

Lydney Neighbourhood Development Plan 2

Modification Proposal Statement

Prepared in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made Lydney Neighbourhood Development Plan.

VERSION: SUBMISSION OCTOBER 2025

1. Introduction

- 1.1. As the 'Qualifying Body', responsible for the Lydney Neighbourhood Development Plan (also referred to as Lydney Neighbourhood Plan or LNP), Lydney Town Council propose to modify the 'Made' Lydney Neighbourhood Plan (2014-2024) approved version October 2015 ("the Made Plan").
- 1.2. This Statement is published as part of the submission material that accompanies on the modified Neighbourhood Development Plan –LNP2 ("the Modified Plan"). Following consultation, and any necessary revisions, it will be submitted for examination alongside other documents including the modified Neighbourhood Plan, a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.3. The Neighbourhood Planning Act 2017 identifies the circumstances that might arise as qualifying bodies seek to review 'made' neighbourhood plans. It introduces a proportionate process for the modification of neighbourhood plans where a neighbourhood development order or plan has already been made in relation to that area.
- 1.4. There are three types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves and as follows:
 - minor (non-material) modifications to a neighbourhood plan or order which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum; or
 - material modifications which do not change the nature of the plan or order and which would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan; or
 - material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.
- 1.5. **The Town Council considers that the proposals represent a combination of material and non-material modifications to the Made Plan.** None are considered so significant or substantial, either alone or in combination, as to change the nature of the Made Plan. It is therefore more in the nature of a material update, which can be made without a referendum in accordance with the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243 ("the Regulations").

1.6. Regulation 14v of the amended 2012 Regulations¹ requires:

“in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”.

1.7 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG)². This document therefore sets out the background reason for the modifications; what individual modifications are the reasons as to why the Town Council considers that these modifications are not so significant or substantial as to change the nature of the Made Plan.

2. Background

- 2.1. The Made Plan covers the period up to 2026. The designated neighbourhood area covers the same area as the Town Council area. On 1st March 2016, Forest of Dean District Council agreed to ‘make’ the LNP following a referendum which took place on 18th February 2016. The results showed 86% of those who voted were in favour of the plan. The Made Plan – which is referred to as LNP can be accessed on the LNP2 website³.
- 2.2. A Neighbourhood Plan review Steering Group was reconvened by the Town Council. The objective was to prepare modifications to the Neighbourhood Plan due to the age of the Plan and the changes in national and local policy frameworks in order to ensure the Plan remained a relevant and up-to-date part of the development plan.

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/14>

² <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan> Paragraph: 085 Reference ID: 41-085-20180222

³ <https://lydneyndp2.com/>

3. The Proposed Modifications

The Town Council proposes to modify the made Plan as follows:

Vision and Objectives

The vision and objectives of the Made LNP were reviewed by the Steering Group and through community engagement. This has informed proposed modifications that are set out below in table 1.

The modifications re-write the Made LNP Vision, adding greater detail of the local topic areas and associated outcomes LNP2. However, the overall themes of the modified plan remain broadly similar.

The Made LNP does not list aims or objectives by topic area. The modification to objectives seek to set deliverable outcomes linking more directly to the Vision Statement and LNP2 policies and community actions. The increased significance of climate change has resulted in this specific objective topic being added.

Table 1; Vision and Objectives

Lydney NP1 Vision	Lydney NP2 Vision
<p>The Vision is to develop Lydney over the next 10 years and beyond as a thriving, prosperous, safe, integrated and attractive market town, serving its rural hinterland and as a centre from which to visit the area's attractions, promoting:</p> <p>The area's own unique identity for residents and visitors.</p> <p>A sustainable mixed community with jobs, homes and facilities for all, including younger residents as well as the retired community; where long-distance commuting for work or leisure is a choice rather than a necessity.</p> <p>Opportunities for local people to voice their aspirations; where local talent and skills are encouraged and developed with special support</p>	<p>Vision</p> <p>Lydney will continue to build its position as an important, attractive, growing and thriving coastal harbour market town at the gateway to the Forest of Dean.</p> <p>All developments will enhance the health and wellbeing of residents whilst protecting and enhancing local wildlife and nature, building resilience against the effects of climate change and rising sea levels that may threaten the security of the town.</p> <p>Our Neighbourhood Plan will balance meeting the needs of its population with promoting the town's attractiveness to new employers, visitors and residents whilst taking local action addressing the huge challenges of a more uncertain and warming world.</p>

<p>for entrepreneurial visions which can be used in achieving strategic solutions.</p>	<p>Lydney will provide local people with opportunities to have rewarding jobs, homes that meet changing needs, a thriving town centre and accessible health, education and community facilities for all.</p> <p>Travelling out will be a choice rather than a necessity.</p> <p>As its growth continues, the town will conserve its heritage and retain its distinct character, it will strengthen its sense of being “one” integrated, diverse, safe and sustainable community.</p> <p>To help deliver its aims and bolster its role within the forest, Lydney will develop strong partnerships with other town and parish councils, District and County councils and other statutory and voluntary organisations.</p>
<p>Lydney NP1 Aims</p>	
<p>The aim of this Plan is to retain and enhance the traditional values of our community and market town heritage ensuring that future development in Lydney reflects the community’s needs and aspirations whilst incorporating new technology where appropriate. The built environment should be compliant with local and national policies, but above all should enable all sectors of our community to enjoy a sustainable and well balanced way of life.</p> <p>Although the town will grow, it should remain reasonably compact continuing to have a close relationship with the open countryside around it.</p> <p>It is important that a balance is maintained between the growth of the town and its rural natural setting and quality of its open spaces and recreational areas.</p> <p>Lydney needs to meet and provide a range of different uses as well as that of housing – that is; employment, shopping, and community</p>	<p>Development; Promote Lydney’s role as “the gateway to the forest,” enable mixed use development to meet local needs including housing, employment, shopping, and community facilities; including health and educational provision.</p> <p>Natural and Built Environment; Protect, conserve and enhance our locally valued natural and built environments, Lydney’s built and cultural heritage and character by promoting locally distinctive, high quality and sustainable design and placemaking.</p> <p>Climate Change and Renewable Energy; Reduce the climate impact of the town and promote the wellbeing of both humans and nature.</p> <p>Housing and Community Infrastructure;</p>

<p>facilities; including health and educational provision. It's important that good car, public transport, walking and cycling access are also provided.</p> <p>Lydney has a strong independent retail offering. However, it needs focus within the Town Centre, which a lively weekly farmer's market would provide. This is frequently cited by local people as an element required in a thriving market town. Lydney also has the potential for an attractive industrial development in the Harbour area offering a range of industrial warehouse units.</p> <p>This area provides brownfield site opportunities, which should be explored further. Much of Lydney's current office accommodation is based in converted buildings in the Town Centre. Local people and businesses believe there is a shortage of good quality and primary office space. This is reflected by Forest of Dean District Council's studies which highlight the need for modern office accommodation, with demand for small flexible units also requiring consideration.</p> <p>To achieve this vision of retaining and enhancing the traditional values of our community, whilst ensuring that in the future the community's needs and aspirations are met, Lydney has developed this Plaon</p>	<p>Ensure housing development meets the evidenced need of our local community; providing sustainable, high quality and accessible housing for people of all ages, abilities and backgrounds and is delivered in the right places.</p> <p>Ensure the necessary community facilities and employment opportunities are delivered alongside development.</p> <p>Economy and Tourism; Protect and support the vitality of Lydney's existing employment spaces Support the expansion of Lydney's economy and local employment opportunities. Support the development of Lydney Harbour as a key driver of the tourist and visitor economy.</p> <p>The Town Centre; Support and encourage a distinctly local shopping offer that can enhance the identity of the town. Encourage town centre development to meet the needs of a rapidly expanding town. Identify and support a Town Centre/focal point (or town square) for Lydney Support the regeneration of the former Co-op site.</p> <p>Accessibility and Transport; Support improvements to the transport network enable all members of the local community to access and engage with the amenities and facilities of Lydney using healthy and sustainable transport. Enhance Lydney's connections to the forest Contribute to addressing safety, pollution, and congestion issues in the centre of Lydney.</p>
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Modifications to Plan Structure

During the redraft and following initial community consultation, the Steering Group agreed that the Plan chapters be reordered to reflect content and matters of local importance, as follows:

Whilst the broad themes remain similar in scoping the modifications to the chapters have sought to more clearly represent the key policy themes that respond to local issues and priorities and to enable associate policies to be grouped in a more user friendly structure.

Made LNP

- 1 Protecting the Environment
- 2 Housing
- 3 Town Centre Improvement
- 4 General Policies
- 5 Water Management
- 6 Internet Connectivity
- 7 Highways and Pedestrian Infrastructure
- 8 Lydney Harbour

Modified LNP2

1. Natural and Built Environment
2. Housing and Communities
3. Employment and Tourism
4. Accessibility and Transport

Modification to Policies

There are ten policies in the made LNP. Three of these policies are deleted or their content woven into other policies. Seven new policies are added. The remainder are retained and updated. As a result all policies are renumbered. There are 14 policies proposed within the modified LNP2. Table 2 summarises the modified policies within the updated structure of the modified LNP2.

Table 2; LNP2 Modified Policies Summary

Natural and Built Environment		
LYD ENV1	Location or New Development	Updated
LYD ENV2	Protecting and Enhancing Lydney's Natural Environment	Updated
LYD ENV3	Protecting Lydney's Heritage	New
LYD ENV4	High Quality Design and Local Distinctiveness	New
LYD ENV5	Low Carbon and Renewable Energy Generation	New
LYD ENV6	Flooding and Water Management	Updated
Housing		
LNP1 LYD HOUS1	<i>Housing for Elderly People</i>	Deleted
LYD HC1	Housing Choice for Everyone	New
LYD HC2	Protecting and Providing Community Facilities	New
Employment and Tourism		
LYD ET1	Employment	New
LYD ET2	Supporting Lydney Town Centre	Updated
LYD ET3	Lydney Harbour Regeneration	Updated
LYD ET4	Promoting Local Tourism	New
Accessibility and Transport		
LYD TRAN1	Sustainable and Active Travel and Improvements to Transport Infrastructure	Updated
LYD TRAN2	Public Rights of Way and Wildlife Corridors	Updated
LNP1 LYD TRAN2	<i>Pedestrian Infrastructure and Safer Walking</i>	Deleted
Other (LNP1) Deleted Policy		
LNP1 LYD GEN2	<i>Internet Connectivity; Fibre to Retail, Residential and Commercial Premises.</i>	Deleted

Table 3: Modifications to Policies

Table 3.1: Deleted (LNPO Policies)	
Housing	
LYD HOUS1 Housing for Eldetly People	
<p>Proposals for residential accommodation suitable for elderly persons' needs in the area off Hill Street and Forest Road and as shown on map 1.5 will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • they are of a design, scale and mass that respect the location of the site in general, and its proximity to the River Lyd in particular; and • their design makes allowance for safe and convenient pedestrian movement in general and to the town centre in particular; and • their design and layout safeguards the ecological importance of the site and its surroundings; and • they are able to demonstrate that potential flood risk issues will be managed in an appropriate way both in general, and with specific reference to occupants of the development; and • they provide satisfactory vehicular access and car parking arrangements. 	<p>Policy LYD HOUS1 is deleted from LNP2.</p> <p>The made plan policy is restricted to supporting the development of specialist housing for older people. The Lydney Housing Needs Assessment and Community feedback has provided evidence that LNP2 should expand support and criteria to all areas of housing provision including specifically for older people. This is now addressed in policy LYD HC1 (see below).</p> <p>LYD HOUS1 is not a full site allocation. It has not been delivered during the lifetime of LNP and there are no emerging proposals to do so.</p> <p>Modified LNP2 policies continue to support potential development of the site and provide safeguards including through the Town Centre Masterplan and Lydney Design Code.</p> <p>The deletion does not represent a material change to the nature of the plan.</p>
General Policies	
LYD GEN2 Fibre (Internet) Connection to Retail, Residential and Commercial Premices	
<p>All new residential development in the Plan area should be served by a superfast Broadband connection installed on an open access basis.</p> <p>Elsewhere in the Plan area all other new buildings shall also be served with this standard of connection when available unless it can</p>	<p>Modifications remove this policy from LNP2.</p> <p>The Government has worked with Openreach and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build properties in the UK.</p>

be demonstrated through consultation with the service provider that this would not be either possible, practical or economically viable.	<p>It is not a policy area that is enforceable and is no longer a stated community priority.</p> <p>However, LNP2 Policy LYD ET2 Supporting Lydney Town Centre is supportive of improved public wifi connectivity.</p> <p>The deletion does not create a material change to the nature of the plan.</p>
Highways and Pedestrian Infrastructure	
LYD TRANS 2 Safer Walking	
Proposals to develop a sign-posted network of public rights of way connecting the town centre, the railway station, the harbour and leisure areas will be supported.	This policy has been consolidated within a modification of Policy LYD TRAN1 which retains the nature of the policy intent.

Table 3.2 Updated Policies		
Amended Policies		
Lydney NP1 Chapters and Policies	Lydney NP2 (Draft) Chapters and Policies	
Protecting the Environment	Built and Natural Environment	
LYD ENV 1 Location of New Development	LYD ENV1 Location of New Development	
<p>Development proposals will be supported within the settlement boundary as identified in map 1.4 or elsewhere in the prevailing development plan subject to those proposals being in accordance with Policies CSP.12 and CSP.13 of the adopted Core Strategy and other policies in this neighbourhood development plan.</p> <p>Development proposals outside the settlement boundary will be considered against the principles set out in the adopted Forest of Dean Core Strategy in general, and its policy CSP.4 in particular.</p>	<p>1. Development within the Lydney settlement boundary, as identified on map 4 will be supported.</p> <p>2. Outside the settlement boundary, development will be supported where it can be demonstrated that it is in accordance with other relevant development plan policies, it:</p> <ul style="list-style-type: none"> a. Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale; and b. Supports the sustainable growth and expansion of existing business or the formation of new businesses; or c. Supports the development and diversification of agricultural and other land-based rural businesses; or d. Supports sustainable rural tourism and leisure developments; or e. Provides for residential development in accordance with the provisions of the development plan or national planning policy; f. Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided inside the settlement boundary; or g. Provides for essential transport infrastructure. 	<p>The modification to Policy LYD ENV1 retains the overarching nature of the Made plan policy.</p> <p>The updates provides qualified support for types of development both supported by LNP2 housing, employment and community facility policies in conformity with adopted strategic policy and National Planning Policy Framework.</p> <p>The references to strategic policy are made more flexible in the context of the expected transition from the FoDDC Core Strategy to Local Plan during the lifetime of LNP2.</p> <p>Modifications are considered to be material, but do not represent a change to the nature of the policy.</p>
LYD ENV 2 Protecting the Natural Environment	LYD ENV2 Protecting and Enhancing Lydney's Natural Environment	

<p>Development proposals will be required to demonstrate how they respect the natural environment of the Plan area.</p> <p>In appropriate circumstances development proposals should be designed to enhance natural features within application sites.</p>	<ol style="list-style-type: none"> 1. Development will be expected to maintain and protect, and where appropriate improve the green and blue infrastructure network of Lydney Parish as defined on map 6. 2. Applicants are required to demonstrate how relevant proposals: <ol style="list-style-type: none"> a. Protect and enhance designated and locally valued green and blue infrastructure assets including Lydney's trees, River Lyd and ponds, green spaces and wildlife corridors, including providing high quality links to and between existing assets; b. Fully integrate high quality, green infrastructure into development proposals, including with sustainable drainage and the management of flood risk; c. Secure improved access to green infrastructure where this would not have an unjustified adverse effect on biodiversity; and d. Secure net-gains for biodiversity in accordance with national policy. 	<p>Modifications to Policy LYD ENV2 retain a primary objective of protection and enhancement of Lydney's natural environment.</p> <p>The modified policy now makes direct reference to locally identified valued green and blue infrastructure assets as well as GBI assets that are designated.</p> <p>It provides greater clarity and detail of expectations of development in relation to provision of GBI and biodiversity gain and connectivity with the mapped wildlife corridor network.</p> <p>The modified policy is considered material but does not alter the nature of the policy.</p>
<p>LYD GEN 1</p> <p>Water Management</p>	<p>LYD ENV6</p> <p>Flooding and Water Management</p>	
<p>All development proposals (residential, retail and commercial) must make adequate provision to manage surface water sustainably through the use of SuDS on site.</p> <p>Where relevant, proposals should have regard to land contamination</p>	<p>All development proposals (residential, retail and commercial) must make adequate provision to manage surface water sustainably through the use of SuDS on site.</p> <p>Where relevant, proposals should have regard to land contamination issues and the status of the receiving waterbody under the Water Framework Directive</p>	<p>There are minor modifications proposed to policy LYD GEN1 now re-numbered as LYD ENV6. The modifications are considered to be minor</p>

issues and the status of the receiving waterbody under the Water Framework Directive.		
Lydney Town Centre Improvements	Economy and Tourism	
LYD CEN 1	LYD ET2	
Lydney Town Centre Improvements	Supporting Lydney Town Centre	
<p>Planning applications within the town centre, as shown in map 1.6, will be supported where they can demonstrate that they contribute positively to its economic sustainability, its vitality and its viability. Where appropriate the built heritage of existing properties should be preserved or enhanced.</p> <p>Proposals for new supermarkets or other large footprint developments will be required to demonstrate that they can be sensitively accommodated into the existing townscape. Where appropriate developer contributions will be sought from proposals within the town centre to assist in wider public realm proposals within this area.</p>	<p>1. Development proposals within the town centre, as shown on map 12, will be supported where it can be demonstrated that they contribute positively to its economic sustainability, its vitality and its viability and where it supports the delivery of the vision, aims and objectives set out within the Lydney Town Centre Masterplan Framework (2024).</p> <p>2. Development will be particularly supported where it would:</p> <ul style="list-style-type: none"> a. Diversify the range of uses within the town centre, to fill gaps in local provision, including those with a focus on the cultural/creative industries, entertainment and leisure, the provision of multi-functional uses such as performing arts, bike café, arts centre, temporary performance space, meeting spaces and small independent businesses and retailers; b. Enhance the key gateways into the town; c. Improve digital infrastructure, such as public Wi-Fi, smart benches, local business hubs and co-working facilities with desks and internet access; d. Develop the potential of the Heritage Dean Forest Railway in the town centre; <p>3. Proposals for new supermarkets or other large footprint developments will be required to demonstrate that they can be sensitively accommodated into the existing townscape. Where appropriate developer contributions</p>	<p>Modifications to create LNP2 Policy ET2 maintain the priority and support for the enhancement of the town centre, reflecting ongoing community opinion.</p> <p>The modified policy adds depth and detail to criteria for supporting development and promoting vitality, drawing upon evidence obtained from the Lydney Forward Initiative and the Lydney Town Centre Master Plan Report (2024) that forms an evidence base to the modified plan.</p> <p>Whilst considered a material modification, it does not alter the nature of the policy.</p>

	<p>will be sought from proposals within the town centre to assist in wider public realm proposals within this area.</p> <p>e. Deliver sustainable transport schemes and facilitate active travel;</p> <p>f. Result in public realm improvements which enhance the heritage of the town centre, including introducing planting, trees and green spaces and other green linkages;</p> <p>g. Conserve and enhance the historic town centre buildings;</p> <p>h. Deliver high quality new sustainable buildings that reflect the distinct identity of the historic environment and enhances the natural environment, including by maximising biodiversity benefits.</p> <p>i. Deliver the comprehensive regeneration of the former Co-op site and its surrounding context, including providing a new town centre public space.</p>	
LYD HAR 1 Lydney Harbour Area	LYD ET3 Lydney Harbour Regeneration	
<p>Proposals for recreational development in the Harbour area as shown on map 1.9 will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • their scale is of an appropriate nature; and their design and massing respects the wider setting of the Harbour in general and its designation as a scheduled ancient monument in particular, and; • their design respects the ecological importance of the 	<p>Proposals for recreational development in the Lydney Harbour area as shown on map 13 will be supported where it would:</p> <p>a. Be appropriate in scale and design, and would contribute positively to the setting, character and quality of the Harbour; and</p> <p>b. Not result in substantial harm or loss of the significance of the scheduled monument; and</p> <p>c. Minimise any impact on the ecological importance of the area, avoiding harm through location and/ or design. Where harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated, or as a last resort compensated for; and</p>	<p>Modifications seek to increase the strength and clarity of criteria for supporting further regeneration of the harbour area, but do not make material changes which alter the nature of the policy.</p>

<p>Harbour area; and</p> <ul style="list-style-type: none"> • their design incorporates appropriate measures to safeguard against the impact of potential flooding. 	<p>d. Demonstrate that it would avoid inappropriate development in areas at risk from flooding and minimise flood risk to people, property and infrastructure.</p>	
Amalgamated Policies		
Highway & Pedestrian Infrastructure	Accessibility and Transport	
LYD TRAN 1 – Improvements to the Highway Infrastructure	LYD TRAN1: Sustainable and Active Travel and Improvements to transport infrastructure	
<p>New developments will be required to demonstrate how their layout in general and the design of their access roads in particular will ensure the free and safe flow of traffic within the proposal itself and within the wider highway network.</p> <p>New developments will be expected to integrate with the surrounding highway network.</p>	<p>a. The transport implications of development must be addressed as part of all relevant planning applications. Where relevant to the development, proposals must:</p> <p>b. Contribute proportionately and positively towards the protection of, connection to and enhancement of Lydney’s sustainable travel network defined on map 14, in accordance with the sustainable transport hierarchy.</p> <p>c. Provide effective and safe access to egress to the existing highway network;</p> <p>d. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;</p> <p>e. Minimise conflict between different modes of transport;</p> <p>f. Create accessible development which reduces the need to travel by car and maximises the use of sustainable modes of transport;</p> <p>g. Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;</p> <p>h. Ensure delivery of cycle parking and supporting infrastructure;</p>	<p>The modifications to Policy LYD TRAN1 incorporate criteria relocated from deleted LNP Policy LYD TRAN2 (Safer Walking).</p> <p>It provides greater levels of detail of how LNP2 will provide support for housing development proposals and link these to specific local areas and GBI assets. The policy is modified to increase its effectiveness in the context of likely strategic housing growth within the LNP2 area.</p> <p>Whilst being a material modification it does not alter the overarching nature of the policy.</p>

	<p>i. Protect, enhance and support public rights of way identified on map 6 and shown on map 14;</p> <p>j. Be designed to enable charging of plug-in and other ultra low emission vehicles in safe, accessible, convenient locations;</p> <p>k. Are within easy walking distance of public transport with good service frequency;</p> <p>l. Minimise any adverse impact on communities and the environment, including noise and air quality.</p> <p>Particular support will be given to proposals which:</p> <p>m. Provide or contribute proportionately to direct and accessible pedestrian and cycle connections to local facilities, employment centres and Lydney town centre and Harbour;</p> <p>n. Improve the public right of way and wildlife corridor network as shown on map 6; and/or</p> <p>o. Assist with the development of a sign-posted network of public rights of way connecting the town centre, the railway station, the harbour and leisure areas.</p>	
LYD TRAN 3 – Public Rights of Way and Wildlife Corridors & LYD TRAN 2 – Pedestrian Infrastructure: (Amalgamated)	LYD TRAN 2: Public rights of way and wildlife corridors	
<p>Proposals to develop a network of wildlife corridors alongside public rights of way will be supported.</p> <p>Where revisions to existing rights of way are necessary to accommodate planned development alternative alignments should avoid the use of estate roads for the purpose wherever possible.</p>	<p>Proposals to develop a network of wildlife corridors alongside public rights of way will be supported. Where revisions to existing rights of way are necessary to accommodate planned development alternative alignments should avoid the use of estate roads for the purpose wherever possible.</p> <p>Proposals that include appropriately designed and surfaced, footpaths through landscaped or open areas will be supported.</p>	<p>There are no proposed modifications to the policy wording. The policy is re-numbered.</p>

Proposals that include appropriately designed and surfaced footpaths through landscaped or open areas will be supported.		
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Table 3.3	
New Policies	
Lydney NP2 Chapter and Policies	
Built and Natural Environment	
LYD ENV3: Protecting Lydney's Heritage	
<p>1. Development should sustain the significance of designated and identified local non-designated heritage assets, including any contribution made by their setting. Decisions should be informed by a sound understanding of the significance of the asset and the impact of any proposal on that significance.</p> <p>2. Great weight should be given to the conservation of all designated assets and their settings, which should be conserved in a manner appropriate to their significance.</p> <p>3. Proposals which may affect the significance of a listed building or structure should respect for the historic form, setting, fabric, materials, detailing, and, any other aspects including curtilage, which contribute to the significance of the building or structure.</p> <p>4. Proposals for development within, of which may affect the setting of the Lydney Conservation area, must be accompanied with proportionate evidence to demonstrate that it has been informed by an understanding of the significance, character, appearance and setting of the area.</p> <p>5. Development on public and private open spaces that are integral to the special character of the Lydney Conservation Area or form part of its setting, should consider how the space:</p> <ul style="list-style-type: none"> a. Contributes to the area's special historic interest; b. Is important spatially and visually to the landscape or townscape qualities of the conservation area; and c. Provides views or vistas into, out of or within the conservation area. <p>6. When considering development proposals that affect the significance and setting of a non-designated heritage asset identified in the list on page 39, a balanced judgement should be applied. This should take into account the scale of any harm or loss and the significance of the heritage asset.</p>	<p>The new policy responds to community values and seeks to add local levels of protection to Lydney's significant locally valued non-designated heritage assets, linked to a Non Designated Heritage Assets list.</p> <p>Whilst being a new policy with substantial addition criteria, it reflects a primary aim of the Made LNP to "The aim of this Plan is to retain and enhance the traditional values of our community and market town heritage..". The Made plan also contains a significant introductory section about Lydney's heritage (pages 12-13), which is not current reflected in Made plan policy.</p> <p>The new policy is a substantial modification, but one that addresses a gap in the current Made plan policy to reinforce delivery of Made plan aims maintaining the nature of the plan.</p>

LYD ENV4: High quality design and local distinctiveness	
<p>1. New development should contribute positively to the local character and distinctiveness of Lydney, as described within the Lydney Design Code and Guidance (2024) and should be informed by the design guidance and codes defined within section 4 of the document.</p> <p>2. Within the ‘Victorian residential development areas’, as defined on map 8, development should, where appropriate and relevant:</p> <ul style="list-style-type: none"> a. Reflect the simple character of the area; b. Use materials which complement the existing palette, which is typically local dark forest stone (Pennant sandstone) with slate tiled pitched roofs, often incorporating narrow brick or stone chimney stacks; c. Reflect the 1-2 storey building height; d. Maintain the predominately terraced and semi-detached form, with distinctive long and narrow plots; e. Retain front gardens and low front boundary treatments; and f. Reflect the continuous building line, set back a short distance from the road. <p>3. Within the ‘20th century residential development areas’, as defined on map 8, development should, where appropriate and relevant:</p> <ul style="list-style-type: none"> a. Reflect the 20th century character of the area; b. Uses materials which complement the existing pallet, which is typically brick (of varying colours), render (smooth and pebble dash finish), with clay tiled pitched and hipped roofs; c. Reflect the 1-2 storey building height; and d. Retain the set back building line, with front gardens and on-plot parking. <p>4. Within the late ‘20th century residential development areas’, as defined on map 8, development should, where appropriate and relevant:</p> <ul style="list-style-type: none"> a. Reflect the self-contained, predominantly cul-de-sac form of the area, comprising predominately detached and semi-detached properties; b. Use materials which complement the existing palette, including brick with clay plain or pantile pitched roofs; c. Reflect the predominantly 2-storey building height; 	<p>Similar to new Policy LYD ENV2, the Policy LYD ENV3 provides new policy clarity and strength to secure the implementation of the aim to promote Lydney’s “unique identity” and “enable all sectors of our community to enjoy a sustainable and well balanced way of life”, as set out in the Vision and Aims of LNP.</p> <p>Drawing on evidence from the Lydney Character Statement and Design Code (2024) the new policy seeks to provide locally specific direction and guidance to ensure the expected significant levels of new development maintain and enhances the unique identity of Lydney and its local character typologies.</p> <p>The policy therefore is a substantial addition and strengthening of Lydney’s character and design quality content, but it maintains the objective to deliver elements established by the Made Plan’s Vision and Aims.</p>

<p>d. Retain the set back building line, with front gardens and on-plot parking; and</p> <p>e. Retain amenity green space which is important to the character of the area.</p> <p>5. Within the '21st century residential development areas', as defined on map 8, development should, where appropriate and relevant:</p> <p>a. Reflect the self-contained, predominantly cul-de-sac form;</p> <p>b. Use materials which complement the existing palette, including red brick and render is also used, with artificial slate tiled pitched and hipped roofs;</p> <p>c. Reflect the more dense urban character, incorporating smaller gardens and 3-storey development;</p> <p>d. Retain the building line, set back from the pavement with small front gardens and boundary treatments, including red brick walls and hedges; and</p> <p>e. Consider opportunities to reduce the dominance of hard surfacing and improve the pedestrian environment.</p> <p>6. Within the 'edge development areas', as defined on map 8, development should, where appropriate and relevant:</p> <p>a. Reflect the linear form of the area, which includes predominately detached properties;</p> <p>b. Use materials which complement the existing pallet, including red brick, render, gault brick and red sandstone;</p> <p>c. Reflect the low density nature, incorporating 1-2 storey building height and frequent gaps in built frontage and generous plots; and</p> <p>d. Retain the considerable set back building line and stone boundary walls.</p> <p>7. Within the 'Allaston area' as defined on map 8, development should, where appropriate and relevant: Reflect the low density rural character and form of the area particularly through the retention of large plots, gaps between buildings, and established building lines and boundary treatments.</p> <p>8. All major development schemes with a residential component should perform positively against 'Building for a Healthy Life 12' or its successor. A 'Building for a Healthy Life' Assessment should be included within the Design and Access Statement. (As a guide, development should seek</p>	
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<p>to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens')</p> <p>9. Where a design and access statement is required as part of a planning application, there must be a clear and proportionate demonstration of:</p> <ul style="list-style-type: none"> a. How relevant design policies and the Lydney Design Code and Guidance, and other relevant design guidance have been integral to the design development process; b. A robust analysis of the context and character of the site and the local area, in addition to the functional requirements of the intended use; c. The design concept and the evolution of the design development through drawings or models, including explanatory text as appropriate; and d. Where relevant, how consultation with communities and other relevant stakeholders, including Lydney Town Council has informed the design. 	
<p>LYD ENV5: Low-carbon and Renewable Energy Generation</p>	
<p>1. Decentralised renewable and low carbon energy schemes, in appropriate locations will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.</p> <p>2. Particular support will be given to local renewable and low carbon energy generation developments that:</p> <ul style="list-style-type: none"> a. are led by local renewable energy groups, and/or meet the needs of the local community; b. provide energy storage opportunities; c. provide solar canopies over surface car parks; or d. harness the tidal energy stemming from the tidal range of the River Severn. <p>3. Applicants will be required to demonstrate that any environmental, social and economic effects of the proposal, individually and cumulatively, are acceptable. In considering applications, appropriate weight will be given to the following:</p> <ul style="list-style-type: none"> a. the contribution of the proposals, in light of Forest of Dean District Council's aim for a carbon neutral district by 2030, to cutting 	<p>The new policy is a direct response to the importance the Town Council and community places on minimising Lydney's carbon footprint through energy use and maximising the town's particular potential for community led and micro-generation of renewable energy.</p> <p>The new policy is a substantial modification that may result in new forms of energy generation development being supported within the LNP area. However, the undying objective is to maximise the sustainability of Lydney. This principle is one identified within the Vision of the current Made plan; "A <i>sustainable</i> mixed community with jobs, homes and facilities for all".</p> <p>The support for, but not allocation of, renewable energy development does not alter the overall nature of the Made LNP.</p>

<p>greenhouse gas emissions and decarbonising our energy system; and</p> <p>b. the impact of the scheme, where relevant and appropriate to the development on:</p> <ul style="list-style-type: none"> i. landscape character and sensitivity; ii. local character and distinctiveness (as identified in the Lydney Design Code); iii. air, ground and water quality; iv. hydrology, water supply and any associated flood risk; v. the significance of heritage assets and their settings; vi. recreation; vii. biodiversity. In particular the Severn Estuary European Marine Site as a Ramsar site, Special Area of Conservation (SAC) and Special Protection Area (SPA), and the Wye Valley Forest of Dean Bat Sites SAC; viii. amenity due to noise, odour, dust, vibration of visual impact; x. ix. highways and traffic flow, including public rights of way; the safety of aviation operations and navigational systems; xi. agricultural land use; and xii. telecommunications. 	
Housing and Community Infrastructure	
LYD HC1: Housing Choice for Everyone	
<p>1. Development will be supported which ensures the delivery of a range of good quality, energy-efficient homes, including affordable homes. The mix of housing types and tenures should have regard to and be informed by evidence of housing needs, including that contained within the Lydney Housing Needs Assessment (2023) and any subsequent updates, or other evidence of local housing needs verified by the local planning authority.</p> <p>2. Housing development should meet identified needs to enable the provision of a more balanced mix of housing types and sizes, particularly through the provision of: affordable rented properties, dwellings with more than 3 bedrooms and specialist housing for older and vulnerable people.</p>	<p>Lydney NP2 Policy LYD HC1 replaces Made LNP Policy LYD HOUS1 to re-focus Lydney Neighbourhood Plan housing policy towards influencing how the strategic levels of growth planned for the town respond to meeting local needs of all residents evidenced by the Lydney Housing Needs Assessment evidence base and along-side LYD ENV1 and Town Centre Policy LYD ET2.</p> <p>It also recognises that the housing policy should be applicable across the LNP area and not restricted to one site.</p>

	<p>This is a significant new policy addition the LNP but does not alter the overall nature of the Made Plan aims of achieving “....a sustainable mixed community with jobs, homes and facilities for all, including younger residents as well as the retired community”...</p>
<p>LYD HC2: Protecting and Providing Community Facilities</p>	
<p>1. Where planning permission is required, development proposals that involve the loss, in whole or part, of a community facility (as detailed in the Community Facilities Report) must demonstrate that:</p> <ul style="list-style-type: none"> a. adequate alternative provision of at least equivalent community benefit exists or will be provided in an equally or more accessible location, including by walking and cycling, within the catchment area of the facility; or b. the site or building is genuinely redundant / surplus to requirements for community uses and does not comprise open space or undeveloped land with recreational or amenity value; or c. if relevant, the partial development of the site will secure the retention and improvement of the remainder of the site for community use; or d. it would not be possible (economically viable, feasible or practicable) to retain the building or site for use as a community facility. <p>2. Development proposals within the settlement boundary that improve the quality and range of community infrastructure shall be supported where the development:</p> <ul style="list-style-type: none"> a. meets an identified community need; b. will not harm the viability of existing community uses; and c. will not result in unacceptable traffic movements or impact on residential amenity. <p>3. Development which would lead to the improvement of the quality or additional provision of the following community infrastructures should be supported, provided it meets the requirements of other relevant</p>	<p>The new policy reinforces and provides locally specific detail relating to protecting the quality of life and wellbeing of Lydney’s community through retaining and increasing the provision of community facilities.</p> <p>Whilst this was expressed within the aims within the Made LNP; “Lydney needs to meet and provide a range of different uses as well as that of housing – that is; employment, shopping, <i>and community facilities; including health and educational provision.</i> It’s important that good car, public transport, walking and cycling access are also provide” the Made plan does not contain a specific policy to help its delivery.</p> <p>The new policy addresses this shortcoming and maintains the direction and nature of the LNP whilst adding a substantial new modification.</p>

<p>development plan policies:</p> <ul style="list-style-type: none"> a. Educational facilities to meet local needs; b. Places to meet and socialise; c. Facilities for young people, for example a wheels and skate park; and d. Additional health services and facilities. 	
Economy and Tourism	
LYD ET1: Employment	
<p>1. Within the employment areas identified in map 11, main employment uses will be supported. Development of wider employment generating activity in these areas will be supported if the development meets one or more of the following:</p> <ul style="list-style-type: none"> a. Directly supports and is ancillary to the primary function of the employment area as a location for main employment uses; and b. Will not have a detrimental impact on the existing or future main employment uses on the employment area; and c. Ensures that main employment uses remain the majority activity on the employment area <p>2. Development within the employment areas identified in map 11 where appropriate and relevant, should contribute positively to the local character and distinctiveness of Lydney, as described within the Lydney Design Code and Guidance (2024). In particular it should:</p> <ul style="list-style-type: none"> a. Reflect the low density character of the employment area; b. Use materials which complement the existing pallet, including brick walls and corrugated metal cladding/ weather boarding with gabled roofs; c. Consider opportunities to enhance pedestrian routes in the employment area <p>3. Proposals for employment uses outside employment areas, including residential areas will be supported, subject to highways, access and amenity considerations and where it reflects the character of Lydney as described within the Lydney Design Code and Guidance (2024).</p>	<p>As with proposed new Housing and Communities policies, new Policy LYD ET1 reflects the Made LNP aim to secure balanced growth of the town with access to homes and employment opportunities. This is of particular importance in the context of Lydney's future strategic growth.</p> <p>The positive and promotional policy relates to heritage and high-quality design policies to support appropriate employment development within the urban area or at its boundary.</p> <p>It is a substantial modification but reinforces delivery of pre-existing Made plan aims.</p>

LYD ET4: Promoting Local Tourism	
<p>1. Proposals for tourism development that maintains, enhances or expands the tourism and the visitor economy within Lydney will be supported where it sustains and conserves the environmental character and amenity of residents, as well as according with the provisions of relevant development plan policies.</p> <p>2. Applicants must demonstrate to the satisfaction of the local planning authority, how a proposal would contribute positively to the sustainable economic vitality of the town. Particular support will be given to proposals for expansion or improvement to:</p> <ul style="list-style-type: none"> a. Existing hotel and bed and breakfast accommodation, including proposals for the development of new visitor accommodation within Lydney and at Lydney Harbour; b. Visitor attractions and facilities including Dean Heritage Railway, Taurus Crafts, Bathurst Park and Lydney Lido that provide local employment opportunities and support vitality. <p>3. Within the open countryside, proposals to expand or develop visitor facilities and accommodation businesses will only be supported where they protect or enhance rural character, are well-connected to local services and do not harm existing or neighbouring rural businesses or farming, consistent with the relevant development plan policies.</p>	<p>New policy LYD ET4 reflects the recognition and evidence of Lydney's important visitor economy and LNP Vision to build upon its role and identity as the gateway to the Forest of Dean.</p> <p>The Made LNP Vision referenced the dual aim of promoting Lydney's unique identity for residents and visitors. It also supports the regeneration of the harbour as an attraction.</p> <p>The new policy is a material modification but one that seeks to reinforce the Made plan's aims by specific policy promotion of the town and its surroundings as a tourist and visitor destination. It therefore is not considered to alter the nature of the plan.</p>

4. Strategic Environmental Assessment

- 4.1. Forest of Dean Council considered that, in relation to the modifications, It is considered that the draft Lydney Neighbourhood Development Plan (LNDP to 2041, November 2024) is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA). HRA screening considers that the LNDP is not likely to have significant effects on European/internationally designated sites, either alone or in combination with other plans and projects.

5. Conclusion

- 5.1. The analysis set out in Table 1 (Vision and Objectives) indicates a significant re-drafting of both Vision and Objectives. However, this largely adds local detail and depth to the broad topics and aims expressed in the Made Plan Aims. With the more recent prioritisation of climate change resilience in the planning system, LNP2 introduces this as a new primary objective which is woven within the suite of policies across the updated plan.
- 5.2. Table 2 illustrates that the modified policy framework and chapters broadly reflect those within the Made plan. However, policies seek to provide new clarity and direction in topics that were previously highlighted but then not supported by local policies, like protection of local heritage and identity and the provision of housing and employment opportunities for all members of the community. The seven new policies do create a substantial modification to the plan
- 5.3. Table 3 (3.1, 3.2 & 3.3) set out the extent of and reasoning for the proposed modifications to policies. The re-ordered and updated and extended policy framework seek to widen, strengthen and align the policies with the new local evidence bases, community input and updated Local and National policy and guidance. But to a significant extent, these policies are broadly consistent with delivery of the Vision and Aims set out in the Made LNP.
- 5.4. It is therefore the opinion of the Qualifying Body that, although the updated plan is a material modification in terms of new and amended policies, it is not a significant departure from the nature and spirit of the current Made LNP. Whilst the updated plan will undoubtedly need to be the subject of examination, it will be for the Examiner to decide if the modifications are so significant as to require a fresh referendum.