



Forest of Dean District Council **LOCAL PLAN**

Strategic Housing and Economic Land Availability Assessment 2025 (SHELAA)



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I Foreword

I.1 This document includes the list and methodology for sites included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2025. The SHELAA has been completed for the Forest of Dean District since 2008. This is the 17th iteration to be completed for the district. The aim of this exercise is to have a clear understanding of land which is available throughout the District and to identify as many sites as possible that have housing and employment potential in the area. Each year the SHELAA builds on previous assessments of land availability in the Forest of Dean District. A site will remain on the list unless there are changes to the site or requested to remove it from the study, as past sites will be carried forward.

2 Introduction

2.1 Local authorities must assess and monitor land availability within their districts to identify a 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 and Economic Land Availability Assessment (SHELAA) as set out in the National Planning Policy Framework (NPPF) revised 2024 <https://www.gov.uk/government/publications/national-planning-policy-framework--2> and Planning Practice Guidance (PPG). <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2.2 This SHELAA assessment is revisited on an annual basis and forms an important part of the evidence base which provides information for the Local Plan policies and allocations for the Forest of Dean's emerging Local Plan. However, the SHELAA is not a policy making document and it is the role of the Local Plan to make policy making decisions. The SHELAA is simply one part of the evidence base for the Local Plan.

2.3 Once again this year, the brief for the SHELAA has been expanded to include both housing and employment land. Therefore, the call for sites invited suggestions from the community for land either for housing or economic uses, 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).

2.4 Section 7 contains the list of 2025 new site submissions, including a summary of comments for each site, made by the 2025 SHELAA panel. In addition Section 8 provides details on a list of sites submitted to the 2025 SHELAA that have been considered at previous years SHLAA panels.

3 Background

3.1 The SHELAA process is complementary to the plan making process and the allocation of sites in the Forest of Dean’s emerging Local Plan. 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. Smaller sites are generally not considered for plan allocations and instead, form the basis of the supply of unallocated infill or conversions otherwise known as windfall.

3.2 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 SHELAA is compiled from a different starting point, in which the current policy framework is set aside. Sites are instead assessed as to whether they could reasonably and practically be developed.

3.3 The assessment is updated annually on the basis of a “call for sites”, whereby interested parties, landowners and developers are able to submit sites which they consider suitable for housing and/or employment, and wish the site 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.

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

3.5 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 been built or are under construction. Some have been removed at the request of owners and or agents, or reduced or reconfigured in size.

3.6 The primary role of the Strategic Housing and Economic Land Availability Assessment is to:

- identify sites and broad locations with potential for housing and employment development;
- assess their development potential, and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

3.7 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.

3.8 The full cumulative set of SHELAA sites for the Forest of Dean can be found on the following webpage <https://www.fdean.gov.uk/shlaa>

3.9 The SHELAA can also inform as well as make use of sites in Brownfield land registers. Brownfield land is defined by government in the NPPF glossary as “Previously developed land”. The register contains all the information required by government legislation. Brownfield Land registers provide up to date and consistent information on sites that identify previously developed land suitable for residential development. It lists sites that are considered suitable, available and achievable for housing to encourage development on brownfield land. This is available on the Council’s website. <https://www.fdean.gov.uk/media/t3xbli4/brownfield-land-register-2024.csv>

4 Submissions and Process 2025

4.1 The 2025 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 2025 varied from 0.05ha to 192 ha. In all, approximately 931ha of land were contained within the sites submitted in 2025. Most represent sites submitted in previous years. Sites assessed by the panel provide for 461ha of land.

4.2 In total there were 108 sites submitted in 2025. This includes 60 new or amended sites submitted, and 48 sites which have been submitted in previous years SHELAA's. There are suggested sites in Coleford, Cinderford, Lydney and Newent, as well as in a number of villages across the district.

4.3 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, Development Management, Sustainability Ecology and Conservation). The panel provides the final assessment of sites which usually meets on an annual basis. The 2025 panel meeting was conducted in person at the Council Offices in Coleford. The Panel took place on 24th September 2025. 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.

4.4 Sites which have permission or are already allocated are reviewed in the SHELAA 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 Allocations Plan examination. The supply available from this source exceeds that needed by the Allocations Plan by a considerable margin. Sites not included in the Allocations Plan 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.

5 Members of the SHELAA Stakeholder Panel

5.1 Table listing name, job title and organisation of panel members

Name	Position	Representing
Alastair Kent	Strategic Planning Transport	GCC
Anna Welsh	Planning Policy Officer	FODDC
Anouska Laramy	Principal Ecologist and Countryside Lead	FODDC
Barbara Pond	Head of Operations and Business Development	GRCC
Clive Reynolds	Development Control Manager	FODDC
Emma Hughes	Principal Planning Officer	FODDC
Hannah Millman	Planning Policy Manager	Worcester CC
Harold Symonds	Interested Party	
Jennifer Jones	Principal Planning Policy Officer	FODDC
Jo Gallagher	Assistant Planning Policy Officer	FODDC
Juliet Hynds	Head of Evidence	GWT
Karen Hanchett	Development Management (Highways)	GCC
Keith Chaplin	Housing Strategy & Enabling Officer	FODDC
Laura Dickson	Minerals and Waste Apprentice	GCC
Minette Matthews	Senior Conservation Officer	FODDC
Paul King	Place Planning Officer Education Planning & Infrastructure	GCC
Phillipa Lowe	Head of Place – Leadership & Management Team	FODDC
Robin Cordina	Senior Land and Planning Manager	M F Freeman
Sara Wilton	Development Officer	Two Rivers Housing
Scott Winnard	Partner - Registered Valuer - Development Specialist	Bruton Knowles
Stephen Symonds	Principal Building Inspector	FODDC
Suzanne Hares	Senior Planning Officer	FODDC
Veronica Parker	Development Officer	Two Rivers Housing
Victoria Stevens	Assistant Planner	Robert Hitchins

6 Housing Supply and Planning Policy in the Forest of Dean

6.1 The current Local Plan is formed by the Core Strategy (CS) adopted in 2012, the Allocations Plan (AP) adopted in 2018, and the Cinderford Northern Quarter Area Action Plan 2012. The Forest of Dean District Council is currently in the process of producing a new Local Plan which will replace the current Local Development Framework to set out how the Forest of Dean will develop over the next 18 years until 2043. A Regulation 18 consultation on the Draft Local Plan 2021 to 2045, ended on 19th August 2024. It was envisaged that the publication (Reg 19) version of the plan would be made available for formal representations in spring 2025. However, in light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024 and standard method housing figure which command a significant uplift in housing requirements. The Council is reviewing the strategy and all potential options for delivery to inform the direction of the new Local Plan. A consultation on Options to Deliver the Additional Housing Requirements, was undertaken and ended on the 11.09.2025. There are 9 made Neighbourhood Development Plans for Alvington, Berry Hill, Christchurch and Edge End, Coleford, Dymock, Forest Edge South, Huntley, Longhope, Lydney, and Mitcheldean. There are two Neighbourhood Development Plans currently being developed for Newent, and Churcham and 2 currently under review for Lydney and Coleford.

6.2 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.

6.3 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.

6.4 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 is 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.

6.5 For the year 2024/25 and going forward the FoDDC are unable to demonstrate a five year land supply under the terms of the NPPF and have a significant shortfall in housing. Further details are provided in the housing delivery statement and in the accompanying trajectory. Housing Action Plan can be found. <https://www.fdean.gov.uk/media/qxvhgzio/housing-delivery-note-2024.pdf>

6.6 The 2024 Housing Trajectory note can be found <https://www.fdean.gov.uk/media/ukpjhsmr/2024-housing-trajectory-june-2024.xlsx>

7 List of 2025 sites with panel feedback

7.1 [Hyperlink to SHELAA map](#)

7.2 Sites submitted for 2025, like all sites considered in the SHELAA process, include some that may be able to be developed but are not in locations where they are likely to be taken up by developers/ builders for a variety of reasons. When assessing them the panel had in mind their relative accessibility, their relationship with services and transport routes as well as vulnerability to flooding and proximity of protected sites. Sites that were considered by the panel to be unlikely to be taken up have been marked in the report accordingly. They are still included on the map for information.

7.3 Table showing panel comments and decision for each site.

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
25009	Cross Farm Barns, Cross Barn, High St Aylburton Aylburton Parish	New	0.079	Housing	Inside Settlement Boundary. In Conservation Area	Under size threshold of 0.2. ha minimum site area. Although within the settlement boundary.	Exclude from SHELAA as size does not meet criteria.
25103	Field at Aylburton Aylburton Parish	New	0.2669	Housing	Outside Settlement Boundary but directly adjoins Settlement Boundary & Conservation Area. Next to Mixed employment, recreation and tourism site API8. Listed Building. (Park Farm).	Little contributions to improve bus service provision, more appropriate for employment. No way of linking through to employment site. Water course issue Stockwell Brook. Rural access. A principal entrance to the CA. Heritage Assessment may be supported.	Include in SHELAA for Housing
25066	Blaisdon Nurseries, Blaisdon Blaisdon Parish	Amended. 2008 Ref 8 SHELAA and previously in 2007 SHELAA.	0.6309	Housing / combination	In Conservation Area. No Settlement Boundary for Blaisdon. In close proximity to 3 Grade II Listed buildings. Including Tan House & Tan House Farm & The Old Tannery.	Close to Blaisdon Hall, within 500 m lesser horseshoe maternity routes. Ecology issues. Significant concern from a conservation perspective. Not consistent with settlement pattern of CA. Not sustainable location, isolated. Rural access. Water issues.	Exclude from SHELAA.
25067	Field to the North of Beach Lane, Bromsberrow Heath Bromsberrow Parish	New SHELAA 25074 adjoins site to the rear	0.8269	Housing/ employment	Outside but adjacent to Settlement Boundary. Close to Grade II Listed Building Grove House and Land Formerly associated with it.	Heritage Impact Assessment including views required. Water treatment works located to the east. Sand and Gravel quarry workings is in close proximity. Ecology surveys BNG requirement. Limited services e.g. a shop? No footways to services.	Include in SHELAA
25074	Land at Grove Cottage, Beach Lane, Bromsberrow Heath Bromsberrow Parish	New. SHELAA 25067 adjoins site to the front.	0.7632	Mixed Housing combination	Outside Settlement Boundary. Relatively close to Grade II Listed Building Grove House and land formerly associated with it.	Isolated. Heritage Impact Assessment including views required. Water treatment works located to the east. Sand and Gravel quarry workings is in close proximity. Consider ecology BNG requirement.	Include in SHELAA
25034	Land at Valley Road (Phase 2), Cinderford Cinderford Parish	Amended. Part of larger site in 2024 Ref 24050, 2023 Ref: 23022, 2022 Ref: 22122 & 22125, & 2008	1.4516	Housing	Part of important open area Disused railway, Forest Statutory boundary. Intensification of employment generating use. AP.36.	Adjacent ancient woodlands, requires a buffer of at least 15m and lighting impact assessment. Consider mixed uses in first instance, preferable. Employment mixed use then housing.	Include in SHELAA
25002	Field adjoining Woodgate Bungalow, Parkend Walk Coalway Coleford Parish	Amended. Part of a previously larger site 2007 Ref 179.	0.5717	Housing	Outside but adjacent to Settlement Boundary. Forest Statutory boundary.	Close to Forestry within 500m lesser horseshoe bats hibernating, ecology issues, require survey work.	Include In SHELAA.
25014	Owen Farm, Coleford Coleford Parish	New. SHLAA site 2024 (24014) forms small part of this site.	20.052	Housing	Outside but adjoins Settlement Boundary. In Locally Valued Landscape AP69. Adjacent to Recreation space and a Key Wildlife site. Adjacent to National Landscape (former AONB) adjoins SSSI Dingle Wood.	The Farm House is likely to be considered a Non Designated Heritage Asset. In locally valued landscape area. Drainage issues. Visually prominent, higher land, read in context with houses already there. NDP.	Include In SHELAA.

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
25036	Gorse Farm (West), Coleford Coleford Parish	Amended. Part of Larger site considered 2024 Ref: 24017 2022 (22026) 2023 (23009) 2020 (154)	16.971	Housing	Outside but adjacent to Locally Valued Landscape, AP.69. National Landscape former Wye Valley AONB (Adjoins northern boundary of the land). SSSI Dingle Wood lies to the west of the site.	The Farm house is likely to be considered a potential Non Designated Heritage Asset. In Locally Valued Landscape area. Drainage issues. Visually prominent, higher land, read in context with houses already there. As above. Similar to previous site.	Include In SHELAA.
25065	Grasshopper Rise, the Purples, Coalway Coleford Parish	Amended. 2017 (640), 2007 (187) & 2008 (177) different configuration of site boundaries including Mulberry House	0.5407	Housing	Part inside part outside Settlement Boundary. Forest Statutory boundary.	Very close to woodland. Lesser horseshoe bats roosting within 500 m. ecology. Require a buffer for the woodland. How viable in build costs and how developable would this be.	Include In SHELAA.
25091	Land at Angel Farm, Newland St, Coleford Coleford Parish	Amended. Smaller (previously part of a much larger area of land). 2015 Ref: 518.	0.1563	Tourism / employment	Outside Settlement boundary. Important open area Locally Valued Landscape AP69. Small part in Flood zone 3.	Under size threshold of 0.2. ha minimum site area.	Exclude from SHELAA as size does not meet criteria.
25104	Land South of Lower Lane, Berry Hill Coleford Parish	Amended. 2020 (20055) larger site.	0.4797	Housing	Locally Valued Landscape Outside Settlement Boundary. Coal Authority High Risk Development Area.	Locally Valued Landscape. Ecological reasons. application in 2022 withdrawn. Possible in principle issues. Includes part of commercial site. Noise would be a consideration, land stability and mining. Potential as part of a larger strategic site?.	Exclude from SHELAA
25025	The Roebuck Ruardean Woodside Drybrook Parish	Amended. Part of larger site 2024 Ref: 24076, 2022 Ref: 22022 smaller site, 2008, 2007	1.5582	Housing	Adjoins Settlement Boundary. Part of site falls in recreation space open area/football pitch. Forest Statutory boundary. Coal Authority Low Risk Development Area.	Loss of recreation space/amenity land if all developed. Include part of site not the recreation area. Mining shafts. Well serviced and connected.	Include In SHELAA. Exclude recreation site.
25086	Land adjacent to New Barn Ruardean Hill Drybrook Parish	New	0.4790	Housing	Outside Settlement Boundary. Forest Statutory boundary.	Access. Remoteness. Not well connected to Drybrook. Ecology needs assessment no development within 15m of woodland buffer.	Exclude from SHELAA
25088	Land south of Ferndale Bungalow, Eastwood Road, Harrow Hill Drybrook Parish	Amended. Previously considered 2020 SHLAA ref: 20025 (slight change to site boundary)	0.2249	Housing	Forest Statutory Boundary. Locally Distinctive Area AP6. Important Open Area	Access. Ecology issues. Light spillage on woodland buffer zone significant. Greater Horseshoe bat roost within 700m. Density, quite large properties in the area.	Exclude from SHELAA
25089	Nalbridge Quarry, Dunkley Corner, Nailbridge Drybrook Parish	Amended. Site submitted in 2018 ref: 18021.	0.8918	Combination	Regionally Important Geological Site. Outside Settlement Boundary. Forest Statutory Boundary.	Reasonable road access but would struggle to get access near major road junction, access is the main issue. Level changes across site make it challenging.	Exclude from SHELAA
25003	Land North of Anchor House, Leominster Rd, Dymock Dymock Parish	Amended - larger. Part of the site considered 2024 Ref: 24039 Site is extended to the south to include the existing dwelling and make provision for a footpath.	0.4717	Housing	Outside Settlement boundary. Adjacent Hereford & Gloucestershire Canal AP.9. Hereford & Gloucestershire Canal Revised Buffer.	Distance away from Settlement boundary. Pedestrian access is an issue. Historic mapping suggests main road is a Roman road with archaeological considerations to the site. On the Hereford and Gloucester Canal designations. Anchor House likely possible NDHA.	Exclude from SHELAA

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
25056	Land on the East side of Leominster Road Dymock Dymock Parish	New	0.3217	Housing	Outside Settlement Boundary. Outside Conservation Area boundary. Adjacent to Hereford & Gloucestershire Canal AP.9.	Closer to Dymock. Outside Settlement Boundary. Rural exception site? Consideration will need to be given to Hereford & Gloucestershire Canal designations. Consideration given to the Conservation Area, as this is one of the main arteries into the CA forms part of rural setting.	Exclude from SHELAA
25010	Land at English Bicknor English Bicknor Parish	New	2.0865	Housing	Outside but adjoins Settlement boundary. National Landscape (Wye Valley) ((former AONB). Coal Authority High & Low Risk Development Area.	Limited services. No footways. Quite remote. Narrow lane access preferred through existing estate. Mining and landfill. Access is an issue	Include in SHELAA. Access is an issue.
25051	Land North of Over Old Rd Hartpur Hartpur Parish	Amended. Formed part of larger site 2009 Ref 367.	0.9886	Housing	Opposite Grade II Listed Methodist chapel. Outside Settlement boundary. Flood zone I and low risk for surface water.	Housing established on adjoining site. Ecology - Lesser horseshoe maternity roost within 500m, well connected to roost. Listed building in proximity.	Include in SHELAA.
25102	Hartpur University and College, Hartpur Hartpur Parish	New	192.67	Housing/ Employment/ Combination/ Renewable Energy and Storage	Hartpur college policy API3. Site includes the Grade II* Hartpur House. Lies within very close proximity of Grade II* Tithe Barn), Grade I Church of St Mary, Grade II* Bee Shelters, Grade II Chapel, Grade II Hartpur Court & Scheduled Ancient Monument of Hartpur Court.	Isolated. Heritage issues would need a detailed Heritage Impact assessment. Historic England would need to be consulted. Not for general housing.	Exclude from the SHELAA
25105	Annexe, Rosemary Cottage, Hartpur Hartpur Parish	New	0.2437	Housing	Outside SB. Adjoins Important Open Area. Grade II Listed Building ‘Glebelands’ in proximity to site.	Ecology - Maternity roost might inform the need for buffers depending on survey results. Traditional orchard as well. Big impact on density Informed by surveys. Members granted permission for a house on the west side of the site, well related to SB need to demonstrate access. Show right of access on private road. Impact on Grade II Listed Building. Lots of constraints would have a big impact on no of houses & deliverability.	Include in SHELAA. Lots of constraints.
25012	Land off The Fairways, Huntley Huntley Parish	Amended. Subtle change to 2023 Ref:23002, 2020 Ref: 20095 (slightly larger site), 2017 (Smaller site), 2011 & 2007 (larger site) adjoins larger SHLAA site 2023 230034	6.0432	Housing	Inside Settlement Boundary. Pending planning application under consideration.	Access issues. Existing field access to be upgraded, would need to consult with National Highways as A40. Generate increased number of pupils, education provision could school be redeveloped to take no of pupils. NDP reference haven’t allocated any housing. Policy in NDP will review within 6 months of emerging LP.	Include in SHELAA.
25054	Land North of Huntley (Byfords Road), Huntley Huntley Parish	Amended. Smaller site in 2008 ref 257.	10.746	Housing	Outside Settlement boundary (SB), but adjoining SB.	Education comments as above. Well related to settlement. Potentially a good site.	Include in the SHELAA.
25055	Land adjacent to Leaf Creative, Ross Rd, Huntley Huntley Parish	New.	4.1396	Employment	Outside Settlement boundary. Close proximity to Church of St John (Grade I) and Huntley C of E School (Grade II).	Ecology. Bat roosts close to site. Elevated site visual impact. Likely to cause some harm to the setting of the Listed Buildings, constrained by church. Careful assessment, coupled with contextual approach. HE would have to be consulted on any	Exclude from SHELAA

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						proposals, may have concerns. Access width and not formally laid out, two way traffic can be challenging, would need to upgrade, widening of access.	
25090	Land to the South of The Old Rectory, Littledean Littledean Parish	Amended. (smaller) previously submitted as a slightly larger site 2008 and 2007 Adjoins SHELAA site 2024 24061	0.3711	Housing combination	Adjacent to not within Settlement boundary. Adjacent but not within Littledean Conservation Area. Adjacent to not within Important Open Area.	A planning application is due to be submitted on the field to the west SHELAA 2024 site. Impact on the setting of the conservation area. Ecology - Greater horseshoe bats. Maternity roosts going between two roosts, would result in a significant constraint on density and amount of housing. HRA would be required. Access is too narrow. If access could be through adjoining site or in combination with adjoining site. No pedestrian access. As it stands not taken forward.	Exclude from SHELAA
25050	Land at The Old Grange, Sutton Rd, Littledean Littledean & Ruspidge & Soudley Parish	New. Small part of this falls within another 2025 SHELAA site 25013. A further smaller site is proposed for 2025 under ref: 25094	5.2721	combination mixed use (Housing and employment)	Outside Settlement Boundary. Adjoining Important Open Area/Recreation space.	Reasonable sized site. Same ecology concerns as above site. HRA required. No Footways. Concerns re access, and topography. Harmful to the setting of the Conservation Area.	Exclude from the SHELAA
25006	Land at Driffield Road, (opposite Tree Tops), Lydney Lydney Parish	New.	0.5785	Housing	Outside Settlement Boundary. Adjacent to housing allocation site AP 54.	Difficult access. Is it viable with access improvements needed. Near Settlement Boundary, not an ideal site.	Include in the SHELAA. Access issues.
25093	Plummers Farm, Naas Lane, Lydney Lydney Parish	Amended Previously a slightly larger site, submitted in 2024 Ref: 24073. Smaller site in 2022 Ref: 22132.	2.881	Housing/ employment/ combination/ other	Outside Settlement Boundary. Flood zone 3. Close to Policy AP 47 Housing. Employment Generating Uses.	Brook running near the site, and adjacent to site. Ecology Issues with BNG and the watercourse. Wooded area in part of the site. Noise transport. Would need additional buffer because of railway? Any additional buffers would constrain housing. No pavement. If Employment considered would still have drainage issues. Setting of Naas Farm will need to be considered	Exclude from the SHELAA
25095	Hurst Farm Lydney (Land to the East of the A48 Bypass). Lydney Parish	Amended - Partially included in 2024 ref : 24078 (additional land to the north)	46.355	Other	Outside Settlement boundary, adjoins SB. Grade II Listed Hurst Farmhouse. Employment Generating Uses under Policy AP47 forms part of site. Adjoining Plummers Brook. Flood Zone 3.	Major Ecological issues. Impact on estuary, and the woodland next to it A Shadow HRA would be required for the Estuary. Impact on the setting of the Listed Building a detailed Heritage Assessment is required.. Some of land is allocated in the Local plan. Opposite housing, linkages are key, something could be viable would have to be tested. Primary school requirement (generally 700 threshold). Suitable pedestrian crossing of A48 possible requirement - active travel bridge. Recreational impact cut off A48 possible disturbance to walkers.	Include in the SHELAA.
25098	Land North of Highfield Road, Lydney Lydney Parish	Amended. Site increased. Part considered in 2022 Ref: 22066. Also part considered in	43.225	Housing	Outside Settlement Boundary.	Similar constraints access/ infrastructure. To the site above.	Include in the SHELAA.

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
		2020 Ref 165. Opposite new SHELAA site 2025 Ref: 25006.					
25101	Land adjoining Lydney Rugby Club Lydney Parish	New.	0.3723	Housing	Inside Settlement Boundary. Recreation Space Lydney Rugby club. Flood zone 3. Part falls in Development Low Risk Mining area.	Flood risk. Club has flooded regularly. Would remove part of rugby pitch. Loss of recreation ground. Noise from club runs events. Not taken forward.	Exclude from SHELAA.
25004	Land at 3 Ross Road, Newent Newent Parish	Amended. Previously part of larger SHLAA 2007.	0.0543	Housing	Inside Settlement Boundary. Mixed Employment Recreation and Tourism, Policy AP 79. Close proximity to Hereford & Glos Canal Policy AP.9. The Newent Centre is a Non Designated Heritage Asset.	Under size threshold of 0.2. ha minimum site area. Although within the settlement boundary.	Exclude from SHELAA.
25023	Land North of Horsefair Lane, Newent Newent Parish	Amended. Previously part of larger SHLAA site 2020 Ref: 160.	0.3067	Housing	Inside Settlement Boundary. Adjoins Mixed Employment Recreation & Tourism Policy AP 79. Herefordshire and Gloucestershire Canal, Policy number: AP 9 adjoins site. Flood zone 3 near to site.	No footways on Horsefair lane, could possibly get an access on the lane. Ecology issues - Within 500m maternity roost - needs checking. In settlement boundary. Needs to be compatible with Hereford & Glos Canal.	Include in SHELAA
25031	Land at Bouldson House, Bouldson Lane Newent Newent Parish	New.	4.8510	Housing	Outside Settlement Boundary.	Last use birds of prey still active as an employment site. Existing building structures on site. Notwithstanding far too divorced from anything to be considered sustainable. Would it form a brownfield redevelopment site. Would still need to be sustainable. Series of narrow lanes no services, no footways. Horseshoe bat surveys required. Records of roosts. Challenging in terms of highways site not taken forward.	Exclude from SHELAA.
25019	Land to the West of Lambsquay Road, Clearwell Newland Parish	New.	1.9897	Housing	Outside but adjoins Settlement boundary. Outside but adjoins Conservation Area. Adjoins Key wildlife site. Adjoins Regionally Important Geological Sites, Stock Wood. Adjoins The Wye Valley and Forest of Dean Special Area of Conservation (SAC), Adjoins Site of Special Scientific Interest (SSSI) Old Bow and Old Ham Mines. Adjoins SSSI, Tudor Farm Bank.	Opposite mines. Adjacent to SSSI sites. Listed Roman Villa all within 500 m of the site adjacent to woodlands. Severely constrained opposite a SAC. Levels issues. Archaeology implications. Set in CA barn and associated yards worthy of consideration as Non-Designated Heritage Asset	Exclude from SHELAA
25030	Land at Warfield Farm, Ruardean Ruardean Parish	Amended. slightly larger. Previously considered 2022 Ref: 22107, Ref: 2024 Ref: 2405 additional field included in the site	7.0955	Housing	Outside but adjoins settlement Boundary. Adjoins Conservation Area. Adjoins Wye Valley National Landscape (formerly Wye Valley Area of Outstanding Natural Beauty).	Concerns re assessing immediate impact on the Conservation Area, likely to cause harm. Adjoining National Landscape (AONB). Opposite a sewage works. Levels issues. Limited services in Ruardean. Access from Cats Hill visibility issues, no footway. Would have to demolish one or two properties to improve access. If a smaller scheme considered through Westend would the decision be different? Not taken forward.	Exclude from SHELAA.

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
25094	Land at The Old Grange, Littledean Ruspidge & Soudley Parish	New. Adjoins another larger 2025 SHELAA site Ref: 25050	1.3885	Housing	Outside Settlement Boundary. Adja to recreation space	Concerns about access. Steep site. Ecology issues. A HRA would be required. Impact on the setting of the CA. Potential impact on the Old Grange. Reliant on site opposite and land ownership agreement, on its own can't get pedestrian access. Not close to settlement. Archaeological constraints on this site.	Exclude from SHELAA
25069	Land at St Whites Farm Cinderford Ruspidge & Soudley Parish	Adjoins SHLAA sites 2023 Ref: 23005 & 2022 Ref: 22044	2.0724	Housing	Outside but adjacent to Settlement Boundary.	Archaeology medieval metal work settlement. Ecological buffer on the eastern side of a previously approved site, will be significant ecology work, close to woodland. In zone of feeding and flight zones, informed by surveys adjoins existing residential.	Include in SHELAA has ecology concerns
25048	Garden of Woodland Place The Hudnalls, St. Briavels St Briavels Parish	New.	0.2500	Housing	Outside Settlement Boundary. Within Wye Valley National Landscapes (AONB). Site adjoins Special Areas of Conservation (SAC) Wye Valley Woodlands, Site of Special Scientific Interest (SSSI) The Hudnalls.	Outside Settlement Boundary. Not taken forward as a single dwelling.	Exclude from SHELAA
25100	Two fields 703 & 704 Nr Coldharbour House, St. Briavels St Briavels Parish	New	0.6320	Housing	Outside Settlement Boundary. Site within Wye Valley National Landscapes Former Wye Valley (AONB). Site in proximity to Special Areas of Conservation (SAC) Wye Valley Woodlands, Site of Special Scientific Interest (SSSI) The Hudnalls.	Remote no services no footways narrow lanes.	Exclude from SHELAA
25072	Land at Stonewalls Farm, Malvern Rd, Staunton Site A Staunton (Glos) Parish	New.	9.7473	Housing	Outside Settlement boundary. Within Locally Valued Landscape (LVL) Policy API09 and adjoins Conservation Area. Number of Grade II Listed buildings nearby.	Site A and Site B looked at together. Harm to the character of LVL. Inspector didn't consider that LVL policy had any weight at a recent appeal. Nurseries developed to the west. Significant heritage concerns on best preserved chartist settlement, integrating topography, difference in heights. Farm considered part of a non-heritage asset. Worthy preservation old trees, old field boundaries, former turnpikes archaeological investigations needed. Concern as to the scale and numbers and areas disproportionate to settlement size, looking at low density. Some Services. Large employment area by the church. Take forward with low density development reflecting pattern of development in CA.	Include in SHELAA with low density development.
25072	Land at Stonewalls Farm, Malvern Rd, Staunton Site B Staunton (Glos) Parish	New	6.7686	Housing	Outside Settlement boundary. Adjacent to Locally Valued landscape (LVL) Policy API09 and in close proximity to the Conservation Area. Number of Grade II Listed buildings nearby.	Comments as above.	Include in SHELAA with low density development.

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25073	Beachley Barracks, Chepstow Site B Tidenham Parish	New. Linked to a larger site Ref: 25073 Site A, which has previously been considered in 2024.	2.6794	Mixed combination	Adjoining Regionally Important Geological sites (Beachley Point). Site is surrounded by The Severn Estuary Special Areas of conservation (SAC), Special Protection Areas (SPA), Site of Special Scientific Interest (SSSI) (ST Tiles) & adjoining a key wildlife site Beachley & Sedbury Saltmarshes. Grade I Listed Severn Bridge. Adjoining Flood zone 2 & 3.	Existing housing development. Right next to fog horn could be noise implications.	Include in SHELAA
25020	Land South of the A48, Tutshill Tidenham Parish	Amended. Smaller site than previously submitted under SHELAA 2024 Re: 24053, 2023 Ref: 23020, 2022 Ref: 22042, 2020 Ref: 107, 2018 Ref: 18003. SHELAA site 2025 Ref: 25022 Adjoins site.	11.659	Housing	Outside but adjoins Settlement Boundary. Adjoins Housing Allocations AP 102 & AP 104. Grade II* Listed Building.	Current application pending consideration. Grade 2 agricultural land. Grade II* LB. Historic England raised significant concern about previous and current applications. Remains of original entrance north corner junction with A48 Sedbury lane, two lodge houses were originally located and boundary walls remains of drive which ran from farmhouse up to lodges. Investigative work required. Landscape Impact. Settlement deliverable. Cut off by railway line, would need pedestrian connectivity. Pedestrian access down through the greenway.	Include in SHELAA.
25021	Land East of Coleford Road, Tutshill Tidenham Parish	New	2.2263	Housing	Outside but adjoins Settlement Boundary. The Wye Valley National Landscape (AONB) is located immediately adjacent to the site. Special Areas of Conservation (SAC), Sites of Scientific Interest (SSSI), Scheduled Ancient Monument Offa's Dyke are in proximity to the site. Setting of Grade II Powerhouse Barn, Church of St Luke, Church Cottage. Wirewoods Green Manor & barn in proximity.	Glos way goes through the middle of the site. Opposite primary school. Access congestion. Ecology - Feeding area for maternity roost need lots of surveys. Bat SAC. Constraint on the number of houses. Tutshill primary currently full educational requirement. School transport issues. Appeal site to the south agreed a contribution 2018 & 2019. Concern scale needs to be proportionate . In close proximity to Grade II Listed Buildings. Heritage Impact Assessment will be required	Include in SHELAA.
25022	Land West of Sedbury Lane, Tutshill Tidenham Parish	Amended. Part of larger SHLAA sites 2024 Ref: 24053, 2023 Ref: 23020, 2022 Ref: 22042, 2020 Ref: 107, & 2018 Ref: 18003. Adjoins SHELAA site 2025 Ref: 25020. & 2021 Ref: 19 adjoins site.	7.2484	Housing	Outside Settlement Boundary. Setting of Grade II Listed Building. Near to Housing Allocations AP 102 & AP 104.	Same constraints as site adjoining Ref: 25020. Impact on setting of Listed Building, would sever the building from the original drive and entrance. Landscape Impact. Link through sites so not additional access onto A48 interlinked with the other site in relation to infrastructure issues.	Include in SHELAA
25078	Untitled Field between 2 Sunnyside Cottage & 2 Orchard Cottage, Woodcroft Tidenham Parish	Amended. Ref: 24077 previously submitted 2024 slightly larger site.	0.3189	Housing	Outside Settlement boundary. Site is within a National Landscape (AONB). Adjacent to Special Area of Conservation (SAC) Wye Valley Woodlands, and in proximity to SAC River Wye. Adjacent to Site of Scientific Interest (SSSI) (ST Tiles) Lower Wye Gorge.In	Outside Settlement Boundary. Remote, no services. Too small.	Exclude from SHELAA

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
					proximity to Flood zone 2 & 3.		
25085	Yew Tree Brake, Tidenham Chase Tidenham Parish	New	0.2120	Housing	Outside of a Settlement Boundary. Adjoining National Landscape (AONB), Adjoining a Key Wildlife Site - East Vaga Meadows. In proximity to Scheduled Ancient Monument Offa's Dyke Section in Dennell Wood. Special Areas of Conservation (SAC) Wye Valley Woodlands and Site of special Scientific Interest (SSSI) (ST Tiles) Lower Wye Gorge.	Not well related. Too small.	Exclude from SHELAA.
25096	Land forming part of Buttington Farm, Beachley Rd, Beachley Tidenham Parish	Amended. Part of land considered in 2021 ref: 21018.	26.459	Housing	Borders Beachley Settlement boundary and adjoins Sedbury Settlement Boundary. Adjoins Site of Special Scientific Interest (SSSI) (ST Tiles) Pennsylvania Fields, adjoins Key Wildlife Sites – Beachley Grasslands KWS.. Special Area of Conservation (SAC) & SSSI - River Wye is in proximity. Grade II Listed Standing Stones. Adjoining land included in Flood Zone 2 & 3	SSSI grasslands and local wildlife sites adjoining site. Ecology issues. Flooding issues. Part of site in flood zone 3. Land fill site. Scheduled Ancient Monument consent may be required, Impact on Grade II Listed Building and archaeology considerations/concerns. Heritage England would need consulting and a detailed assessment required. No services.	Exclude from SHELAA
25007	Land North of Woodings, Edens Hill, Upleadon Upleadon Parish	New. Adjoins SHELAA site 2020 Ref: 20082.	0.3086	Housing	Outside Settlement Boundary. Site of Special Scientific Interest (SSSI)- Collinpark Wood in proximity to site	Not well related, too small.	Exclude from SHELAA
25008	Hathaway Meadow, Parawell Lane, Bream West Dean Parish	New	1.8555	Housing	Outside but adjoins Settlement boundary. Adjoins Special Areas of Conservation (SAC) Wye Valley & Forest of Dean Bat Sites. Site of Special Scientific Interest (SSSI) (SO Tiles) Devil's Chapel Scowles. Adjoins a Key Wildlife Site – Old Park & Old Bargain Woods. Mining Development Low Risk Area.	Lane is restricted, no footways, poor access. Iron Mine workings on the site.	Exclude from SHELAA
25071	South Field between Grove Rd and Marians Walk, Christchurch West Dean Parish	Previously submitted as part of a larger site 2008 & 2007 ref: 212	0.2989	Housing	Outside but adjoins Settlement Boundary. Forest Statutory boundary. Adjoins an Important Open Area. In proximity to National Landscape (AONB). Coal Authority Mining Development High Risk Area	Mining legacy, Air shaft. Outside but adjoining SB, surrounded by residential. Has constraints.	Include in SHELAA with constraint.
25092	Land at Horwell Hill, The Tufts, Bream West Dean Parish	New.	6.0194	Housing	Outside Settlement boundary. Forest Statutory Boundary. Coal Authority Development Low Risk Area.	Remote, divorced, landscape impact, out of character, poor access.	Exclude from SHELAA
25107	Yard on Cannop Road, Parkend West Dean Parish	New.	0.8137	Housing / combination.	Inside Settlement Boundary. Forest Statutory Boundary. Coal Authority Development High Risk Area.	Inside Settlement Boundary. Protected route for Dean Forest Railway	Include in SHELAA

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
25083	Land at rear of Deer Park, Stag Hill, Yorkley West Dean Parish	Amended. Previously considered as part of a larger site with adjoining field 2015 ref: 491	0.9023	Housing	Outside but adjoins Settlement boundary. Adjoins Locally Distinctive Area Policy AP 6 and adjoins Forest Statutory Boundary. Coal Resource Area. In proximity to Conservation Area boundary.	Adjacent to Settlement Boundary, proximity to settlement, is well related to existing development. Setting of CA.	Include in SHELAA
25082	Back garden of Myrtle Cottage, Bromley Rd, Ellwood West Dean Parish	New	0.0348	Housing	Inside Settlement boundary. Very small part of site falls in Important Open Area. Policy AP.6 Locally Distinctive Area, Forest Statutory Boundary, Coal Authority Development High Risk Area.	Under size threshold of 0.2. ha minimum site area. Although within the settlement boundary. Too small.	Exclude from SHELAA as size does not meet criteria.
25070	Land adjoining the Golf Club, Five Acres, Coleford West Dean & Coleford Parish	Amended. Forms part of larger site 2023 ref: 23061	0.0430	Housing	Forest Statutory boundary. Outside but adjoins Settlement boundary. Adjacent to Locally Valued Landscape Policy AP69. Coal Authority Development High Risk Area.	Under size threshold of 0.2. ha minimum site area. Although directly adjoins the settlement boundary. Too small.	Exclude from SHELAA as size does not meet criteria.
25081	Land at Mayfield, Wintles Hill, Westbury-on-Severn Westbury-on-Severn Parish	New. Adjoins SHLAA site 2022 Ref: 22086 different ownership	0.7916	Housing	Outside Settlement Boundary. Grade II Listed building in proximity.	Setting Grade II Listed Building. Located within garden and orchard area. Principle objection distance to settlement. Ecology - Priority habitat adjacent.	Exclude from SHELAA
25079	Land adjacent to A48 Parcel no. 9362, Chaxhill Westbury-on-Severn Parish	New.	2.1758	Housing	Outside Settlement Boundary. Part of site in within and adjoins Flood Zone 2 & 3	Ecology - Greater Horseshoe maternity roost, needs establishing. Part of site in flood zone. Remote.	Exclude from SHELAA

8 Updates for previous SHLAA sites

8.1 The purpose of the assessment is to identify suitable, available and achievable land for housing and economic development and the Council also considers whether it is deliverable. It is one important source of evidence to inform plan making. It is not normal practice to re assess sites through the SHLAA which the council is already aware of.

8.2 Unless otherwise informed the council retains all sites submitted to be considered in the Local Plan process moving forward. They inform an important part of the evidence base, however, being considered acceptable as a SHLAA does not guarantee the site will be developed in the future. Whether a site will be allocated depends on policy and practical considerations. The Local Plan process determines whether sites are suitable and deliverable for a particular use and public consultation has to be undertaken in respect of the available options.

8.3 The following sites were confirmed by the agent/ owner to still be available. The SHLAA Panel comments made in respect of these sites can be read in the relevant reports.

8.4 Table list of sites previously considered and year of panel.

Site Reference	Parish	Site name	Year previously submitted
25068	Bromsberrow	Land at Bromsberrow Heath Business Park	2020 Ref: 20009, 2019 Ref: 19043, 2017 Ref: 620
25061	Churcham	Sainthill Farm, Sainthill Rd Churcham	2020 Ref: 20119
25033	Cinderford	Land at Station Street, Cinderford	2024 Ref: 24015, 2023 Ref: 23034, 2022 Ref: 22057
25059	Coleford	Land at Bells Hotel & Golf Club (Parcel D)	2008 Ref: 266
25043	Coleford	Land to the West of Pingry Business Park, Pingry Lane, Coleford	2024 Ref: 24023
25042	Coleford	Land at Poolway Rd, Broadwell	2024 Ref: 24031, 2023 Ref: 23023, 2022 Ref: 22036, 2020 Ref: 20067, 2018 Ref: 18011, 2017 ref: 626
25041	Coleford	Land at Berry Hill Farm (East of Gorse Rd), Berry Hill	2024 Ref: 24018, 2023 Ref: 23008, 2022 Ref: 22060, 2020 Ref: 20092
25040	Coleford	Land at Beeches Farm Grove Rd, Berry Hill	2024 Ref: 24019, 2023 Ref: 23007, 2022 Ref: 22075, 2020 Ref: 20090
25057	Coleford	Land at Bells Hotel & Golf Club (Parcel A)	2008 Ref: 264
25044	Coleford	Land to the North of Pingry Business Park, Pingry Lane, Coleford	2024 Ref: 24021
25058	Coleford	Land at Bells Hotel & Golf Club (Parcels B & C)	2008 Ref: 265
25060	Coleford	Land to the West of Angel field & 60 Newland Street, Coleford	2015 Ref: 505
25037	Coleford	Robin Hood, Staunton Rd, Coleford	2024 Ref: 24049, 2023 Ref: 23013, 2022 Ref: 22064
25076	Corse	Land adjacent to Lawn Farm, Pillows Green Rd, Corse	2024 Ref: 24087
25035	Drybrook	Land at Dairy Farm, Drybrook	2024 Ref: 24013, 2022 Ref: 22118
25032	Dymock	Land opposite Beauchamp Arms Inn, Dymock	2018 Ref: 18023, 2017 Ref: 617
25038	Dymock	Land adjacent to Station Terrace, Kempley Road, Dymock	2024 Ref: 24030
25011	Hartpury	Land off Broad Street, Hartpury	2022 Ref: 22095, 2021 Ref: 21021
25097	Hartpury	Land off Foley Rise, Hartpury	2020 Ref: 20026, 2018 Ref: 18001, 2010 Ref: 413
25024	Huntley	Land to the West of Newent Lane, Huntley	2022 Ref: 22069, 2008 Ref: 64, 2007 Ref: 75.
25045	Huntley	Land to the South of Huntley (A40)	2024 Ref: 24052, 2023 Ref: 23010, 2022 ref: 22035, 2021 Ref: 21013
25013	Littledean	Land at Court Farm, Littledean	2024 Ref: 24055
25106	Longhope	Land at Longhope	2023 Ref: 23075
25039	Longhope	Land to the West of Church Rd, Longhope	2024 Ref: 24060, 2023 Ref: 23014, 2022 Ref: 22093
25075	Lydbrook	Lydbrook Health Centre, Upper Lydbrook	2022 Ref: 22119
25053	Lydney	Land West of Lydney (Bream Road)	2024 Ref: 24038, 2023 Ref: 23042
25046	Lydney	Land South of Highfield Road Lydney	2024 Ref: 24051, 2023 Ref: 23011, 2022 Ref: 22033
25052	Lydney	Land North of Bream Road Lydney	2024 Ref: 24038A, 2023 Ref: 23042a
25049	Mitcheldean	Land North of Carrisbrook Road, Mitcheldean	2018 Ref: 18019
25047	Newent	Land at Coxmore Farm Malswick	2024 Ref: 24066, 2022 Ref: 22136

Site Reference	Parish	Site name	Year previously submitted
25001	St. Briavels	Buckets field Coleford Rd, St. Briavels	2019 Ref: 19001
25087	Tibberton	Land on the East side of Huntley Rd, Tibberton	2024 Ref: 24006, 2023 Ref: 23074
25026	Tidenham	Land off Sedbury Lane, Sedbury	2024 Ref: 25021 2021 Ref: 21017
25073 A	Tidenham	Beachley Barracks, Beachley	2024 Ref: 24035, 2023 Ref: 23059, 2022 Ref: 22127
25027	Tidenham	Land off Sedbury Lane, Chepstow	2023 Ref: 23015, 2022 Ref: 22029, 2020 Ref: 20102, 2011 Ref: 431
25029	Tidenham	Buttington Works, Beachley	2024 Ref: 24084, 2023 Ref: 23051, 2022 Ref: 22138, 2020 Ref: 20121
25028	Tidenham	Land at Wyedean School, Sedbury	2024 Ref: 24054
25005	Tidenham	Land West of Tutshill C of E School, Tutshill	2022 Ref: 22139, 2020 Ref: 20042
25017	West Dean	Land to the East of New Rd Whitecroft	2024 Ref: 24012, 2022 Ref: 22106
25018	West Dean	Land to the West of New Rd Whitecroft	2024 Ref: 24011, 2022 Ref: 22080,
25016	West Dean	Land North of Lydney Road, Bream	2024 Ref: 24016, 2023 Ref: 23024, 2022 Ref: 22037, 2020 Ref: 20066
25077	West Dean	Woodlands Farm, Pillowell	2022 Ref: 22023
25084	West Dean	Downs Farm, Yorkley Lane, Yorkley Wood Road, Yorkley	2008 Ref: 284
25064	Westbury-on-Severn	Hooks Farm, Ley Lane, Minsterworth	2020 Ref: 198
25062	Westbury-on-Severn	Ley Court Farm, Minsterworth	2020 Ref: 20118
25080	Westbury-on-Severn	Rock Farm, Rock Lane, Westbury-on-Severn	2023 Ref: 23054
25063	Westbury-on-Severn	Ley Court Farm, Minsterworth	2020 Ref: 195
25015	Woolaston	Land adjacent to Burnt House Farm, Woolaston	2018 Ref: 18004

