that its mission would be severely damaged if the Church at Huntley was seen as directly benefiting from a disposal of the land and attempts to increase attendance, which is relatively low in relation to the population of the village, would be sorely hampered. It also says that the infrastructure of the village would be unable to cope with the addition of the proposed dwellings as the road, drainage and medical facilities are already inadequate and the Church School in the village cannot accept more pupils from the existing population.

Following a visit to the parish from you, the PCC asked that the matter be adjudicated upon by the Commissioners as it wished to sustain its opposition to the proposed sale.

Since the Board wishes to proceed with its proposal notwithstanding the objection from the PCC, it will be necessary for our Pastoral Committee to consider this aspect of the matter. In order to help the Committee in its deliberations I should be grateful for your comments on the representations in general and on the following points in particular:

1. I understand that the Board's reasons for proposing the disposal of this land are as outlined in paragraphs 4.7.4 – 4.7.6 of the report of 25 November 2014 prepared by Messrs Bruton Knowles. Please confirm that this is the case. Is there anything you wish to add?
2. Has your Board taken account of pastoral factors, including any adverse impact on the Church's mission and the reputation of the PCC (and priest-in-charge), when considering the proposed disposal? If so, what are its reasons for overriding them and wishing to proceed with the sale?
3. Do you agree with the view that the existing infrastructure in the village is inadequate and is unable to cope with 60 new dwellings? If so, would you expect this to be remedied by the conditions attached to a grant of planning permission? Might this include some benefit to the Church School? To what extent do you think these are matters for the Local Planning Authority to determine?
4. Mr Sterry has concerns that no-one from the diocese met with the parish ahead of issuing the glebe notices. How do you respond to this?
5. What is the current parish share for Huntley and is it paid in full? Are you aware of how much the parish's unrestricted income is? Would you expect the sale and the promotion agreement to have an impact on the parish's ability to

pay its share or meet its other commitments?

6. What is the Board's policy regarding the reinvestment of glebe sale proceeds? What level of income would you expect to be generated from the sale proceeds if the promotion is successful and how does this compare with the current rental income from the land?
7. Are there any other factors that the Commissioners should be aware of when considering the objection?

In considering what information to include in your reply, I should be grateful if you would bear in mind that the Commissioners are now required to consider the representations under the quasi-judicial process laid down by the Endowments and Glebe Measure. A legal challenge may arise from the Commissioners' decision if, among other things, it is based materially on incorrect information. In some cases this might necessitate the serving of new notices under the Endowments and Glebe Measure and the process effectively starting again. Of necessity, the Commissioners rely on others to provide the information to assist their deliberations and to this end I should be grateful for your help.

I understand that you would like this case to be considered at the next meeting of the Pastoral Committee on **17 June 2015**. If the matter is to be considered at that meeting we will need to receive your response by **22 May 2015**. This is to allow time for this letter and your reply to be sent to the PCC and for it to make any further comments and, if necessary, for you to respond. As you know we also ask representors if they wish to speak to their representations at the Committee. There will also be an opportunity for a diocesan representative to attend and speak in favour of the proposals. The diocesan representative may be any appropriate person (e.g. the Chairman or a member or you as the Secretary of the Diocesan Investments Committee) but should not be the Diocesan Registrar or other legal representative. We do not wish the Endowments and Glebe Measure process to take on the characteristics of an adversarial tribunal and have advised the representors that they too should not be legally represented. It would be helpful if you would indicate whether in principle you would wish to attend or send a representative to speak at the Committee.

We would normally expect the representations to be considered at the earliest opportunity but please let me know if you are unable to meet the timetable for the 17 June meeting or wish to give the matter further consideration or undertake further local consultations before replying. Once we have informed the PCC of the meeting date (which we will do when sending them a copy of your reply) we would hope not to have to defer it. However, all parties will have the right to ask us to defer the matter to a subsequent meeting if justifiable reasons arise.

Yours sincerely



Rex Andrew

Mr R Andrew
Pastoral Office
Church Commissioners
Church House
Great Smith Street
London
SW1P 3AZ

22 May 2015

Dear Mr Andrew

Huntley Glebe disposal

Thank you for your letter of 11 May 2015 regarding the proposed sale of a parcel of glebe at Huntley from the GDBF to its subsidiary G&FS.

The general outline of the engagement with the parish on this matter is in line with my understanding. The initial failure of engagement is a matter we agree is disappointing and we would not wish to replicate. The reason for this failure is that the promoter in this transaction only gave notice that they intended to submit a planning application on 23 December when the officer informed was on leave for Christmas. We had assumed that any planning application would not proceed until after we had signed contracts on the promotion agreement; which has still not happened. Our Glebe and Pastoral Officers acted on their return in January to issue the glebe notices, this was done swiftly but meant no visit was arranged beforehand. I should note our Pastoral Officer lives in the parish.

We have learnt from this and in discussions with promoters on other sites we are clear that proceeding "in good faith" means no planning submissions or local contact without our prior written consent. The Chairman of our Glebe Committee is also writing to our agents expressing the Committee's dissatisfaction with the actions of the promoter.

Subsequent to Mr Sterry's original letter I met with Huntley PCC and an open meeting of the Parish Council to clarify the relationship of the land to the Church and the lack of PCC responsibility for this decision. We have also supplied to the Parish Council and PCC a map of our local land holdings in response to a specific request. I also agreed to write an article for the parish magazine but this offer was not taken up.

I attach a copy of my initial correspondence with the incumbent at Huntley which was also shared with the Parish Council. I think it is a fair summation of our general response to the objections and in the interests of transparency I would suggest it should be taken as our general response by the Commissioners.

In answer to your specific questions:

1. That is correct. I would add that this report was consequent to a commercial review of our portfolio which produced similar advice and a public marketing exercise undertaken on which Savills acted as our agents after which we agreed to proceed with one of the offers for the site.
2. We have considered the pastoral impact of this disposal on the Church in Huntley and, whilst noting the general concerns for relationships, we have not been advised of any specific detriment to the Church's local ministry. At the meeting with the PCC representatives I mooted a number of potential contributions to local life which GDBF could consider including enhancement to the local school and supporting local apprenticeships. As yet the PCC have not developed this discussion. As a result within our assessment on the development the potential general impact of the disposal within the village is set against the potential wider benefit to the mission of the Church in our diocese; which is principally answered in "6" below.
3. As noted we have offered to engage with issues around the provision at the local Church school. Beyond that we believe that infrastructure considerations are rightly best assessed by the professionals employed by the state and we would not be qualified to second guess this. In discussing specific issues with the PCC and the Parish Council open meeting it seemed clear that the overwhelming frustration was a road traffic bottle neck from the Forest of Dean into Gloucester (the principle employment centre). There was an acceptance that a relatively small development such as the one proposed could not hope to answer such an issue.
4. I have broadly answered this above and would reiterate we agree this is unhelpful and unfortunate. As Mr Sterry kindly notes in the other example in his letter it is not our usual practice and we have ensured additional checks are put into future promotion agreements to ensure this does not happen again. We have already met with the incumbent and local priest responsible for the area covered by another potential option agreement with the same promoter and are arranging a meeting between the promoter and those two priests.
5. We operate a pledge based system of Parish Share. For 2014 the benefice in which Huntley sits contributed £39,800 towards a "nett" cost of ministry in the region of £57k. "Nett" means after deducting around £15k of diocesan income of which over half comes from the Stipends fund. For 2015 the benefice has increased its contribution to £41k. Huntley contributes £14k towards this. On our general stewardship profile the ability of the PCC to maintain this contribution would rest not on new members to church but on long term members. Our largest, long standing and most controversial glebe development is in a suburb of Cheltenham called Leckhampton. Despite a vociferous local campaign against this development led by the local (ex-)MP's father none of the three parishes report their income has been affected by the development nor have they raised the issue in the payment of Parish Share.
6. Glebe sale proceeds, after deducting costs, are reinvested in the Diocesan Stipends Fund, a policy on the use of funds from sales of glebe since 1 January last year will be taken to Diocesan Synod between now and 17 June. This will propose using the funds

to invest more in the training and development pioneer ministers and using our assets as a wider resource to the Church. We are as yet unclear on the expected sale proceeds of this development; however should 60 houses be built, with half of the houses being affordable and an average house price in the region of £250k it would not be unreasonable to suggest the DSF may be enhanced by as much as £3m. GDBF has a total return investment policy. Funds are invested principally in CCLA Investment Fund. The income from this fund over the long term (and recent past) is in excess of 4%, whilst maintaining capital value ahead of RPI. Therefore the income generated by this disposal could be in the region of £120k p.a. This would more than fund the stipend, NIC and Pension contributions for three priests or a little over two priests once counting housing allowances. The rental on this glebe site is currently £550 p.a. This would cover about one quarter of the council tax for the local priest.

7. The receiving company in this disposal is our trading subsidiary Good and Faithful Servant. This name reflects our serious intent as a diocese in effectively managing the assets of the Church in a theological context. The profits of glebe support stipendiary ministry. The profits of G&FS are donated to GDBF and used within our Development Fund to resource mission in the diocese with £400k p.a. grants to local parishes and communities. We also look to serve the Common Good with our assets where credible; our efforts in this regard will feature in the upcoming event "Our Common Heritage" at Westminster Central Hall on 10 June. Whilst there are undoubted local strains we believe the proposed disposal of the glebe at Huntley is entirely compatible with our role in the promotion of the Gospel of the Risen Christ.

I trust this letter answers your questions sufficiently and constructively. I will be attending the meeting on 17 June to represent the Diocese of Gloucester; we are also investigating whether it is possible for a senior clergyperson to attend as well.

Yours sincerely,



Canon Benjamin T LI Preece Smith
Diocesan Secretary, Diocese of Gloucester

Attachment: Email from Benjamin Preece Smith to Mr Sterry

From: Ben Preece Smith [<mailto:BPreeceSmith@glosdioc.org.uk>]
Sent: 26 January 2015 11:20
To: Chris Sterry
Cc: Archdeacon of Gloucester; Paula Taylor
Subject: RE: HUNTLEY GLEBE LAND

Chris,

Thank you for your letter. In answer to your two specific questions first:

- **Good and Faithful Servant (G&FS)** is a wholly owned subsidiary company of Gloucester DBF (GDBF). It has been "trading" for some time and has built various developments around the diocese – it is building currently in Nailsworth. It covenants all its profits to the DBF and has in this way passed around £500k to the diocese to support its mission and ministry funding. From this April it's profits (which are likely to average low-mid £'00,000s for the next few years) will directly fund a new mission fund which will distribute to local churches and partners around £400,000 p.a. to support our mission and communities. It has been reported within the GDBF annual report for the past few years and is seen in the Church as a model of good stewardship; to date it has only developed smaller projects which it has fully built out, enabling it to have full control and engagement. Huntley is a different structure as I will go on to explain.
- **The land at Huntley is being transferred to G&FS** under professional advice from the Registrar's firm as it is the most appropriate route for the disposal from a governance/tax point of view. This is not that we are avoiding proper tax (a query raised directly by the board) but because the novelty of the arrangement requires us to operate in such a way to minimise administration and complexity. One unintended potential consequence of a direct sale would be to need to charge VAT on courses run by the Dept of Mission and Ministry; adding a cost of 20% to attendees. This does not pre-suppose planning permission; if permission does not go through the land will simply be returned to GDBF.

There are further matters implicit in your letter which I would also wish to address.

Firstly the nature of Glebe land. There is a common misconception that Glebe is a form of public open space and its purpose is to be a form of heritage alongside the Church building. This is a fairly significant misunderstanding as Glebe is an investment asset – it was passed to the Church to generate income for the payment of clergy; often in lieu of taxes. The legal obligation on those who manage Glebe is therefore to ensure it generates the best income to fund ministry. Whilst agricultural rents are the best investment then this is broadly uncontroversial. When there is a development opportunity this often changes. Sales of Glebe land are however a very significant source of support for providing ministry in the Church (and always have been) – the money from sales goes to the Diocesan Stipends fund which supports ministry in the diocese by funding the equivalent of around 20 priests.

Secondly you are right to see a difference between the Longhope and Huntley schemes. This is principally the result of an issue of limited capacity. There are so many parcels of Glebe in the diocese with potential development opportunity that we simply don't have the resources to handle them all directly. The Glebe Committee has therefore gone through the various parcels and identified the smaller developments and those close to Churches as ones which we will be handling directly (Longhope falls in this group – although we have split the site in two now to make it more manageable). Huntley is too large for us to handle directly and would require such a large speculative investment to realise that the Glebe Committee has tendered it to third parties. Gladman have been appointed under a "promotion agreement" – this essentially is a no-

win-no-fee arrangement whereby they seek planning permission in exchange for a percentage of the sale of the land should that occur. This has happened very quickly which would in part explain the apparent swiftness of the scheme – Gladman issued the original consultation material and submitted the planning permission before we had even finalized contracts.

I know it can be difficult to explain to third parties that the Church is not a single organisation but a body of different parts but please be assured we have no concern with your objecting to the development if that is the faithful out working of your priestly obligations to the Church and your community. Our position is that development control is rightly a function of the government and we have no control over whether our land is suitable for development or not. It is however our obligation to test whether the land is suitable for development within the duly set out planning process. The historic restriction of development is a significant problem for the county; this restriction is deemed by the governments own regulations to have been excessive and caused damage to the younger and poorer members of our communities by limiting housing and thereby inflating house prices. The outworking of this "correction" has resulted in a lot of community tension and even pain; I know this in my own town of Fairford where there is increasing frustration at the apparent loss of control over development and the strain on infrastructure.

I believe that by engaging with this process the Church; unlike other developers; will reinvest the profits of these developments into building and enhancing communities. This will not always be the same communities and may not be appreciated by all but the Church's presence in Huntley last year was supported by around £30,000 from sources outside of the parish; the majority of which came from the Stipends Fund and reserves built up by asset disposals; a trend which will be the case until the current generation of the Church is able to meet the full costs of ministry. "Them in Gloucester" receive no benefit from these developments – the stipends and salaries of Senior Staff are unaffected by any additional income; we are simply called to handle objections and complaints to "The Church".

I am afraid I am otherwise committed on both Tuesday and Thursday but I would be happy to come and meet your PCC in person at some time soon as whilst this particular aspect of my role is not the easiest it is in my opinion important that it should not be avoided or left to you as the local priest.

As ever,

Benjamin

Benjamin T LI Preece Smith
Diocesan Secretary, Gloucester

Appendix G:

Extracts from the Forest of Dean Allocations Plan



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Introduction

Stage	Action	Comment
Examination of plan	Examination by independent inspector	Public examination by independent inspector
Adoption of plan	Adoption of plan as part of the new Local Plan (any remaining policies held over from the 2005 Local Plan will cease to apply)	Adoption is the stage when the ADPD becomes part of the Local Plan

The CS and the AP will be periodically reviewed in keeping with the need to do so and it is likely that a review of the CS will be undertaken after the adoption of the AP. One important area of review is the need to keep the overall housing provision in step with the assessment of need for the area. The present situation is that the AP provides the required amount and type of housing required following new assessments (principally a new OAN and updated SHMA). The policies of the AP may if required be amended by review in the future if needs change. It is unlikely that the review of either the CS or the AP will result in radical changes. It is likely however that the two documents will merge into a single "Local Plan" and that this will in future be subject to partial or comprehensive review as needed. The adopted AAP will be reviewed as part of the process as necessary but at present is expected to be implemented in the manner proposed.

General Approach

2.8 The policies in the CS enable development but do not identify precise areas for its various forms. The CS does however include a strategy and settlement hierarchy which sets the pattern for additional change. The AP makes provision for housing and employment which is consistent with this and can ensure that the development required to fulfil the CS requirements can be delivered. Enabling delivery is the prime responsibility of the AP which with the exception of the special case of the Cinderford Northern Quarter AAP covers the whole district. It had been intended at one time to provide an AAP for much of Lydney but the same can be achieved more quickly by including that area in the AP and taking advantage of the flexible format of this plan to enable an appropriate level of guidance to be provided.

2.9 The overall scale of change that the CS provides for is set by that document. It is however necessary to establish that it is still an appropriate base from which to plan. The calculation of future housing requirements needs to be shown to be up to date and to represent the assessment of need in terms of numbers overall and type. At the time of the CS examination the current evidence was that the planned housing provision as supported in the then RSS draft was appropriate. The needs of the district were assumed to be met within it and the needs of neighbouring areas were also assumed to be met within them. The planned provision for the Forest of Dean District was shown to be in tune with two later forecasts. Since that date the ONS projections based on the 2011 census have been published and these suggest a modest reduction in the need for housing in the district. They were however prepared in the light of the recent recession and possibly include low assumptions of new household formation. Evidence published alongside this Plan supports the continued use of a figure close to the CS figures for housing provision overall, though the maintenance of an adequate supply of land for housing is also a vital consideration.

2.10 A full review of the Objectively Assessed Need (OAN) has been completed. This concluded that a basic demographic requirement very close to the CS level of provision was appropriate. The figure takes account of the post recession situation making allowances for a partial return to past trends in household formation for those most likely to form new households. Material supporting the revised level of provision is contained within the evidence base. The AP provides for a scale of new housing which can ensure that the needs are met and contains an allowance over and above the numerical requirement. Should there

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be any need to review aspects of the Plan this can be undertaken on an ad hoc basis but in any event it will be comprehensively reviewed and rolled forward probably on a five year cycle. The level of provision that the AP has been written to deliver is 320per year or 4800 dwellings over the plan period (to 2026).

2.11 The level of provision for new housing that is required is considered below as is additional evidence which accompanies the Plan, most notably the reviewed OAN. Other housing evidence is based around the Gloucestershire housing market area and one key document is the SHMA, updated in 2013. This supports the approach in the AP although it must be read with other evidence.

2.12 The principles and planned distribution governing new development can still be derived from the CS. The requirement for new housing has been reviewed and in effect this review updates the CS. The scale of future provision of housing is however similar to the CS. In practice rates and patterns of development will vary over the plan period because they are affected by external factors such as economic cycles but especially in the case of housing it is necessary to show that there is at any one time sufficient land available for the scale of development envisaged (assuming an even rate of development over the whole plan period). The demonstration of land availability is for housing usually based on five year periods so that over a 20 year period 5/20 or one quarter of the total plan requirement must be able to be delivered within each period of five years. The criteria for assessing availability is set out in the NPPF and varies according to whether it is the immediately adjacent part of the plan period or a more distant one that is being evaluated. The most often discussed measure of availability for housing is the five year land supply, which is the supply required at a point in time for the next five years of the plan period. At any point in the plan period it is necessary to demonstrate that there is sufficient land available for five years worth of housebuilding. Under the NPPF which provides some guidance on what constitutes "availability" the way in which this basic five year requirement has to be supplemented according to circumstances is set out. An additional requirement of 20% that must be added where the number of dwellings built has "persistently" fallen below the theoretical requirement and in addition any so called shortfall must also be able to be made up within the five years. The AP must take from the OAN the overall scale of development that is being provided for and show that any allocations are capable of being delivered. Whilst all of the sites allocated in the AP need not be immediately available, it must enable sufficient land to provide for an adequate five year land supply and meet the overall requirement. The delivery of the various allocated sites will vary with some being completed in a short time while others such as the new neighbourhood at Lydney being expected to be delivered over a much longer period possibly taking completion beyond 10 let alone five years.

2.13 The housing provision made in the AP is sufficient to meet the present five year requirement and the overall need for the plan period. Sites are identified that provide for this when taken together with an assumed contribution from small sites (five or fewer dwellings) and from presently unidentified land though the latter is a very small contribution for the first five years. In making provision for the first five year period, the actual rate of development that could be supported by this provision is well in excess of the CS requirement when averaged over the plan period. Although this will be kept under review, the 20% additional provision (not the backlog) provides additional flexibility in terms of availability, the ability to support an enhanced requirement should there be any need, and continuity of supply until the scale of provision is in step with the identified needs.

2.14 The CS draws on two main sources for its housing land supply, existing sites (including those with permission and allocated in the 2005 Local Plan), and new proposed allocations. The AP must include both, allocating afresh, modifying past allocations following review or re affirming past allocations. It does also incorporate assumptions about the contributions of unidentified sites (windfalls). The CS did not (through the retained parts of the old Local Plan) identify all of the land required for the entire plan period, though it was held to have identified sufficient available land for the first ten years of the then 14 year period remaining to 2026. The AP does identify sufficient land for the entire plan period taking account of the revised need and includes sites which are capable of contributing to the five and ten year land supply. Some of the newly identified allocations are considered to be available in the short term and are therefore able to provide completed dwellings within five years. The sites have all been evaluated and are considered

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available in the terms under which they are proposed and in keeping with the CS. A number of sites, provisionally identified during the gestation of the plan have since received permission and were being developed in late 2014.

2.15 The AP takes forward the principle of providing sufficient land for the identified needs of gypsies, travellers and travelling showpeople. The needs of these different groups are derived from a recent (2012/13) assessment. Sites are allocated within the district in new locations and by providing for the expansion of existing facilities sufficient to meet the current requirements. Applications affecting land which is not allocated will be judged against the overall need and the criteria policy in the CS. The needs of these groups are very different and that for travelling showpeople identifies the requirement for both a satisfactory residential environment and one where equipment can be stored and maintained on site. As a result some of the locations that are allocated or are currently used for employment may be suitable. The use itself, at least the storage and maintenance aspect, is employment generating and the whole amounts to "live work" activity. Typically these uses may be accommodated in transport yards but other sites such as farm buildings may also be suitable.

2.16 Employment allocations in the AP take the lead from the CS both in terms of the overall distribution and scale. They also follow the CS principle that they are allocations for employment generating uses which are not usually confined to particular uses by the allocation policies themselves. There are cases where site specific policies do provide more precise guidance in terms of preferred uses but this is only given where there are either particular specific aims or constraints which drive an allocation to be more precise. Some locations are better suited to particular types of use. Examples include cases where tourism related development is being encouraged or where a particular site is close to residential areas which may limit the capabilities. In all cases, the consideration of individual applications should test the precise suitability of any proposal but always within the general principle of the plan promoting a wide range of employment generating uses.

2.17 The generally established mechanism of defined settlement boundaries is used throughout the AP. These boundaries together with the hierarchy of settlements provide a basic policy tool for ensuring a broad match between the requirements of the CS and the scale and nature of change which takes place. There is also an important relationship between the hierarchy and the general sustainability of locations and this is expected to be used in the assessment of development proposals.

2.18 The settlement boundaries have been comprehensively reviewed for the AP although in many cases they do not differ greatly from those in the 2005 Local Plan. This is primarily because they set out to define the extent of the various settlements while making allowances for new allocated development. Certain types of development will usually be expected to take place within a settlement boundary but some areas within such boundaries are not necessarily suitable for development. Not every parcel of land which is not allocated for a particular purpose but lies inside a settlement boundary will be suitable for development. Sites that are allocated for particular uses will generally be able to be developed for that purpose within the plan period. Specific proposals for development will be examined when planning applications are made on allocated and unallocated sites and these may highlight issues that need to be resolved before development can proceed.

2.19 The AP contains a great number of protective designations. These are either established within the Plan or are from outside but both have an impact on the way in which the area can develop. Many are nationally important and reflect important features of the district. The nationally recognised designations include the ancient woodlands and all the afforested Forest of Dean including the Statutory Forest, the forest waste, and the contiguous woodland. Other nationally recognised parts of the District include the designated AONBs, the strategic nature areas identified as priority habitats in the national Biodiversity Action plan, and the various other nationally protected nature conservation sites throughout the FoD District. Overlaying the district are the various natural areas. These include strategic natural areas and landscape character areas. The combined impact of these needs to be taken full account of in determining planning

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applications and in making plans. A further consideration is the protected sites which often sit behind the natural areas but may not always do so. They may bring additional requirements and constraints and are shown on the proposals map. The protection of the historic environment is partially taken into account in the landscape character areas but there are additional designations which make contributions to the area and need to be protected. These include heritage assets some of which are ancient monuments or listed buildings. Heritage assets are however wider in scope and include landscapes as well as individual buildings or other features. These are relevant to policy CSP1 and are shown in the proposals map. They are referred to in the AP frequently in the context of individual settlements.

2.20 There are many areas identified within the Plan for safeguarding in some way. Although they may overlap with the designations from outside bodies, they are locally derived and unique to the area. They include important open areas associated with settlements, locally distinctive built up areas within settlements and green spaces which form important parts of the landscape. They are in many ways the key to the local dimension that the AP is seeking to provide and they contribute much of the local distinctiveness that is so important to the area.

2.21 The AP identifies opportunities to improve the protected spaces above, whether by additional designation of linking green infrastructure or by the simple identification of land to be preserved in its present state. Especially important are the many areas of open land around the forest fringe. Land of this nature is protected wherever it may occur under CSP9 of the CS, and by being specifically identified within the settlements that lie within the forest boundary.⁽³⁾ The forest boundary is itself recorded on the proposals map and undeveloped and unenclosed areas within it are protected for their amenity value. The majority of these open spaces where they are within defined settlements are identified as important open areas within the AP and are considered worthy of protection for their amenity value and also their historic (and cultural) importance. A large number of these protected areas lie around the fringe of the planted areas often occupying space between the planted (and managed) woodland and settled and developed towns and villages. Most are accessible to the public though not all. Some contain or provide the setting for historical features and many are enhanced by the grazing of sheep.

2.22 In the CS there is special attention given to the protection of Forest Waste and because there is no expectation of development within the enclosed and planted forest that area is also protected (except from the types of tourism and recreational development that are being encouraged, and other essential development). Woodlands that comprise semi natural ancient woodland are also identified as such in supporting material and are protected (not least by safeguards outside the planning system).

2.23 In much of the Forest of Dean the characteristic open areas are complemented by a distinctive built form. Under the overall aim of the CS in maintaining a high quality locally distinctive environment, is the spatial policy in the AP which identifies certain locally distinctive (built) areas where they are within defined settlements and seeks to protect their character. These areas exhibit some of the typical informal characteristics and are vulnerable to unsympathetic change. The areas concerned are covered by a single policy which is supplemented by explanations of the characteristics as they apply in each relevant settlement chapter.

2.24 Over the whole of the district are particular features of the built environment that are considered heritage assets and will be treated accordingly (as set out in the NPPF). Some have the benefit of statutory protection while others do not. Throughout the plan period information will be compiled that will identify and set out the role and importance of such assets. Most of the heritage assets will be buildings but there are also important other structures and features that will be considered including important landscapes. Not all will be able to be fully protected but it is envisaged that the vast majority will be and opportunities

3 The one exception to this is outside the AP boundary and is the Cinderford Northern Quarter AAP where a comprehensive strategic development is planned. This will involve some loss of forest waste as well as the redevelopment of previously developed land. It will as part of a comprehensive whole provide a new focus for the area and enable enhanced recreation opportunities alongside the educational centre, housing and employment that is planned.

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will also be taken for enhancement (see CSP 1). Where there are important assets that are recognised locally (but not by statutory protection) within areas allocated for development they will usually be expected to be retained. The AP identifies and refers specifically to some of these assets including some that have statutory protection. As the plan period progresses it is expected that the available information will increase but the evaluation of individual sites will always be required as part of the consideration of the requirements of CSP 1.

2.25 Outside the forest boundary there are areas that are worthy of protection within settlements which reflect the diverse nature of the settlements themselves. There is a wide range of settlements, ranging from small villages on the Wye Valley (eg Brockweir) to much larger villages such as Newnham. Many are protected by conservation areas, and in all cases important open areas have been identified for safeguarding where they occur. The remains of orchards, paddocks and amenity verges are protected where necessary. Throughout the district open spaces within developments that were laid out as the developments took place are suitably safeguarded. A large number of protected spaces therefore exist in areas of housing built by the Local Authority. These spaces will generally need to be protected and the most important sites are shown on the plan. Smaller areas not mapped individually may also be worthy of preservation and the case for this will be established against CSP 1 and any individual development proposal that falls to be considered. Some former Local Authority housing is being redeveloped and where there are comprehensive plans for this any important open areas lost through redevelopment will need to be replaced by new areas of the same or better value. Undeveloped forest waste will not be expected to be lost or "exchanged" in this manner and whether it is explicitly identified on the proposals map or not it should therefore be preserved.

2.26 There are many villages, hamlets, and settlements throughout the District, more than a hundred, which do not have a defined settlement boundary in the Allocations Plan. Indeed there are a number of parishes (see below) which have no settlements with defined settlement boundaries. Each of these parishes and settlements is unique. There is a policy presumption that most development should not take place in these settlements. Almost all lack some or many of the facilities of the larger villages where there is a drawn settlement boundary. These smaller settlements and parishes are protected from development by a combination of policies in the Core Strategy and Allocations Plan, which include landscape and character considerations.

2.27 In terms of land area, over 95 % of the district does not lie within a settlement boundary although many types of planning application and resultant development are expected to be concentrated within such boundaries. There are a wide range of policies that apply to areas outside settlement boundaries. Some of the most relevant policies are in the CS, although the AP also contains a number which develop further the themes, such as "sustainable development" that are introduced in the CS. Some policies identify areas to be protected for nature conservation or landscape purposes, others identify specific areas for particular development. These and the more general policies of the CS provide, or are intended to provide, a comprehensive planning context against which allocations and applications can be evaluated. They are, along with the national policies (in the NPPF and NPPG) considered sufficient for the requirements of the Plan. All development will be considered against CS policy CSP1.

2.28 The way in which the policies impact on particular areas will vary according to the specific designations that apply. In areas where there are no settlement boundaries the main considerations around CSP1 will be landscape and any nature conservation designations. In all areas the principle of supporting sustainable development will apply, together with the AP policies concerning design, materials, biodiversity and GI (Green Infrastructure). These will generally protect areas not already developed or identified for development. Within the 95% of the district that does not lie within a DSB, there are seven whole Parishes (Blaisdon, Churcham, Gorsley and Kilcot, Oxenham, Pauntley, Rudford and Highleadon, and Taynton). All of the parishes are in the north of the district and therefore do not include the statutory Forest. This is a reflection of the history and derivation of the parish boundaries themselves and also the settlement pattern. These areas will be treated as open countryside which in all comprises 53800ha out of the district's total area of about 56200.

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2.29 Development expected to take place in the countryside, most notably that associated with agriculture, will continue. Similarly tourism, rural business, recreation and certain community uses are also expected outside the boundaries. Proposals will be evaluated against the various designations that may apply and against the landscape character. As this itself is extremely diverse with a great variety of landscape types it follows that the ability of the various areas to accommodate development will also vary. Some areas not in settlement boundaries or allocated for any purpose, such as the statutory forest will experience very little development. Others may see more change but it will be expected to be related to economic or other activity that requires a countryside location.

2.30 Most allocations are for developments attached to or within settlements (and therefore lie inside DSBs) but some are for freestanding sites such as Stowfield at Lydbrook. In addition to these, existing employment sites are protected for that use. There are a number of these in a variety of locations and CSP7 provides general protection and encouragement in order to keep them in employment use. One further policy, AP9 which seeks to safeguard land for the reinstatement of the Herefordshire and Gloucestershire Canal affects a relatively large area of land. Whilst it identifies land based on the former route of the canal, its implementation (where planning permissions would be required) would be subject to the other policies of the Plan. CSP 1 would be especially important in the evaluation of proposals on the landscape.

Table 2 Table of parishes and settlements with DSBs

PARISH	SETTLEMENT(S)
Alvington	Alvington
Awre	Blakeney, Awre (no DSB)
Aylburton	Aylburton
Blaisdon	none with DSB
Bromsberrow Heath	Bromsberrow Heath
Churcham	No DSB
Cinderford	Cinderford
Coleford	Coleford except Berry Hill
Corse	Part of Staunton and Corse
Drybrook	Drybrook, Ruardean Hill, Ruardean Woodside, Brierley
Dymock	Dymock
English Bicknor	English Bicknor
Gorsley and Kilcot	No DSB
Hartpury	Hartpury
Hewelsfield	Brockweir, Hewelsfield has no DSB
Huntley	Huntley
Kempley	Kempley Green

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Littledean	Littledean
Longhope	Longhope
Lydbrook	Lydbrook and Joys Green, Worrall Hill
Lydney	Lydney
Mitcheldean	Mitcheldean
Newent	Newent
Newland	Newland, Clearwell, Redbrook
Newnham	Newnham
Oxenhall	no DSB
Pauntley	No DSB
Redmarley	Redmarley, Lowbands (no DSB)
Ruardean	Ruardean
Rudford and Highleadon	no DSB
Ruspidge and Soudley	Ruspidge part of Cinderford area, and Upper Soudley
St Briavels	St Briavels
Staunton (Coleford)	Staunton
Staunton (Corse)	Part of Staunton and Corse
Taynton	No DSB
Tibberton	Tibberton
Tidenham	Beachley Tutshill/ Sedbury and Woodcroft
Upleadon	Upleadon
Westbury	Northwood Green, Westbury
West Dean	Berry Hill part of Coleford Area, Edge End, Parkend, Ellwood, Sling, Bream, Whitecroft/ Pillowell, Yorkley, Oldcroft/ Viney Hill.
Woolaston	Netherend/ Woolaston

Introduction

2.31 The AP identifies for protection from other development the historic route of the Herefordshire and Gloucestershire Canal. This has long been protected and should help enable the canal to be re established. There is in addition an allocation for recreation and tourism based development, centred around the canal at Newent and a further development at Dymock. The latter has been commenced.

2.32 At each of the four towns the AP identifies central areas within which most of those activities which occur in a town centre will be expected to be concentrated. All four towns will benefit from a greater focus on their centres and further environmental improvements will be delivered. As town centres require activity and interaction, the plan seeks a measure of concentration while allocating sites that can add further to the activities that take place. Community uses, and housing have an important role in all centres but the protection of frontages for businesses (mainly retail) is an essential component of policies in each of the towns. The role of town centres will continue to evolve over the plan period with an emphasis on providing for a variety of uses that can capture and retain activity and expenditure. In addition and most importantly, "active" frontages are identified. New retailing of the type normally expected to be located in town centres will be expected to be confined to these central areas, to be built in accordance with allocations in the plan or to pass the established sequential test (and any impact tests) to enable a different location. The defined town centres are the first step in the consideration of new sites for retail. Other uses expected in a town centre will include provision for various services and community functions. Generally these will be permitted and provided for where specific need can be identified. In addition, existing community services are in general protected under CS Policy CSP8.

2.33 Small scale retailing and retail uses in villages appropriate to their needs or retail uses not in competition with town centres will not be restricted by the town policies. Certain specialist retail uses may be expected to occur outside the town centres. These include those selling items made or grown where they are sold, sale to particular markets (eg at tourist attractions) or bulky items such as are sold at builder's merchants or DIY outlets.

2.34 Land used for recreation is generally protected by the CS. By far the largest areas used for recreation are the Forest of Dean itself, its associated woodlands and other open access areas such as May Hill, Dymock Woods and Tidenham Chase. Individual more formal recreation areas are identified and protected in the AP. This protection is in addition to any offered by other plan designations such as that of "important open area". It reflects land in active use for recreation which may or may not also be aesthetically, historically or culturally important. Some bespoke allocations are made to enable increased recreational use both within and outside the Forest. Some of these are for private enterprises serving a variety of purposes and others are more geared towards tourist accommodation. The encouragement of sympathetic and sustainable tourism is one feature of the CS and the AP makes several allocations to help achieve this.

2.35 A comprehensive landscape assessment underpins the plan and is the key tool for the evaluation the impact of proposals on the landscape. It is always an important consideration in the assessment of planning proposals. In many cases the landscape assessment provides sufficient guidance but there are three notable exceptions where local policies are considered appropriate in order to protect particular localities. The first of these is that area which surrounds Coleford town and this policy addresses the particular pressures for development that arise between Coleford town and the arc of settlements which are in close proximity. The policy is complementary to the AONB which adjoins. The second protected area is a landscape policy which protects the conservation area and its setting around Staunton and Corse. The settlement is one of five which were built in the 1840s as part of the chartist movement. Two of the five settlements are in the Forest of Dean, Lowbands, which is in open countryside and Snigs End (now Staunton Corse). Although this has developed considerably over the years much of the original pattern of settlement remains together with a large number of original features (including buildings). Because of its location, the nature of the landscape and past planning policies which encouraged change, it is vulnerable to further change. The third area which is highlighted because of the need to protect it and views of it is therefore May Hill. Also protected by a similar policy is the area around and including Hartpury College.

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2.36 During the Plan period opportunities to incorporate or establish new Green Infrastructure (GI) will present themselves. Most will arise as a result of development proposals whether in connection with the provision of open space required by a development or as an integral part of the restoration of a feature such as the Herefordshire and Gloucestershire Canal. In order to make the most of any opportunities, a policy (see Policy AP8 below) has been added to the plan. Policy CSP1 establishes the general principle of requiring GI and the AP identifies in more detail the way in which it is expected to be provided and includes site specific details in a number of instances.

Huntley

Huntley Summary

Population	936 approx
Core Strategy Context	Service village; Policy CSP16 defines Huntley as a settlement with some local facilities but generally relatively little opportunity for additional development.
Location	On A 40, 11km west of Gloucester
Setting	Set within relatively flat agricultural land including some former orchards
Features	Church and school separated from main settlement, the bulk of which is north of the main road. Divided by the A40. Some notable buildings.
Dominant Building Materials	Brick and Stone with Clay or Slate tiles
Landscape type	Unwooded Vale: 6b The Severn Vale
Designations	Important Open Areas and recreational spaces.
Background	Has experienced a rapid period of growth from about 1970, previously a small sporadic settlement along the main road.

Character of the Settlement

24.1 Huntley straddles the A40. There are an interesting mix of buildings and spaces which provide an attractive though not continuous street scene along the A40. To the north of the A40 is an area of modern housing dating from the 1970's which comprises most of the present village. Huntley has a large recreation ground, a village hall, shops and some limited local employment.




Key Issues



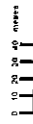
1. The impact of traffic using the A40
2. Keeping the scale of change to a small scale.

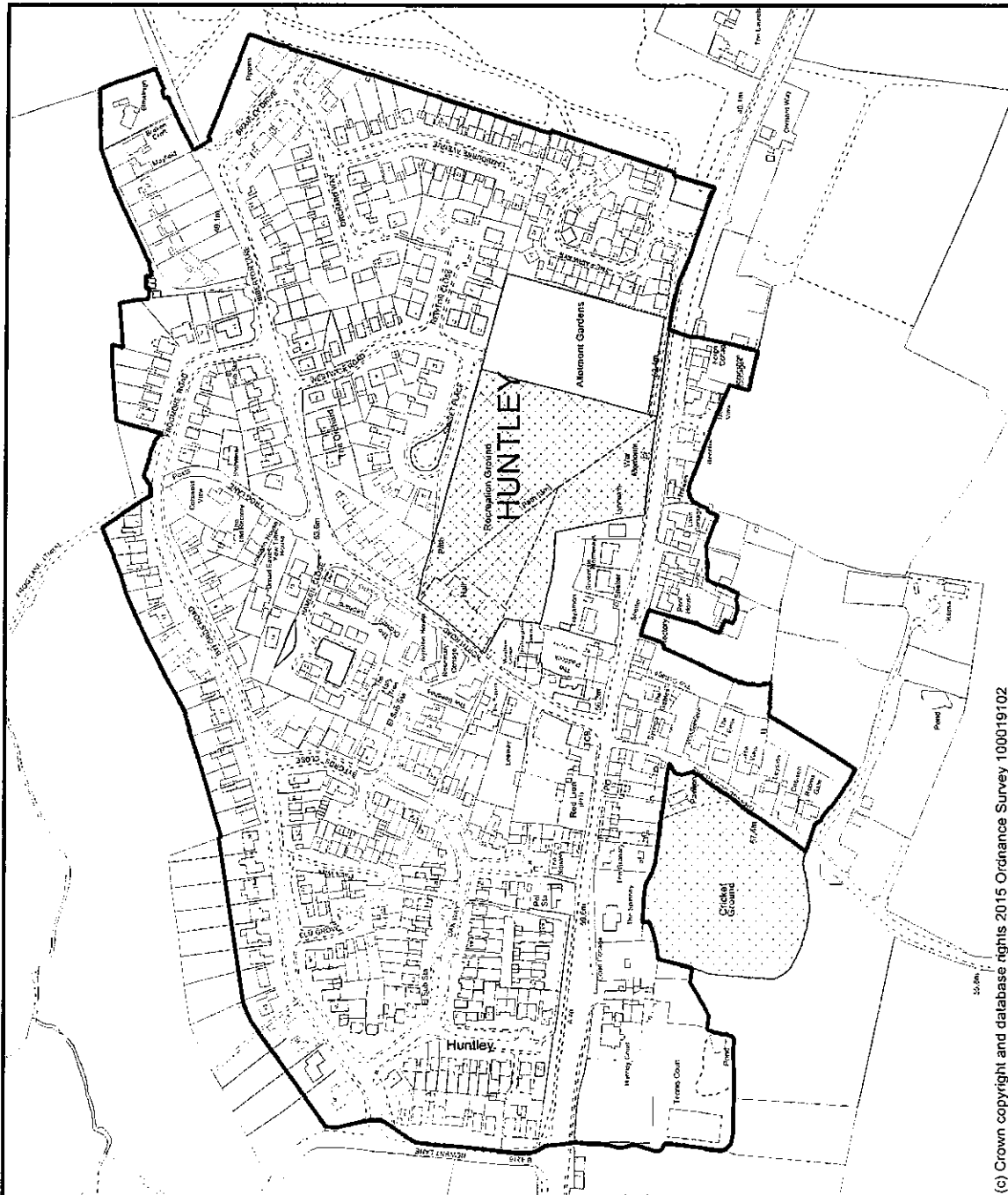
Policies and Proposals

24.2 The Plan enables only small scale development and retains a tightly drawn settlement boundary.

Huntley

Legend	 Settlement Boundary
	 Important Open Area
	 Important Open Area & Recreation Use

	Huntley Publication Version	
		



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