

Forest of Dean District Council

Strategic Housing and Economic Land Availability Assessment

October 2020

This document includes the list and methodology for sites included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2020. The SHELAA has been completed for the Forest of Dean district since 2008, so this iteration is the 12th to be completed for the district.

Introduction

Local authorities must assess and monitor land availability within their districts to identify future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment (SHLAA) requirement as set out in the National Planning Policy Framework.

This SHLAA assessment is revisited on an annual basis and forms an important part of the evidence based upon which the Local Plan policies and allocations are informed from. However, the SHLAA is not a policy making document and it is the role of the Core Strategy and other elements of the Local Development Framework to make policy making decisions. The SHLAA is simply one part of the evidence base for the Local Development Framework.

This year, the brief for the SHLAA has been expanded to include both housing and employment land. Therefore, the call for sites invited suggestions from the community for both, or a combination of the two. Therefore, this year's process is referred to as a SHELAA (Strategic Housing and Economic Land Availability Assessment) as opposed to just a SHLAA (Strategic Housing Land Availability Assessment).

The following document will provide detail on a list of site submissions submitted to the 2020 SHELAA. The below document contains the list of 2020 site submissions with a summarisation for each site that was taken from the comments made from the 2020 SHELAA panel.

Background

The SHLAA process is complementary to the plan making process and the allocations of sites. The purpose is to provide a future reserve of sites that can be considered for allocation in order to deliver new dwellings and employment sites to be considered through the process. Smaller sites are generally not considered for plan allocations, instead, form the basis of the supply of unallocated infill or conversions.

The land supply trajectory for the plan draws from policy compliant approved sites, meaning they are either allocated or have planning permission. In contrast, the SHLAA is compiled from different starting point, in which the current policy framework is set aside. Instead, sites are assessed as to whether they could reasonably and practically be developed.

The assessment is updated annually on the basis of a "call for sites", whereby landowners and agents are able to submit sites which they consider suitable for housing and/or employment, and wish to be considered for that purpose. This assessment is carried out by a panel who seek to establish whether or not sites tendered to the Council in an annual "call for sites" are developable.

These sites are then considered for allocation should additional land be required as part of a plan review.

The process has been running in the Forest of Dean district since 2008, and the results are cumulative. This means that sites submitted in the annual call for sites back to 2008 may still be held on the register. Some have gained permission or have been allocated for development, and some have built or are under construction. Some have been removed at the request of owners and or agents, or reduced or reconfigured in size. However, the process results in the identification of a list of sites that are considered to be:

1. Developable for housing and employment; and
2. Available by the owners or their agents.

New sites are added each year, but the nature of the process is that the majority are already identified, some having been so for a number of years. Map references show all the current sites and the year in which they were first tendered. In 2008, the first year in which the study took place, about 300 sites were included. Subsequent years' studies each added somewhere in the region of 25 to 50 new sites.

The full cumulative set of SHLAA sites for the Forest of Dean can be found online [here](#).

2020 submissions and process

The 2020 SHELAA 'Call for Sites' was interested in submissions for housing and employment, or sites which could potentially accommodate a combination of both. Newly submitted sites in 2020 varied from 0.06 ha to 176 ha. In all, approximately 1,080.076 ha of land were contained within the sites submitted in 2020. Most represent new land which could be available, though a few areas of land have already been submitted in previous years.

There are 125 new sites submitted in the 2020 SHELAA, 87 of which are to be a suitable size and location. There are suggested sites in Cinderford, Coleford, Lydney and Newent, as well as at a number of villages across the district. Many sites have been previously represented including those made through the Allocation Plan (AP) process, and also through current planning applications, with some relating to land that was being discussed at the AP examination and has now been proposed to be allocated for housing within that plan.

The SHELAA submissions are presented to a panel which includes builders, developers, registered providers, agents and others involved in the housing and economic delivery, as well as FoDDC representatives (Planning Policy, Strategic Housing and Development Management). The panel provides the final assessment of sites which usually meets on an annual basis. Unlike previous years, the 2020 panel meeting was conducted online, through a virtual panel. Due to the coronavirus outbreak and the governments imposed lockdown and social distancing guidelines, led to the sites being reviewed and assessed virtually. The virtual panel entailed an online map, where sites could be selected and then commented on through an online form. The 2020 Virtual SHELAA took place from the 19th June to 17th July 2020. The panel deliberate on the development potential of new sites, whilst sites that are considered by the panel to be too remote, too difficult to access or otherwise unsuitable are discounted from the assessment. However, planning policy considerations such as the location of settlement boundaries and the principles of the hierarchy are set aside.

Sites which have permission or are already allocated are reviewed in the SHLAA process, though only as a means of establishing their status in the overall supply. They are included in the planned housing trajectory as their availability and deliverability has already been established through the AP

examination. The supply available from this source exceeds that needed by the AP by a considerable margin. Sites not included in the AP are capable of being developed from the pool from which additional allocations may be drawn for future plans. Although, some will almost certainly come forward, there may be others that will not be selected despite their technical suitability.

Members of the SHELAA Stakeholder Panel

Name	Representing	
Anna Welsh	Planning Policy Officer	FoDDC
Ben Read	Black Box Planning	Director
Clive Reynolds	Development Control Manager	FoDDC
Conor Flanagan	Black Box Planning	Director
Harold Symonds	Home Builder Federation & Federation of Master Builders	Developer
Jennifer Jones	Planning Policy Officer	FoDDC
Keith Chaplin	Housing Strategy and Enabling Officer	FoDDC
Kirsty Maguire	Robert Hitchins Ltd	Planner
Nigel Gibbons	Forward Plan Manager	FoDDC
Phil Hardwick	Robert Hitchins Ltd	Planning Manager
Terri Hibberd	Two Rivers Housing	Development Manager
Verity Wood	Bruton Knowles	Assistant Planner
Sarah Rizvi	Planning Policy Officer	FoDDC
Sarah Toomer	Planning Policy Officer	FoDDC

Housing supply & planning policy in the Forest of Dean district

The current Local Development Framework (LDF) is comprised of the Core Strategy (CS) adopted in 2012, the Allocations Plan (AP) adopted in 2018, and the Cinderford Northern Quarter Area Action Plan. These plans extend to 2026, after which there is a need for new guidance. The Forest of Dean district is currently in the process of producing a new Local Plan, which will look to provide a local framework until 2041.

The spatial strategy for the Forest of Dean district (FoDD) is expressed through the adopted Core Strategy (CS) and its settlement hierarchy. The CS and AP take account of this hierarchy, the role and function of existing settlements, and the interrelationships between them.

The FoDD has a distinctive settlement pattern with no single dominant centre, with the current strategy seeking to both preserve this overall pattern of development and take advantage of the most sustainable locations for future growth. The main towns are connected to a network of medium to large sized villages with services to support further growth.

The current policy framework promotes the existing role and function of the four market towns – Cinderford, Coleford, Lydney and Newent, which are the main population and rural service centres for the FoDD. Regeneration efforts have largely been directed to the Cinderford Northern Quarter and at Lydney Harbour. Development is promoted in Coleford and Newent that corresponds with the scale and function of these towns. Employment land is identified in all towns but again the greatest opportunity is at Lydney, with focus on the harbour and a large site to the east of the town. Cinderford has been identified as having the greatest need, which reflected in relatively high

deprivation and education under-achievement statistics for this community. The existing plan has delivered key elements of the Cinderford Area Action Plan, which has included a mixed-use zone, focussed around Gloucestershire College and associated infrastructure, together with employment and housing.

List of 2020 Sites with panel feedback

URN	Site Name	Address	Land Area	Comments
1	The Winding Wheel, Coleford Road	Coleford Road, Bream, Lydney, GL14 3PG	1.4478 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Decent access off Coleford Road, but visibility splay may need to be assessed. • Adjoins a Locally Distinctive Area • Western extension to the west of the settlement <p>Inclusion in the SHELAA = Yes</p>
5	Land off Morse Road	Morse Road, Drybrook, GL17 9AJ	1.9 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Natural extension to North West of the settlement • Access onto busy road would be difficult • Steep site <p>Inclusion in the SHELAA = No</p>
34	Land off Queens Farm	Queens Farm, Churcham, GL2 8BA	1.52 ha	<ul style="list-style-type: none"> • Detached from settlement boundary • Isolated open countryside location • Elevated site • Good access via the A40 – Highway safety concerns with new access onto main road • Proximity to Primary School • Grade II listed building – Churcham County Primary School and attached house and Pockets <p>Inclusion in the SHELAA = No</p>
38	Land off Watery Lane	Watery Lane, Newent, GL18	1.0772 ha	<ul style="list-style-type: none"> • Within settlement boundary • Good access of Watery Lane • Access to services • Housing allocation • Grade II Listed Buildings – Chapel, Cemetery Lodge and Gates and Gatepiers <p>Inclusion in the SHELAA = Yes</p>
41	Land of Naas Lane	Naas Lane, Lydney	3.6 ha	<ul style="list-style-type: none"> • Within Settlement boundary • Direct access off bypass - High traffic speeds • Good level of services within settlement • Allocated site apart from small triangle parcel to the north. • Site likely to come forward

				<ul style="list-style-type: none"> Triangle area to the north has been identified as employment generating uses <p>Inclusion in the SHELAA = Yes</p>
45	Land at Rock House off Driffield Road	Driffield Road, Lydney, GL15	0.96 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Access of Driffield Road Access to services Relatively unconstrained Unlikely Driffield Road could handle another development <p>Inclusion in the SHELAA = Yes</p>
46	Land off Dyke House Lane	Dyke House Lane, Bromsberrow Heath	5.5 ha	<ul style="list-style-type: none"> Outside but adjoins settlement boundary Good location due to proximity to settlement Lack of infrastructure including public transport Access is relatively narrow highway requires investigation Fairly Steep land Proportionate to Bromsberrow Heath <p>Inclusion in the SHELAA = Yes</p>
47	Land off Beach Lane	Beach Lane, Bromsberrow Heath, Dymock	58 ha	<ul style="list-style-type: none"> Large site outside settlement boundary Limited services in Bromsberrow Heath Noise issue from M50 Key Wildlife Site adjacent to North West boundary Unsustainable relative to the sites proportion to Bromsberrow Heath Developable <p>Inclusion in the SHELAA = Yes</p>
48	Land North of Bromsberrow Heath Business Park	Bromsberrow Heath Business Park, Bromsberrow, HR8 1PG	0.48 ha	<ul style="list-style-type: none"> Outside but adjoins settlement boundary Proximity to M50 Site would better represent an extension to the Business Park or a small infill site <p>Inclusion in the SHELAA = No</p>
55	Land West off Elton Way	Elton Way, Littledean, GL14 3PG	1.4 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Natural extension to settlement Partly allocated Grade II Listed Buildings – Court House and Court House, Walls and Gatehouse 3 possible access points <p>Inclusion in the SHELAA = Yes</p>
57	Land to the West of	Severn View Road, Woolaston	20 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Suitable and developable site

	Woolaston			<ul style="list-style-type: none"> • Good access off the A48 or Severn View Road • Large site in comparison to services available – Village will double in size <p>Inclusion in the SHELAA = Yes</p>
59	Land off Mopla Road, Tutshill	Mopla Road, Tutshill, Tidenham, NP16	6.7 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Access to local services • Natural extension to adjacent land • Within AONB • Adjoins SSSI • Adjoins Offa's Dyke • Width of access via Mopla Road is questionable for such a large parcel of land <p>Inclusion in the SHELAA = No</p>
61	Central Engineer Works and Lydwood	Central Engineering Works and Lydwood, Lower Lydbrook, GL17 9NA/ GL17 9NB	0.75 ha	<ul style="list-style-type: none"> • Inside settlement boundary therefore relates well to existing built environment with access to nearby services. • Narrow brownfield site, with high demolition and clearance costs • Site has major constraints including AONB, floodzone 3 and adjoins conservation area <p>Inclusion in the SHELAA = No</p>
62	Land off Woodend Farm	Woodend Farm, Huntley, GL19 3HA	0.4 ha	<ul style="list-style-type: none"> • Detached from settlement and potential challenge site for landscape impact • No proper access <p>Inclusion in the SHELAA = No</p>
63	Land off The Tufts, Bream	The Tufts, Bream, GL15	0.09 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good road frontage access off New Road • Good service provision in village • Adjacent to Locally Distinctive Area • Considered too small <p>Inclusion in the SHELAA = No</p>
64	Land off The Tufts, Bream	The Tufts, Bream, GL15	0.06 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Road frontage access off The Tufts • Good service provision in village • Adjacent to Locally Distinctive Area • Considered too small <p>Inclusion in the SHELAA = No</p>
65	Land off Lower Orchard, Kempley Road	Lower Orchard, Kempley Road, Gorsley, HR9 7ER	0.21 / 0.22 ha	<ul style="list-style-type: none"> • Not within a settlement boundary • Neighbours existing development • Good access via B4221 and Kempley Road • Single Plot maybe from county lane

				Inclusion in the SHELAA = Yes
66	Park Road, Mile End	44 Park Road, Mile End, Berry Hill, Coleford, GL16 7AG	0.073 ha	<ul style="list-style-type: none"> • Within settlement boundary • Too small to be considered a SHELAA site • Could be solved through planning application Inclusion in the SHELAA = No
67	Land off Windrush, Baptist Way	Windrush, Baptist Way, Ruardean Hill, GL17 9AR	0.499 ha	<ul style="list-style-type: none"> • Within settlement boundary • Access from Baptist Way • Sloping site • An Important Open Area and Recreation space Inclusion in the SHELAA = No
69	The Field, Poolway Road	The Field, Poolway Road, Broadwell, Coleford, GL16 7BE	2.088 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • SSSI consultation zone • Coalescence of Broadwell and Coleford • Locally valued landscape • Good road frontage from Poolway Road for potential access Inclusion in the SHELAA = No
71	Land off The Paddocks, Ley Road	The Paddocks, Ley Road, Minsterworth, Westbury-on- Severn, GL2 8JT	1.402 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access from the A48 and Ley Road • Potential to create serious main road traffic issues • Northern area of the site is within floodzone 3 Inclusion in the SHELAA = No
72	Land off The Wickets, Stantway	The Wickets, Stantway, Westbury-on- Severn, GL14 1QG	2.621 ha	<ul style="list-style-type: none"> • Not within settlement boundary • Narrow highway with minor access to a large area of land • Limited services including bus Inclusion in the SHELAA = No
73	Mile End, Coleford	10a Mile End, Coleford, GL16 7BY	1 ha	<ul style="list-style-type: none"> • Within settlement boundary • Tree and ecology impact • Good access via Mile End Road • Housing Allocation Inclusion in the SHELAA = Yes
74	Land off Mill Hill, Hewelsfield	Off Mill Hill, Hewelsfield, Brockweir, NP16 7NW	0.665 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Road frontage access off Mill Hill • Some service provision • Remote isolated location • Site is within AONB Inclusion in the SHELAA = No
75	Land off	Eastwood Road,	2.11 ha	<ul style="list-style-type: none"> • Within settlement boundary

	Eastwood Road, Harrow Hill	Harrow Hill, Drybrook, GL17 9JY		<ul style="list-style-type: none"> • Private road access and access from Eastwood Road • Important Open area • Locally Distinctive Area <p>Inclusion in the SHELAA = Yes</p>
76	Land off Foley Rise, Hartpury	Foley Rise, Hartpury, GL19 3DW	2.25 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Suitable access via Foley Rose • Site would be well screened from surrounding landscape • Site would round off existing development to the west and east <p>Inclusion in the SHELAA = Yes</p>
77	Land at Bream Eaves	Montpellier Road, Bream, GL15	0.15 ha	<ul style="list-style-type: none"> • Within settlement boundary • Road frontage access off Montpellier Road • Good service provision in village • Important Open Area • Within Locally Distinctive Area • Considered too small <p>Inclusion in the SHELAA = No</p>
78	Chapel Paddock, Clements End	Chapel Paddock, Chapel House, Clements End, Nr Coleford, GL16 8LL	0.15 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Un-adopted road on front boundary • Part conversion of Chapel building • Too small to be considered a SHELAA site <p>Inclusion in the SHELAA = No</p>
79	Chapel Fields, Clements End	Chapel Fields, Chapel House, Clements End, Nr Coleford GL16 8LL	0.608 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access • Rural location with neighbouring forest <p>Inclusion in the SHELAA = Yes</p>
80	Land off Balls Hill	Balls Hill, English Bicknor, GL16 7PP	1.27 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary and conservation area • Ancient Monument • Grade I Listed Building – Church of St Mary the Virgin • Grade II Listed Buildings – Bicknor House • Steep land • Access via Balls Hill • Natural addition to village envelope <p>Inclusion in the SHELAA = Yes</p>
81	Buttingham Works, Beachley	Buttingham Works, Beachley, Tidenham, NP16 7HQ	1.087 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Adjoins SAC and close proximity to SPA • Adjoins Key wildlife site • Surrounded by floodzone 3 • Existing brownfield site

				Inclusion in the SHELAA = Yes
82	Land off Stantway Lane	Stantway Lane, Stantway, Westbury-on-Severn, GL14 1QG	1.618 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access via Stantway Lane • Tree removal Inclusion in the SHELAA = Yes
83	Land off Loop Road	Loop Road Beachley, Tidenham, NP16 7HE	0.56 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access via Loop Road • Eastern boundary within floodzone 3, SPA, SSSI and SAC • Start of ribbon development Inclusion in the SHELAA = Yes
84	Land off Churchill Way	Churchill Way, Mitcheldean GL17	2 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Extension to existing allocation • Proximity to local services • Access via Churchill Way • Rising land may present landscape sensitivity • Conservation area • Grade I Listed Building – St Michael’s Church • Grade II Listed Buildings – Elizabethan Barn, Church Cottage, The Shoe Shop, General Stores, May Lawn, Stenders Cottage, Almhouse and the Old Town Hall Inclusion in the SHELAA = No
85	Blakemore Park, Little London	Blakemore Park, Little London, Longhope, GL17 0PH	3 ha	<ul style="list-style-type: none"> • Detached from settlement • Previously developed land • Suitable for employment Inclusion in the SHELAA = Yes
87	Land off Poolway Farm	Poolway Farm, Coleford, GL16	9.936 ha	<ul style="list-style-type: none"> • Within settlement boundary • Restricted access from Poolway Road for such a large site • Access to services • Housing allocation Inclusion in the SHELAA = Yes
88	Land north of Newnham on Severn	Unlawater Lane, Newnham, GL14	8.13 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Relatively unconstrained • Restricted access via A48 Inclusion in the SHELAA = Yes
90	Land off The Wend	The Wend, Longhope, KW16	3.6 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Adjoins conservation area • Prominent site

				<ul style="list-style-type: none"> Access through existing residential via The Wend – Requires assessment to determine appropriate site capacity <p>Inclusion in the SHELAA = Yes</p>
91	Land off Church Road	Church Road, Longhope, KW16	3.2 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Adjoins conservation area Gently sloping site, but not a substantial constraint Good frontage onto Church Road and contained by existing settlement Proximity to Grade II listed Buildings – The Cruck House and Dam Barn Cottage <p>Inclusion in the SHELAA = Yes</p>
92	Land off Top Road	Top Road, Upper Soudley, GL14	1.71 ha	<ul style="list-style-type: none"> Adjoins the settlement boundary Access of Top Road Natural extension to existing settlement <p>Inclusion in the SHELAA = Yes</p>
93	Quiet Corner, St Whites Road	Quiet Corner, St Whites Road, Cinderford, GL14 2TT	0.8 ha	<ul style="list-style-type: none"> Near settlement boundary Access via St Whites Road Prominent location <p>Inclusion in the SHELAA = No</p>
95	Land off Gloucester Road, Mitcheldean	Gloucester Road, Mitcheldean, GL17 0DU	1.5 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Good road frontage, access off Gloucester Road Relates well to existing settlement Nearby conservation area Grade II Listed Buildings – Forest House, Merrin and Bachelors Hall <p>Inclusion in the SHELAA = Yes</p>
96	Land off Coleford Road, Tutshill	Coleford Road, Tutshill, Tidenham, NP16	3.4 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Access to local services Within AONB Adjoins SSSI Adjoins Offa's Dyke Width of access from Coleford road questionable given size of land Grade II Listed buildings – Church of St Luke, Church Cottage and Powder House <p>Inclusion in the SHELAA = No</p>
97	Land off Warfield Farm (Block A)	Warfield Farm, Cinderhill Way, Ruardean, GL17 9TW	1.7 ha	<ul style="list-style-type: none"> Adjoins settlement boundary Eastern area adjoins conservation area Restricted access

				Inclusion in the SHELAA = No
98	Land off Warfield Farm (Block B)	Warfield Farm, Catshill, Ruardean, GL17 9TW	1.15 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Proximity to conservation area • Access from Catshill – Narrow and steep Inclusion in the SHELAA = Yes
99	Land off Abenhall Road	Abenhall Road, Mitcheldean GL17 0DU	1.2 ha	<ul style="list-style-type: none"> • Detached from settlement boundary resulting in a fragmented settlement pattern • Access via Abenhall Road • Access to services – Dean Magna School opposite • Fronting plots buildable Inclusion in the SHELAA = Yes
100	Land off Trioscape	Trioscape, Highleadon, Rudford & Highleadon, GL18 1HQ	5.3 ha	<ul style="list-style-type: none"> • Isolated location detached from any settlement boundary • Good road frontage via the B4215 • Too rural for any housing development Inclusion in the SHELAA = No
101	Land off Brownings Farm, Millend	Brownings Farm, Millend, Blakeney, GL15 4ED	0.947 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Within conservation area • No suitable means of access from Millend • Former railway embankment • Possible redevelopment could prove non-viable Inclusion in the SHELAA = No
102	Land off Coopers Road/ Maze Walk	Coopers Road/ Maze Walk, Christchurch, Coleford, GL16 7AL / GL16 7AW	0.433 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Narrow road off Maze walk limiting access Inclusion in the SHELAA = Yes
103	Land off Crooked End	Crooked End, Ruardean, GL17 9XF	1.5 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access via Morse Road • Steep land Inclusion in the SHELAA = Yes
105	Land off Carisbrook Road	Carisbrook Road, Mitcheldean	5.67 ha	<ul style="list-style-type: none"> • Adjoins the settlement boundary • Well related to the existing settlement • Good access via Carisbrook Road • Elevated site – Landscape sensitivity with rising ground from south to north • Site would not be within keeping with the settlement and will be prominent Inclusion in the SHELAA = Yes
106	Land off	Bradford's Lane,	2.85 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary

	Bradfords Lane	Newent		<ul style="list-style-type: none"> • Access of Bradfords Lane • Good level of service provision • Key Wildlife site to the South • Proximity to Grade II Listed Buildings – Mantley House, Mantley House Barn and Cowhouse and Stable <p>Inclusion in the SHELAA = Yes</p>
107	Land South of A48, Tutshill	South of A48, Tutshill, Tidenham	18.93 ha	<ul style="list-style-type: none"> • Large site outside the settlement boundary • Highway access directly onto the 48 – Traffic concerns on busy road. • Adjoins mainline railway • Surface water from central ponds • Proximity to SPA • Grade II Listed Buildings – Mead Farmhouse and Barn • Good service provision to Tutshill and Sedbury, as well as Chepstow • A developable site <p>Inclusion in the SHELAA = Yes</p>
108	Land off Rock and Stantway Lane	Rock and Stantway Lane, Westbury-on-Severn, GL14 1QJ	6 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Narrow Highway - access off Stantway Lane and Rock Lane • Fair distance from services – Limited bus service • Open countryside <p>Inclusion in the SHELAA = No</p>
109	Land North off Ross Road	Ross Road, Newent,	9.29 ha	<ul style="list-style-type: none"> • Detached from existing settlement • Accessibility to Newent - Service provision • Access off Horsefair Lane • Section of the site to the north-east within floodzone 3 • Requires land adjacent to come forward to incrementally grow the settlement west in a coordinated manner • Potential Housing Land allocation <p>Inclusion in the SHELAA = Yes</p>
110	Land off Lower Lane	Lower Lane, Berry Hill, Coleford	0.708 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access off Lower Lane • Access to services • Buildable –Ribbon development • Locally valued landscape <p>Inclusion in the SHELAA = Yes</p>
111	Land off Pferalea, Bromsberrow	Pferalea, Bromsberrow Road, Redmarley,	5.18 ha	<ul style="list-style-type: none"> • Far removed from settlement boundary • Access of Bromsberrow Road • Relatively good service provision including

	Road	GL19 3JU		<p>school</p> <ul style="list-style-type: none"> • Proximity to M50 • Proximity to conservation area and Grade II listed building – Redhill Cottage • Landscape sensitivity with rising ground <p>Inclusion in the SHELAA = Yes</p>
112	Land behind The Firs	The Firs, Westbury-on-Severn	1.862 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Natural extension to Westbury on Severn on the northern boundary, providing an appropriate access can be found. • Western section within floodzone 3 • Adjoins the conservation area <p>Inclusion in the SHELAA = Yes</p>
113	Land at Princess Royal Road	Princess Royal Road, Bream, Lydney,	1.095 ha	<ul style="list-style-type: none"> • Within settlement boundary • Proximity to service provision • Narrow access next to new development • Designated as an Important Open Area • Within a Locally Distinctive Area • Landscape impact – An elevated field <p>Inclusion in the SHELAA = Yes</p>
114	Land at Adsett Cottages, Hunthill	Adsett Cottages, Hunthill, Westbury-on-Severn, GL14 1PH	0.4 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Poor access • Small northern section within Floodzone 3 • Majority of the site in floodzone 2 <p>Inclusion in the SHELAA = No</p>
115	Land at Grange Court	Grange Court, Northwood Green, Westbury-on-Sever, GL14 1PL	7.35 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Access off either Northwood Green Road or Grange Court Road • Lack of infrastructure • Proximity to Walmore Common SSSI • Noise from adjacent Railway lines • Small scale ribbon development to form as an extension to Northwood Green <p>Inclusion in the SHELAA = Yes</p>
116	Land at West End	West End, Ruardean, GL17 9HS	2 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Abuts conservation area • Questionable access • Steep Land • Very overgrown grassland • Access to services <p>Inclusion in the SHELAA = No</p>
117	Land at the Wilderness	Wilderness Quarry,	1.9 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good road frontage onto Barton Hill

	Quarry	Mitcheldean, GL17 0DS		<ul style="list-style-type: none"> • Previously developed land • Site nearby Key Wildlife Site and adjacent to SSSI quarry. <p>Inclusion in the SHELAA = Yes</p>
118	Land to the West off Yorkley Court	Yorkley Court, Yorkley, Lydney	15-20 ha	<ul style="list-style-type: none"> • Detached from settlement boundary • Restricted access • Lack of infrastructure • Near forestry land • Landscape issues • Compatibility with the neighbouring solar farm <p>Inclusion in the SHELAA = No</p>
120	Land off Lydney Road	Lydney Road, Yorkley, Lydney	3.8 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access off Lydney Road • Natural extension to the South of the settlement <p>Inclusion in the SHELAA = Yes</p>
121	Land off Stantway Lane	Stantway Lane, Stantway, Westbury on Severn	5.46 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Access off Stantway Lane • Good rural site • Tree removal <p>Inclusion in the SHELAA = Yes</p>
122	Land off Lydney Road	Lydney Road, Bream, Lydney	1.11 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Developable in terms of the SHLAA process • Good road frontage access off Lydney Road • Good service provision • Ideal extension to the South West corner of the settlement • Proximity to Natura 2000 site • Odour issue from neighbouring Chicken Farm <p>Inclusion in the SHELAA = Yes</p>
123	Land off Poolway Road	Poolway Road, Broadwell, Coleford	2.23 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good road frontage off Poolway Road • Locally valued landscape • Natural parcel of land to be built on, serving as an extension to Broadwell <p>Inclusion in the SHELAA = Yes</p>
124	Land South off Highfield Road	Highfield Road, Lydney	2.3 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Access off Highfield Road • Housing Allocation • Noise from bypass • Topography serves to limit potential

				Inclusion in the SHELAA = Yes
125	Land off George Lane	George Lane, Littledean, GL14 3JT	0.5 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Access of George Lane • Some services including a primary school • Abuts conservation area • Open countryside
				Inclusion in the SHELAA = Yes
127	Land at Stoulgrove Lane	Stoulgrove Lane, Woodcroft, Tidenham	1 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Some local services • Natural extension to the North of the settlement • Landscape impact and proximity to AONB, SAC and SSSI
				Inclusion in the SHELAA = Yes
128	Land at the Reservoir	The Reservoir, Edens Hill, Upleadon, GL18 1EE	0.5 ha	<ul style="list-style-type: none"> • Detached from settlement boundary • Good road frontage access onto Edens Hill • Limited services • Brownfield site • Potential ecological issues with adjacent woodland • Cost associated with demolition may result in demolition being unviable
				Inclusion in the SHELAA = No
129	Land at The Cottage	The Cottage, Edens Hill, Upleadon, GL18 1EE	0.4 ha	<ul style="list-style-type: none"> • Detached from settlement boundary • Good road frontage access onto Edens Hill • Limited services • Adjacent to SSSI • Possible infill site
				Inclusion in the SHELAA = No
131	Land off Sneyd Wood Road (Site 1)	Sneyd Wood Road, Cinderford	0.53 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access of Sneyd Wood Road • Good service provision within settlement • Site adjacent to existing housing allocation • Natural extension to the east of the settlement • Within Forest Statutory Boundary Historic • Developable but may have level issues
				Inclusion in the SHELAA = Yes
132	Land off Sneyd Wood Road (Site 2)	Sneyd Wood Road, Cinderford	0.34 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access of Sneyd Wood Road • Good service provision within settlement • Fairly unconstrained
				Inclusion in the SHELAA = Yes
133	Land off Sneyd	Sneyd Wood	2.92 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary

	Wood Road (Site 3)	Road, Cinderford		<ul style="list-style-type: none"> • Extension to existing adjacent development • Access off Sneyd Wood Road • Good service provision within settlement • Within Forest Statutory Boundary Historic • Developable but may have level issues <p>Inclusion in the SHELAA = Yes</p>
134	Land off Sneyd Wood Road (Site 4)	Sneyd Wood Road, Cinderford	2.75 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Extension to existing adjacent development • Access off Sneyd Wood Road • Good service provision within settlement • Within Forest Statutory Boundary Historic • Developable but may have level issues <p>Inclusion in the SHELAA = Yes</p>
135	Land off Sneyd Wood Road (Site 5)	Sneyd Wood Road, Cinderford	1.66 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Access off Sneyd Wood Road or Wellingtons Grove • Good service provision within settlement • Within Forest Statutory Boundary Historic • Developable but may have level issues <p>Inclusion in the SHELAA = Yes</p>
136	Land off Sneyd Wood Road (Site 6)	Sneyd Lane, Cinderford	0.4 ha	<ul style="list-style-type: none"> • Within settlement boundary • Access off Wellingtons Grove • Good service provision from settlement • Extension to existing adjacent development <p>Inclusion in the SHELAA = Yes</p>
137	Land South of the A40, Churcham	South of A40, Churcham	176 ha	<ul style="list-style-type: none"> • Very large site outside a settlement boundary • Accessible to some services, facilities and employment. • Provide a new settlement that is well connected to the highway corridor of the A40 • Proximity to Gloucester • Highway impact – Increase traffic into Gloucester • Close proximity to wildlife sensitivity and potential landscape impact – Natura 2000 site • Grade II Listed Buildings – Beauchamp House, Stonend Farmhouse, The Grange, Churcham Court and St Andrew Church • Site shared between Forest of Dean District boundary and Tewkesbury Borough

				Inclusion in the SHELAA = Yes
139	Land to the South of Elms Farm	Elms Farm, Tillis View, Staunton, Coleford	0.54 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Reasonable road frontage access off Tillis View • Natural bolt onto the settlement • Within conservation area • Within AONB • Proximity to Grade II Listed Buildings – The Almshouse and The Steps and attached Granary
140	Land off Tillis View	Tillis View, Staunton, Coleford	0.94 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Reasonable road frontage access off Tillis View • Natural extension to the south of the settlement • Adjoins conservation area • Within AONB
141	Land at Sunnycrest	Sunnycrest, Edens Hill, Upleadon	0.7 ha	<ul style="list-style-type: none"> • Detached from settlement boundary • Good road frontage access onto Edens Hill • Landscape issues – Tree removal • Buildable for small development
142	Land of New Road	New Road, Whitecroft, Lydney	3.5 ha	<ul style="list-style-type: none"> • Within settlement boundary • Existing access off New Road • Some services provision within settlement • Noise concern from adjacent railway line • Already allocated site for mixed use
143	Land off Augustus Way	Augustus Way, Lydney	14.16 ha	<ul style="list-style-type: none"> • Majority of site (south) within settlement, while northern section adjoins • Good service provision from settlement • Partially allocated and unconstrained • Active planning permissions for residential development • Natural extension to the North West of the settlement
148	Land to the South of the A40	South of the A40, Huntley	7.25 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Proximity to Huntley • Extension to the South of the settlement • Narrow access for a large scale development • Forms part of an open landscape character

				<p>on approach to Huntley with views west towards Huntley Hill</p> <ul style="list-style-type: none"> • Sensitive landscape <p>Inclusion in the SHELAA = Yes</p>
149	Land at Aylescroft Farm & South East side of Onslow Road	Gloucester Street/Onslow Road, Newent	21.7 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access to the site off Gloucester Street and B4215 • Good provision of services and infrastructure • Relatively flat site • Developable - Natural extension to the East side of the settlement • Prominent site • Drainage and odour issues <p>Inclusion in the SHELAA = Yes</p>
150	Land off Station Terrace	Station Terrace, Dymock	7.2 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Ideal location near village centre • Close to Conservation Area • Land suitable for development but constrained through access to land and bridge over disused railway • Large scale site disproportionate to the settlement • Herefordshire and Gloucestershire Canal safeguarding (AP 9) <p>Inclusion in the SHELAA = Yes</p>
151	Land of Gloucester Road, Snigs End	Gloucester Road, Snigs End, Stanton & Corse End	10.55 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Access off Gloucester Road • Natural extension to Staunton • Developable site but heritage considerations would make it difficult • Site will double the size of the settlement • A Locally Valued Landscape • Adjoins Conservation Area and proximity to a number of Listed buildings • Chartist settlement with recognisable chartist properties <p>Inclusion in the SHELAA = Yes</p>
152	Land off The Wintles	Wintles Hill, Westbury-on-Severn	0.45 ha	<ul style="list-style-type: none"> • Outside settlement boundary, but relates well to existing development • Good access off either A48 and Stantway Lane • Ribbon development • Impact on setting of Stantway Court, visible from A40

				Inclusion in the SHELAA = Yes
153	Land at Beeches Farm, Grove Road	Beeches Farm, Grove Road, Berry Hill, Coleford	12.74 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good Access off Lower Lane and Grove Road • Within an AONB • Adjoins closely to the Forest • Technically feasible
				Inclusion in the SHELAA = Yes
154	Land at Berry Hill Farm, The Gorse	Berry Hill Farm, The Gorse, Berry Hill, Coleford, GL16 8QE	17 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Possible access off Staunton Road, Lower Lane and Gorse Road • Good service provision within settlement • Changing landscape and close proximity to AONB • Locally Valued Landscape • Technically developable
				Inclusion in the SHELAA = Yes
155	Land to the East of Gorse Road	Gorse Road, The Gorse, Berry Hill, Coleford, GL16 8RF	20.2 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good access off Lower Lane and Gorse Road • Good service provision within settlement • Landscape issues • Close proximity to AONB • Locally Valued Landscape • Proximity to Listed Building – The Coombs
				Inclusion in the SHELAA = Yes
156	Land North of Coalway Road	Coalway Road, Coalway, Coleford, GL16 7RP	14.1 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Well related to Coleford • Good service provision within settlement • Largely unconstrained greenfield site • A level site • Natural extension to the settlement • Technically developable • Restricted access for such a large site • Result in the coalescence of Broadwell/Coalway and Coleford • Locally Valued Landscape • Listed building – White Hall
				Inclusion in the SHELAA = Yes
157	Land to the Eastern side of the Old Golf Course	The Old Golf Course, Tibberton Lane, Huntley	16.3 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Proximity to A40 • Extension to the East of the settlement • Buildable, but access may be problematic having regard to the size of the site • Potential ecology impact with ponds • Large site in comparison to settlement

				<ul style="list-style-type: none"> • Need of supporting infrastructure <p>Inclusion in the SHELAA = Yes</p>
158	Land to the Western side of the Old Golf Course	The Old Golf Course, Bramley Drive, Huntley	6.2 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good road frontage access off main A40 road • Extension to the East of the settlement • Buildable but access for larger development would have to be addressed • Potential ecological impact from nearby ponds • Fairly large site in comparison to settlement • Need of supporting infrastructure <p>Inclusion in the SHELAA = Yes</p>
159	Land South of A40, Huntley	South of A40, Huntley	0.8 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access onto the A40 • Ideal for small scale development forming a natural extension to Huntley <p>Inclusion in the SHELAA = Yes</p>
160	Land at Horsefair Lane	Horsefair Lane, Newent, GL18 1RP	1.46 ha	<ul style="list-style-type: none"> • Within settlement boundary • Good access off Horsefair Lane • Good service provision within settlement • Previously developed land • Identified for mixed Employment Recreation and Tourism <p>Inclusion in the SHELAA = Yes</p>
161	Land off St Whites Road (Site 7)	St Whites Road, Cinderford	3.2 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Good access of St Whites Road • Good service provision from settlement • Landscape considerations – adjacent woodland • Site will be prominent <p>Inclusion in the SHELAA = No</p>
164	Land North of Alvington	Clanna Road/ Garlands Road, Alvington, Lydney	1.5 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Reasonable access of Garlands Road and Clanna Road • Access to some service within settlement • Fairly unconstrained site • Natural extension to the North West of the settlement <p>Inclusion in the SHELAA = Yes</p>
165	Land North off Highfield Road	Highfield Road, Lydney	13.2 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Access off Highfield Road • Good level of service provision within settlement

				<ul style="list-style-type: none"> • Rising ground away from Highfield Road • Potential ecology impact with ponds • Large extension to the North of the settlement <p>Inclusion in the SHELAA = Yes</p>
166	Land West of Lydney Industrial Estate	Harbour Road, Lydney	5.66 ha	<ul style="list-style-type: none"> • Within settlement • Access of Harbour Road • Majority of site in floodzone 3 • Land identified for intensified recreational use • Site should remain as employment land, not for housing • Proximity to Grade II Listed Building – Cookson Terrace <p>Inclusion in the SHELAA = Yes</p>
167	Land off Sedbury Lane	Sedbury Lane, Sedbury, Tidenham	5.5 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Albeit narrow, access could be achieved off Sedbury Lane • Accessible to some services, facilities and employment within the settlement • Natural extension to the North East of the settlement • Potential landscape impact • Proximity to Natura 2000 site <p>Inclusion in the SHELAA = Yes</p>
168	Land off Chase View	Chase View, Ruardean Woodside, Ruardean	0.3 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good access and accessibility off Forest Road • Limited facilities within settlement – nearby Primary School • Developable in terms of the SHLAA process <p>Inclusion in the SHELAA = Yes</p>
170	Land at Broadmeads, Coleford Road	Broadmeads, Coleford Road, Bream, Lydney, GL15 6ES	1 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good road frontage access off Coleford Road • Good service provision in village • Small extension to the South of the settlement <p>Inclusion in the SHELAA = Yes</p>
171	Land at Alameda & Mayfair and adjacent land, Lydney Road	Alameda & Mayfair, Lydney Road, Bream, Lydney, GL15 6ER	1 ha	<ul style="list-style-type: none"> • Adjoining and in part the settlement boundary • Good service provision from settlement • Restricted access off Lydney Road and Green Acre • Extension to the South Eastern boundary

				<p>of the settlement</p> <ul style="list-style-type: none"> • Proximity to Natura 2000 site • Odour from neighbouring Chicken Farm <p>Inclusion in the SHELAA = Yes</p>
172	Land at Maypole Villa & Maypole Barn and adjacent land, Lydney Road	Maypole Villa and Maypole Barn, Lydney Road, Bream, Lydney, GL15 6EJ	1 ha	<ul style="list-style-type: none"> • Adjoining and in part the settlement boundary • Good service provision from settlement • Restricted access off Lydney Road <p>Inclusion in the SHELAA = Yes</p>
173	Land West of Church Road (5632)	Church Road, Longhope	2.09 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good road frontage onto Church Road • Accessible to some services within the settlement • Gently sloping site, but not a substantial constraint • Adjoins Conservation Area • Proximity to Listed Buildings – The Cruck House and Dam Barn Cottage <p>Inclusion in the SHELAA = Yes</p>
174	Land West of Church Road (6122)	Church Road, Longhope	1.25 ha	<ul style="list-style-type: none"> • Adjoins settlement boundary • Good road frontage onto Church Road • Accessible to some services within the settlement • Gently sloping site, but not a substantial constraint • Adjoins Conservation Area • Proximity to Listed Building – Dam Barn Cottage <p>Inclusion in the SHELAA = Yes</p>
175	Land at Longhope Brook	Longhope Brook, Longhope	1.12 ha	<ul style="list-style-type: none"> • Within settlement boundary • Accessible to some services within the settlement • Restricted access off Latchen Road • Designated as an Important Open Area • Within Conservation Area • Proximity to Grade II Listed Buildings – Pound House, Bank Cottage, The Old Forge and The Old Cottage. • The whole site within floodzone 2 and the western boundary within floodzone 3 • Developable in terms of the SHLAA, but limited potential <p>Inclusion in the SHELAA = No</p>
176	Land East of	Church Road,	2.496 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary

	Church Road (8324)	Longhope		<ul style="list-style-type: none"> • Accessible to some services within the settlement • Adjoins existing residential properties and primary school • Generally unconstrained • No visible access available off Church Road • Adjoins Conservation Area • Proximity to Grade II Listed Buildings – Dam Barn Cottage <p>Inclusion in the SHELAA = No</p>
177	Land East of Church Road (7052)	Church Road, Longhope	3.690 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Accessible to some services within the settlement • Adjoins existing residential properties and primary school • Generally unconstrained • No visible access available off Church Road • Adjoins conservation area • Proximity to Grade II Listed Buildings – The Cruck House and Dam Barn Cottage <p>Inclusion in the SHELAA = No</p>
179	Land at Saunders Green	Saunders Green, Whitecroft, Lydney	0.417 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Private road access • Sporadic development <p>Inclusion in the SHELAA = Yes</p>
180	Land at Beachley Barracks	Beachley Road, Beachley, Tidenham, NP16 7YG	131.22 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Previously developed • Proximity to SPA, SAC and SSSI designations and potential for significant effects • Site is surrounded by floodzone 3 • Access, flood risk and the M5 serve to constrain the capacity of the site • Developable, subject to infrastructure requirement <p>Inclusion in the SHELAA = Yes</p>
189	Land at JD Normans Factory	JD Normans Factory, Tutnalls Road, Lydney	1.51 ha	<ul style="list-style-type: none"> • Within settlement boundary • Good access of bypass • Brownfield site • Land identified for employment generating uses • Adjacent to Key Wildlife Site <p>Inclusion in the SHELAA = Yes</p>
190	Land at Glynychbrook, South of A40	Glynychbrook, Redmarley D’Abitot, GL19	113 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Possible new location for settlement • Slightly detached from junction 2 of the

		3NH		<p>M50</p> <ul style="list-style-type: none"> • Noise from M50 • Central areas within Floodzone 3 • Remote from higher order facilities • Acceptable in terms of the SHLAA, but concerns over sustainability, as the site is detached from any settlement and there is a lack of infrastructure including public transport <p>Inclusion in the SHLAA = Yes</p>
192	Land at Rock Meadow	Rock Meadow, Redmarley D'Abitot, GL19 3NA	0.37 ha	<ul style="list-style-type: none"> • Outside but adjoins settlement boundary • Good access off Rock Meadow • Accessible to some service provision within settlement • Away from conservation area but near Grade II Listed Building – Rock Farm • Natural extension to the East of the settlement • Potentially open up to further development <p>Inclusion in the SHLAA = Yes</p>
193	Land at Birdwood House Farm	Birdwood House Farm, Huntley, GL19 3EJ	20.47 ha	<ul style="list-style-type: none"> • Outside settlement boundary • No suitable access • Detached from local services • Landscape sensitivity • Open countryside • Proximity to Listed Buildings – Birdwood House • Proximity to Sewage Works • Poorly associated to existing settlement and too small to be a single settlement <p>Inclusion in the SHLAA = Yes</p>
195	Land at Leycourt Farm	Leycourt Farm, Minsterworth, GL2 8JU	57.8 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Lack of suitable access off Ley Road • Lack of infrastructure • Away from services • Remote open countryside • Proximity to Listed building – Ley Court • Large central areas of the site is within floodzone 3 • The site is within a floodzone alert/warning area <p>Inclusion in the SHLAA = No</p>
197	Land at Sainthill Farm	Sainthill Farm, Churcham, GL2 8AJ	49.7 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Reasonable access of the A40 – Potential for highway safety and congestion issues

				<p>with reliance on A40.</p> <ul style="list-style-type: none"> • Lack of infrastructure and away from services • Substantial part of the site is within floodzone 3 • Site within flood alert/warning area • Potential for landscape and ecological constraints • Open countryside <p>Inclusion in the SHELAA = No</p>
199	Land at Hooks Farm	Hooks Farm, Minsterworth, GL2 8JU	6.1 ha	<ul style="list-style-type: none"> • Outside settlement boundary • Lack of suitable access off Ley Road • Lack of Infrastructure • Remote location away from services • Proximity to Railway Lines • Proximity to Walmore Common SSSI <p>Inclusion in the SHELAA = Yes</p>