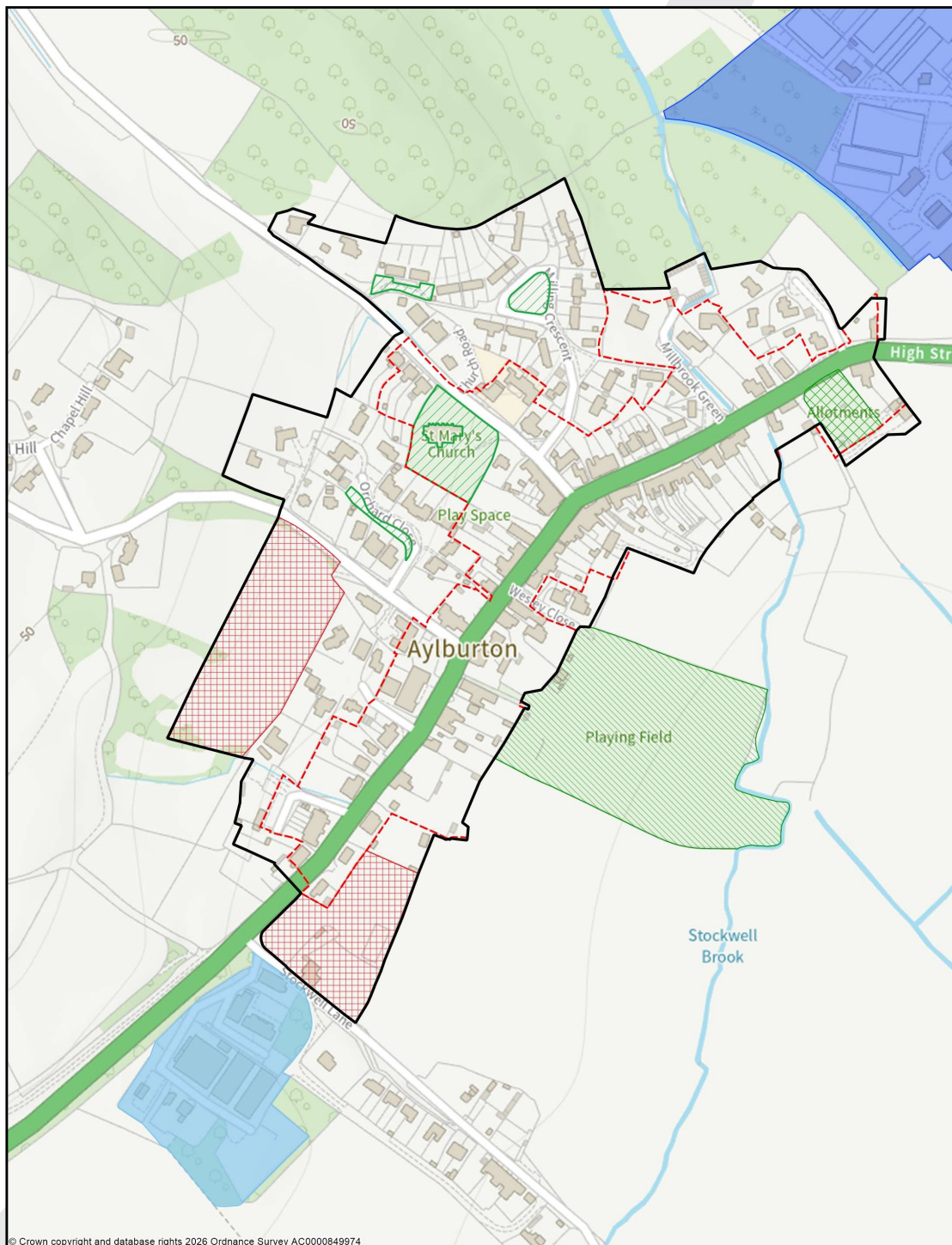





Aylburton



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 **Aylburton** 

Revised Draft Local Plan, January 2026. Policies Map Extract



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Settlement Summary: Aylburton

Population	445 approx.
Local Plan Context	Small village with some local facilities.
Location	Located along the A48 just over 1km. southwest of Lydney.
Setting	Situated on low ground below the Severn escarpment.
Character and Features	The village once had a strong linear form following the route of the A48 marked by terraced properties fronting the main road. This has been consolidated by more recent development including Milling Crescent and Orchard Close to the North. There are few buildings behind the frontage properties to the south with the exception of a row of properties along Stockwell Lane. A small employment site lies immediately south west of the settlement boundary. The A48 running through the village has an effect on the quality of the environment, however, the countryside surrounding it provides an attractive setting. Much of the village is a Conservation Area with several listed buildings and older features contributing to the quality of its historic setting.
Dominant Building Materials	Traditional materials, brick, forest red sandstone and render. Slate and clay tiles.
Landscape Type	Wooded Scarp and Lower Scarp Slopes, 4a Netherend Farm Slopes
Designations	Conservation Area; Listed Buildings; protected outdoor recreation space and Important Open Areas.
Historic Background	Medieval origins with steady growth along the main Gloucester-Chepstow road. Close connection with Lydney Park Estate, formerly areas of orchard.
Local Plan Approach	With the exception of two planned allocations for housing and the evolution of the business park, the settlement will see only limited change during the plan period with an emphasis on conservation. Nearby employment/tourism and recreation sites will be promoted (Taurus Crafts). It is important to retain the existing open areas, recreation ground and allotments and there is limited scope for secondary development to the rear of High Street properties beyond that allocated.

Chapel Hill Aylburton

Policy RLP. 63

Chapel Hill Aylburton

Land is allocated for approximately 30 new dwellings off Chapel Lane Aylburton. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.

7.6 The above site is identified to provide for about 30 dwellings and should offer a range of accommodation. It lies within 2km of Lydney town centre accessed by footpath, a cycle path and by the main A48.

Land off Stockwell Lane, Aylburton

Policy RLP. 64

Land off Stockwell Lane, Aylburton

Land off Stockwell Lane, Aylburton, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.

The above site is identified to provide for about 15 dwellings and should offer a range of accommodation. It lies within 2km of Lydney town centre accessed by footpath, a cycle path and by the main A48.

Aylburton Business Centre

Policy RLP. 65

Aylburton Business Centre

The consolidation and expansion within the area shown on the policies map of the Aylburton Business Centre for employment generating uses will be supported

7.7 In recent years the small established business centre at the former farm off Stockwell Lane has expanded and the Local Plan will support its further development broadly within the present site as defined on the policies map.