

Strategic Housing and Employment Land Availability Assessment 2022

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1 Foreword

1.1 This document includes the list and methodology for sites included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2022. The SHELAA has been completed for the Forest of Dean district since 2008. This is the 14th iteration to be completed for the district.

2 Introduction

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 Land Availability Assessment (SHLAA) as set out in the National Planning Policy Framework.

2.2 This SHLAA 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. However, the SHLAA is not a policy making document and it is the role of the Local Plan to make policy making decisions. The SHLAA is simply one part of the evidence base for the Local Plan.

2.3 Once again 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 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 The following document will provide details on a list of sites submitted to the 2022 SHELAA. The below document contains the list of 2022 site submissions with a summarisation for each site which was taken from the comments made by the 2022 SHELAA panel.

3 Background

3.1 The SHLAA process is complementary to the plan making process and the allocation 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. 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 SHLAA 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 landowners and agents 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. 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

3.6 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.

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

4 2022 Submissions and Process

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4.1 The 2022 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 2022 varied from 0.034ha to 268 ha. In all, approximately 576 ha of land were contained within the sites submitted in 2022. Most represent new land which could be available, though in some cases parts of the amended sites have already been submitted in previous years.

4.2 In total there were 126 sites submitted in 2022. This includes 49 new sites submitted, 21 sites that have been resubmitted but amended in size and 55 sites have been submitted and reviewed in previous years SHELAA's. 1 site has been removed from SHELAA at the request of the Landowner. 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 and Development Management). The panel provides the final assessment of sites which usually meets on an annual basis. As was the case for the last two years, the 2022 panel meeting was conducted online.. The Sites were 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 2022 Virtual SHELAA took place from the 24th June to 17th July 2022. 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 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 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.

Members of the SHLAA Stakeholder Panel 5

5 Members of the SHLAA Stakeholder Panel

Name	Job Title	Representing
Angharad Hodge	Head of Development	Two Rivers Housing
Anna Welsh	Planning Policy Officer	FODDC
Barbara Pond	Head of Operations and Business Development	GRCC
Clive Reynolds	Development Manager	FODDC
Conor Flanagan	Director	Black Box Planning
David Smart	Chartered Town Planner	Bruton Knowles
Emma Hughes	Principle Planning Officer (Applications)	FODDC
Harold Symonds	Interested party	Home Builder Federation & Federation of Master Builders
Ian Green	Senior Land and Planning Manager	M F Freeman
Jennifer Jones	Planning Policy Officer	FODDC
Keith Chaplin	Housing Strategy and Enabling Officer	FODDC
Michael Baggett	Regional Head of Land	Platform Housing Group
Nigel Gibbons	Forward Plan Manager	FODDC
Nilayan Basu	Planning Policy Officer	FODDC
Phil Hardwick	Planning Manager	Robert Hitchins Ltd
Priya Vadgama	Development Manager	Legal & General Affordable Homes
Robin Cordina	Senior Land and Planning Manager	M F Freeman
Sarah Toomer	Senior Planning Officer	FODDC
Sarah Walker	Rural Housing Enabler	GRCC
Stuart Leaver	Associate Director/ Head of Planning and Land Promotion	Powells Rural

6 Housing Supply and Planning Policy in the Forest of Dean

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. 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.

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 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 2021/22 and going forward the FoDDC are unable to demonstrate a five year land supply under the terms of the NPPF. Further details are provided in the housing delivery statement and in the accompanying trajectory. Land which can meet the current needs is available including sites with outline permission as well as allocations dating from the 2018 AP”.

- Housing Action Plan [here](#)
- The 2021 Housing Trajectory note can be found [here](#)

List of 2022 sites with panel feedback 7

7 List of 2022 sites with panel feedback

7.1 [Hyperlink to SHELAA map](#)

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22001	Land off Taynton Road opposite Wynford Villas	new	1.36	Housing	Outside settlement boundary	Flooding close by but not on this site. Quite far from amenities. This location is wholly unsustainable and does not relate to anything narrow access road, remote location. Good access open site. Worth considering but residents would require access to a car. Reasonable access Level site, easy to access from road	Developable but unsustainable location Inclusion in the SHELAA = Yes
22003	Land to the south west of Huntley Business Park	new	20.34	Housing	Outside settlement boundary	Proximity of business park will need to be considered in terms of noise. The site does not relate well to the village and is too large for the villages current facilities Small number of homes in rural location prominent in Landscape This has the potential to be a good site to consider for development but it will need to be done carefully. Access is good and with good links to the nearby towns. The site has good access Public transport available and access by car to wider areas. Employment opportunities available	Developable Landscape harm Inclusion in the SHELAA = Yes
22004	Farmhouse Joys Green	new	0.16	Housing	Within settlement boundary of	Mature trees on site. Proximity to sawmill would be a concern for us despite there already being residential	Developable Concern over neighbouring site

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
					Lydbrook/ Joys Green (part)	<p>nearby. The lane access looks quite narrow and it would require significant investment to include footpaths.</p> <p>Poor access and non-conforming use adjoining</p> <p>It does offer some opportunity but perhaps employment use would be better.</p> <p>Could be linked with adj. sawmill</p>	Inclusion in the SHELAA = Yes
22006	Elton Farm, Elton	new	0.15	Housing	Outside settlement boundary	<p>Not particularly close to service. Right next to a what looks to be a working farm.</p> <p>Too small to make any difference to numbers and question sustainability</p> <p>Good access</p> <p>No attributes</p>	Below threshold Inclusion in the SHELAA = No
22007	Land off Allaston Road	new	5.04	Housing	<p>Outside the settlement boundary</p> <p>Lydney NDP</p>	<p>Suitable buffer required with sawmill and this site gives the space to do this unlike Farmhouse, Joys Green.</p> <p>Location remote</p> <p>Good access and close to amenities. Extension of existing residential.</p> <p>Good size</p> <p>Pylon constraint</p>	<p>Developable</p> <p>Landscape impact</p> <p>Inclusion in the SHELAA = Yes</p>
22010	Land adjacent Ferndale Longhope	new	0.88	Housing	<p>Longhope NDP</p> <p>Outside settlement boundary</p>	<p>No real issues with the site in terms of flooding. The sawmill is relatively close but there are mature trees that would act as a buffer.</p> <p>Highways although good would need addressing due to the</p>	<p>Developable</p> <p>Isolated</p> <p>Unsustainable</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						<p>bend on which the site sits however this seems quite a wide</p> <p>Levels and safe access. Very Rural area and does not relate to any settlement</p> <p>Good access but would require a car to local amenities. Offers an opportunity of a good number of new homes.</p> <p>Good sized site</p>	
22019	The Old Forge. Fishpool. Kempley	new	0.28	Housing	Outside Settlement boundary	<p>Careful consideration of the access to the site is required although it will be possible.</p> <p>Very rural unsustainable location</p> <p>There is some potential for a modest residential development on this site. Access looks reasonable although a car would be required to access amenities.</p> <p>Would create some units for locals</p>	<p>Unsustainable location</p> <p>Inclusion in the SHELAA = No</p>
22022	Roebuck Meadows Ruardean Woodside	part new 2007	1.03	Housing	<p>Outside but adjacent settlement boundary</p> <p>Recreation space</p> <p>Forest boundary</p>	<p>no real constraints from looking at the plan. Access needs careful thought</p> <p>This site has potential for residential but it looks like a low density scheme would be preferable. Access is good as there is a road that approaches the site. Close proximity to a primary school. Good location in middle of settlement</p>	<p>Developable</p> <p>Inclusion in the SHELAA = Yes</p>

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22023	Woodlands Farm Pillowell	new	6.52	Combination	<p>Outside but adjacent Settlement boundary</p> <p>Outside but adjacent conservation area</p> <p>Outside but adjacent Forest boundary</p>	<p>On the edge on the conservation area so any development would need to be considerate to that.</p> <p>Access?</p> <p>Access to the site looks ok.</p> <p>Worthwhile size for Local Plan and reasonably well contained</p>	<p>Developable</p> <p>Landscape issues</p> <p>Access issues</p> <p>Inclusion in the SHELAA = Yes</p>
22024	Upleadon Reservoir	part new 2020	1.24	Housing	<p>Outside settlement boundary</p>	<p>Not sure this is the most appropriate location for residential but technically there is not necessarily a reason why not. We probably wouldn't consider this site due to the proximity of the woodland.</p> <p>Maybe unsustainable location</p> <p>Does have potential for a small residential development based on information given.</p> <p>Good access onto Lane and close to village centre</p>	<p>Detached from settlement boundary</p> <p>Good road frontage access onto Edens Hill Limited services</p> <p>Brownfield site</p> <p>Potential ecological issues with adjacent woodland</p> <p>Cost associated with demolition may result in demolition being unviable</p> <p>Inclusion in the SHELAA = NO</p>
22026	Land at Berry Hill Farm West	amended 2020	16.97	Combination	<p>Outside settlement boundary</p> <p>Locally Valued Landscape</p> <p>Coleford NDP</p>	<p>Usual planning constraints to be considered.</p> <p>Maybe creates coalescence</p> <p>Access issue to the site to be resolved.</p> <p>Technical constraints with bats and SSI could delay construction works</p>	<p>Developable</p> <p>Landscape constraints (strategic and local)</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						<p>Good opportunity for a mixed use development.</p> <p>Worthwhile size for Local Plan and contained within defensible boundaries</p> <p>Good amenities nearby. Large number of housing proposed which can help demand in the area</p>	
22033	Land South of Highfield Road	slight amended site area	2.29	Housing	<p>Outside but adjacent Settlement Boundary</p> <p>Lydney NDP</p>	<p>No constraints that would stop this development.</p> <p>There are no constraints that would potentially put a halt to any development.</p> <p>This site does offer a good opportunity for residential development and is in close proximity to housing development already taking place in that area.</p>	<p>Developable</p> <p>Prominent site</p> <p>Inclusion in the SHELAA = Yes</p>
22034	Land at Burway Farm, Rudford	new	0.88	Housing	<p>Outside Settlement Boundary</p>	<p>Limited information given but doesn't look a bad site.</p> <p>Good access, reasonable looking site.</p> <p>Available and has little affect on neighbouring properties. Although Tibberton/Rudford could be considered unsustainable this site is within easy walking distance to the bus stops on main road</p> <p>No constraints</p>	<p>Developable</p> <p>Ribbon Development</p> <p>Possible canal route</p> <p>Inclusion in the SHELAA = Yes</p>

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22039	16 Newtown Road Cinderford	smaller site 2007	0.13	Housing	Cinderford Settlement boundary forest boundary Flood zone 2 Flood Zone 3 Northern Quarter AAP	Flooding, not great location for housing due to industrial businesses around it although there are some residential about. Is road adopted and does brook flood? Good access	Under area threshold Inclusion in the SHELAA = No
22041	The Dingle Sedbury	new	0.25	Housing	Outside but adjacent Settlement boundary	Lots of trees and possible TPOs. Not great access (see above). Quite an awkward site so not ideal from my perspective. Access and overlooking Relatively good access but there looks like this could be hindered by a foot path. Close to local amenities. Appear to be "rounding off"	Developable Inclusion in the SHELAA = Yes
22043	Land off Loop Road, Beachley	new	2.97	Housing	Outside but close to Settlement boundary Close to River severn SAC, SPA, SSSI and adjacent floodzones	Close to protected area and river so need to consider potential for flooding. Sensitive design will be needed with enough open space and buffer to SSSI. Will set a precedent for development in this area Good access, good size site, close to local amenities, housing need in the area. Reasonable size with few constraints	Ecology constraints prominent location Inclusion in the SHELAA = No

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22044	Land at Sneyd Wood Road Cinderford	new area 2009	30.03	Combination	Adjacent Settlement boundary	<p>There are quite a lot of constraints with this site, notable the gradients.</p> <p>On the face of it this site is a suitable for housing development - good access to amenities and highways, housing need in the area,</p>	<p>Developable</p> <p>Landscape constraints</p> <p>Maybe beneficial to divide site</p> <p>Inclusion in the SHELAA = Yes</p>
22045	Land to the rear of Former Prince of Wales Public House, Gloucester Road, Corse	new	0.13	Housing	<p>Conservation Area</p> <p>Locally Valued Landscape</p> <p>Adjacent Settlement boundary</p>	<p>There has been some recent development in the area on larger sites. Would this site really accommodate up to 5 homes as it says in the documentation? Sensitive design would be needed.</p> <p>Good access and relatively close to amenities.</p>	<p>Below site area threshold</p> <p>Inclusion in the SHELAA = No</p>
22046	Land at Snigs End	new	3.52	Housing and Employment	<p>Outside Settlement Boundary</p> <p>Adjacent Conservation area</p> <p>Locally valued landscape</p>	<p>No real constraints on this site. Sensitive build required due to location to Chartist settlement.</p> <p>Good access (highways and amenities)</p>	<p>Developable</p> <p>Conservation area</p> <p>Divorced from core of site</p> <p>Heritage constraints</p> <p>Inclusion in the SHELAA = No</p>
22047	Former Prince Of Wales Public House	new	0.22	Housing and Employment	<p>Conservation Area</p> <p>Important Open Area</p> <p>Locally Valued Landscape</p> <p>Adjacent Settlement boundary</p>	<p>Grade II listed property, historic area, designated open space</p> <p>No constraints</p> <p>Good access to roads & services. Development will tidy up this area</p> <p>Good access</p>	<p>Heritage issues</p> <p>Chartist interest</p> <p>Listed building</p> <p>Inclusion in the SHELAA = No</p>

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22048	Spring Bank Malswick	new	3.69	Combination	Outside Settlement boundary	<p>Lots of detail provided and most issues seem to be able to be addressed.</p> <p>Open Countryside and unsustainable location</p> <p>Good access, low flood risk</p> <p>Good access and little effect on neighbours</p>	<p>Developable</p> <p>Unsustainable location</p> <p>Inclusion in the SHELAA = No</p>
22050 22052 22053	Land at Glynchbrook	two new areas plus site submitted in 2020	22.66	Combination	<p>Outside Settlement boundary</p> <p>Parts covered by Floodzones 2 and 3</p> <p>Part adjacent AONB</p>	<p>Partly in the flood zone, close to the M50, greenfield.</p> <p>Partial flooding, close to M50,</p> <p>Remote open countryside</p> <p>Flooding</p> <p>Good access, opportunity for a new community, some amenities near by.</p> <p>Good access</p> <p>Good size site in terms of numbers and large enough to provide infrastructure to overcome sustainability issues</p>	<p>Developable</p> <p>In close proximity to AONB which will impose a constraint.</p> <p>Slightly detached from junction 2 of the M50 Noise from M50</p> <p>Central areas within Floodzone 3 Remote from services/ facilities</p> <p>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> <p>Landscape issues to be addresses</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22051	Land off Ross Road, Newent	part of previously larger site 2007	2.89	Housing	Outside Settlement boundary Adjacent Mantley Chase LWS	No real issues that can't be overcome. Access & topography Good access, close to amenities, housing need. Good access and close to facilities	Developable Landscape constraints Inclusion in the SHELAA = Yes
22054	South of Monmouth Road, Longhope	new	0.29	Housing or Employment	Outside settlement boundary Longhope NDP	Pedestrian access to amenities across the main road would be difficult. Very close to the flood zone. Would be better for employment use perhaps Flooding may be an issue in time. Could create a precedent for development Relatively good access but this is quite a fast road and could cause issues. Amenities in Longhope close by. Good access and flat land	Developable Access constraints Visual impact Sustainable location Inclusion in the SHELAA = Yes
22059	Land at Chaxhill north of the A48 and east of the Severn and Wye Smokery complex.	new	0.31	Employment, tourism related uses and staff housing	Outside settlement boundary	No real issues with this site that can not be addressed. Small site next to potential incompatible use Good access and suggestion for use as staff housing or employment. Good access	Developable Access to main road Outside of main settlement away from services therefore economic benefits are reduced Inclusion in the SHELAA = Yes

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22061	Land adjacent to The Glen	new	0.10	Housing	Outside but adjacent settlement boundary	Some issues to consider on this site due to it's historic use and location but for a development on 1 property this could be overcome. Good access, close to amenities	Below site area threshold Inclusion in the SHELAA = No
22062	Stoulgrove House Land adjacent	part new 2011	1.08	Housing	Outside but adjacent to part of settlement boundary Control of Advertisements	Access looks like it would need to be across 3rd party land which would need some consideration. Close to AONB but a sensitive design could embrace this. Access? Good location and close to amenities. No attributes	Inaccessible Visual impact Inclusion in the SHELAA = No
22064	Robin Hood former Sawmill Coleford	new	1.82	Employment or Tourism	Site with employment generating uses. Area of outstanding natural beauty. Coleford NDP Outside settlement boundary.	AONB so and design would need to be sensitive Unsustainable location Potential for employment use or as suggested sustainable tourism. Good access and little effect on neighbours	Currently a site for employment generating uses Inclusion in the SHELAA = Yes

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22065	Land at Owen Farm Coleford	new	3.59	Housing	<p>Locally valued landscape.</p> <p>Outside but adjacent settlement boundary.</p> <p>Coleford NDP</p>	<p>No difficult constraints to consider from the information given.</p> <p>Access & SW drainage</p> <p>Good access off Cadora Way. Amenities are close by. Utilities provided to site.</p> <p>Rounding off and relates to existing development</p>	<p>Developable</p> <p>Well related to Coleford</p> <p>Inclusion in the SHELAA = Yes</p>
22066	Land North of Highfield Road Lydney	part new 2020	29.56	Housing	<p>Lydney NDP</p> <p>Outside but close to settlement boundary.</p>	<p>Looks like this site is been considered and thoughts given to a masterplan and constraints plan. This site has clear opportunity for a development of mixed tenure housing.</p> <p>Good location in sustainable location</p> <p>Good sized development to provide benefits for town</p> <p>Levels</p> <p>Looks like this site is been considered and thoughts given to a masterplan and constraints plan. This site has clear opportunity for a development of mixed tenure housing.</p> <p>Good location in sustainable location</p> <p>Good sized development to provide benefits for town</p>	<p>Developable</p> <p>Landscape impact</p> <p>Inclusion in the SHELAA = Yes</p>

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22067	Land Adjacent to Court Farm (Site 1) Westbury on Severn	new	0.23	Housing	Within settlement boundary of Westbury on Severn, within Conservation Area	The A48 is a fast road and highways would need to be considered carefully. Access Potential for a nice infill site, close to amenities (by car) Good frontage location	Developable Open field May prejudice Conservation Area Inclusion in the SHELAA = Yes
22068	Land Adjacent to Court Farm (Site 2) Westbury on Severn	new	1.82	Housing	Part outside but adjacent settlement boundary of Westbury on Severn Part within settlement boundary Part within Conservation Area	The A48 is a fast road and highways would need to be considered carefully. Access Local amenities by car but there is a housing need in this area. Good location on edge of village	Developable Open field May prejudice Conservation Area Inclusion in the SHELAA = Yes
22070	Land at Whitehill Lane, Drybrook	new	0.14	Housing	Outside but adjacent Settlement boundary	Long thin site which would make configuration difficult but there may be an opportunity to have a look at what could be put on the site. Probably only 2-3 homes maximum. Limited acreage and potential access issues Access it good (highway and access to amenities) No Attributes	Below site area threshold Inclusion in the SHELAA = No

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22071	Land at Lower Lydbrook	part new 2007	1.21	Housing	<p>Within settlement boundary</p> <p>Important open area</p> <p>Area of outstanding natural beauty.</p>	<p>Possible TPO's. More of a ribbon development which is fine but does come with challenges.</p> <p>Poor access and ground conditions</p> <p>Good access from adjoining site currently with planning permission. Amenities accessible by car.</p> <p>Reduced impact</p>	<p>Developable but overruled by following</p> <p>Village landscape constraint</p> <p>Access issues</p> <p>Site level issues</p> <p>Conservation Area AONB</p> <p>Inclusion in the SHELAA = No</p>
22072	Land Adjacent New Barn Ruardean Hill	new	0.03	Housing	<p>Within Ruardean Hill settlement boundary</p> <p>Forest statutory boundary</p> <p>Locally distinctive area.</p>	<p>Small site and you could probably only get a couple of new homes on this site. Not something TRH would really consider.</p> <p>Good vehicular access</p>	<p>Site area below threshold</p> <p>Inclusion in the SHELAA = No</p>
22073	Land to the North of B4213 Straight Lane Corse	new	7.98	Housing	<p>Outside settlement boundary</p>	<p>From the information provided there are no real constraints however careful consideration would need to be given as this is a large greenfield location.</p> <p>Good access by car. Some local amenities near by in Staunton and Corse.</p>	<p>Unsustainable</p> <p>Developable</p> <p>Visual impact on landscape</p> <p>Inclusion in the SHELAA = Yes</p>
22077	Rose Cottage Ruardean Hill	new	0.12	Housing	<p>Outside settlement boundary</p> <p>Part inside Forest Boundary</p>	<p>Whilst there is vehicular access, it does not look great. The site would be too small and narrow for us to look at as it would be difficult to configure anything on site. Not</p>	<p>Below site area threshold</p> <p>Inclusion in the SHELAA = No</p>

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						<p>ideal if you want to try and build more than one property.</p> <p>Tight site, not ideal access.</p>	
22078	Land at Hanover Green Cottage	new	8.28	Housing	Outside settlement boundary	<p>Consideration needs to be given to other sites proposed close by.</p> <p>Unsustainable location</p> <p>Good access</p> <p>Good access to M50</p>	<p>Outside settlement boundary</p> <p>Remote from services facilities</p> <p>Acceptable in terms of the SHLAA, if read in conjunction with larger adjoining site to the east but concerns over sustainability, as the site is detached from any settlement and there is a lack of infrastructure including public transport</p> <p>Inclusion in the SHELAA = Yes</p>
22079	Land at Dairy Farm, Drybrook Option 2 (larger site)	part new 2015	9.40	Housing	<p>Forest statutory boundary</p> <p>Part in and outside of settlement boundary.</p> <p>Housing allocation</p> <p>AP83 High Street Drybrook</p> <p>AP85 Drybrook Farm</p>	<p>Existing building</p> <p>Good access and location</p>	<p>Part allocated</p> <p>developable</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22080	Land to the West of New Road, Whitecroft	new	2.73	Combination	Outside but adjacent settlement boundary	Whilst a lot of thought has been given to this site, the proximity to the flood zone would be a great concern. Due to the site presented next door (22106) I would suggest this site is rejected and the other site is considered for residential. As above	Developable Landscape issues Inclusion in the SHELAA = Yes
22083	Day House Quarry Tidenham	new	20.35	Employment	Outside settlement boundary Policy AP 23 Mixed tourism and recreation Advert control area	No real issues that can't be resolved. Remote isolated location. Major level reprofiling required. Sports facility Good access Existing recreation and employment site.	Developable for employment Inclusion in the SHELAA = Yes
22085	Land on the North side of A40 leading from Huntley to Birdwood	new	1.49	Housing	Outside settlement boundary	No major issues. Demolition of barn. Visibility and availability of services Good Access. Housing Needs Survey being relooked at. Good access on main bus route. Limited affect on neighbours	Developable Detached from key facilities/services Inclusion in the SHELAA = Yes

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22088	Bream Eaves	part new 2017	0.19	Housing	<p>Bream settlement boundary</p> <p>Important open area</p> <p>Forest statutory boundary</p> <p>AP 6 Locally distinctive area</p>	<p>Quite close the the flood zone but still sits outside of this.</p> <p>Trees. Access track looks unadopted. Overlooking issues</p> <p>Good access and potential as a small development for 2 or 3 properties. suggest this may be better for open market than affordable.</p> <p>Reasonably contained</p>	<p>Developable</p> <p>Constrained by policy</p> <p>Inclusion in the SHELAA = Yes</p>
22092	Three Elms Farm Taynton	new	2.28	Housing	<p>Outside settlement boundary.</p>	<p>Amenities accessible by car. Sensitive development would need to be designed due to location.</p> <p>Unsustainable location with very limited amenities</p> <p>Good access, reasonable location</p> <p>Good access and easily developable</p>	<p>Listed building</p> <p>Unsustainable location but developable</p> <p>Inclusion in the SHELAA = Yes</p>
22093	Land west of Church Road Longhope	part new 2020	2.90	Housing	<p>Longhope NDP</p> <p>Outside but adjacent Settlement boundary</p> <p>Outside but adjacent conservation boundary</p>	<p>A new access would be required off Church Road.</p> <p>Topographical issues</p> <p>Would need a new access off Church Road which looks reasonable. Amenities close by in Longhope.</p> <p>Good access and local amenities</p>	<p>Developable</p> <p>Adjoining CLT site</p> <p>Landscape constraints</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22094	East of Culver Street	new access to previously submitted site 2017	4.66	Housing	Outside but adjacent settlement boundary	<p>Consideration to minor flooding and existing developments in the area.</p> <p>Access due to existing junctions</p> <p>Good access, on the edge of Newent so close to amenities. Existing developments are ongoing around this site.</p> <p>Good access and sustainable location</p>	<p>Developable</p> <p>Access constraints</p> <p>Inclusion in the SHELAA = Yes</p>
22099	Land at St Briavels	smaller site 2021	5.00	Housing	<p>Bordering the settlement boundary.</p> <p>FoD Advert control area</p>	<p>I do not think the whole site should be included - it is suggested 105 new homes could be built however this would be too much for the local amenities as they currently are.</p> <p>Access is a challenge and Owner doesn't want site pursued</p> <p>The site has potential - some amenities; highways could be dealt with. Good location relative to village</p>	<p>Developable</p> <p>Landscape constraints</p> <p>Inclusion in the SHELAA = Yes</p>
22101	Land behind The Firs, Westbury on Severn	part new 2008	2.18	Housing	<p>Outside but adjacent settlement boundary</p> <p>Outside but adjacent conservation boundary</p>	<p>Partly in flood zone. Access to main road has been thought through as previously I have seen this site and the access would need to include a CPO on Colchester Close. The A48 is a fast road and highways would need to be considered carefully.</p> <p>Flooding to rear</p>	<p>Developable</p> <p>Drainage issues</p> <p>Part in flood zone</p> <p>Inclusion in the SHELAA = Yes</p>

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ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						<p>Possible good access. Amenities accessible by car.</p> <p>Well contained site close to amenities</p> <p>Small area floods but can be overcome</p> <p>Good access and close to all village facilities mains services on site. Willing Owner</p>	
22102	Land at Littledean	new	0.98	Housing	<p>Small part (access) inside settlement boundary and important open area</p> <p>rest adjacent settlement boundary</p> <p>close to existing housing allocation</p>	<p>Access shown could be too narrow and would need to consider a new access through the adjacent site and Beechway.</p> <p>Proximity to listed building</p> <p>Potential for a good access but this would need reviewing by Highways. Adjacent site has planning permission so could compliment this.</p> <p>Good access and close to all village amenities</p>	<p>Developable</p> <p>Listed building</p> <p>Landscape and level issues</p> <p>Inclusion in the SHELAA = Yes</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22103	Land at Conigree Court, Newent	new	36.39	Housing	Outside settlement boundary. 2 local wildlife sites plus adjacent third LWS	No significant issues - biodiversity can be resolved easily in design. A careful planning gain package could overcome the constraints Good access, local amenities, housing need Good access and site large enough to fund social infrastructure	Developable Landscape issues LWS Listed building Access constraints Inclusion in the SHELAA = Yes
22104	Forge Lane, Upleadon	new	0.86	Housing	Outside but adjacent settlement boundary	No real issues from details given. Levels to form access. Location unsustainable Potentially good access to highway. Part of a larger site - is the land owner considering putting in the remainder of the site? Frontage access	Developable Access to Forge Lane Inclusion in the SHELAA = Yes
22106	Land to the East of New Road, Whitecroft	new	13.14	Housing	Outside but adjacent settlement boundary	The usual planning considerations will be needed and planning for the flood zone increasing to include this site will need to be thought through. Services constraint Good access. Has mature boundaries that can be reinforced A lot of detail has been presented on this site and it offers a good opportunity for development. Access	Developable but major impact on landscape. complex area divided by hedgerows and prominent Inclusion in the SHELAA = Yes

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						is available and a scheme designed sensitively should be considered.	
22107	Warfield Farm, Ruardean	new	7.10	Housing	<p>Outside but adjacent settlement boundary</p> <p>very small part inside settlement boundary</p> <p>Adjacent AONB to west</p>	<p>Highways isn't great but could be overcome. Gradients are challenging. Very large development potential - might be better to consider part of the site.</p> <p>Topography constraint</p> <p>Highways can be overcome, lower parts of the site could have potential for development.</p> <p>Reasonable access</p>	<p>Access and Landscape constraints</p> <p>Inclusion in the SHELAA = Yes</p>
22108	Land between Shemara and Arlins Cottage Yorkley	new	0.30	Housing	<p>Within the Yorkley settlement boundary</p> <p>Important open area,</p> <p>Forest statutory boundary,</p> <p>Locally distinctive area.</p>	<p>Not ideal as the access whilst can be overcome is not great and the site slopes.</p> <p>Access constraint</p> <p>There is some potential for a small site for residential here and some of the issues like the slope and the access can be overcome so it would be worth considering it further.</p> <p>None but could be infill/rounding off</p>	<p>Relief constraints, protected open area in Local Plan and Conservation Area.</p> <p>Inclusion in the SHELAA = No</p>

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22111	Moorlands Lydney	new	0.27	Housing	Inside settlement boundary of Lydney Lydney NDP Within conservation area.	Conservation area, Refurb or demolition? Trees, buildings worthy of listing, current use value - better for conversion Good access. Ability to help regenerate area. Good town centre location	Existing policy Inclusion in the SHELAA = Yes
22117	Land between Bracelands Drive and Forest Holidays campsite	new	1.58	Housing	Outside but adjacent settlement boundary Area of outstanding natural beauty, Coleford NDP boundary Forest statutory boundary.	This site has reasonable access and looks like it has some potential although there would need to be a lot of thought given to the design due to the proximity of the AONB. A low density scheme would be advisable. Shape of site a challenge This site has reasonable access and looks like it has some potential although there would need to be a lot of thought given to the design due to the proximity of the AONB. A low density scheme would be advisable. Good access and location	Developable but landscape and site constraints Inclusion in the SHELAA = Yes
22118	Land at Dairy Farm (Option 1) Drybrook	Larger site 2015	4.65	Housing	Forest statutory boundary Part in and outside of settlement boundary.	no major constraints just the normal planning requirements to be considered! As there is an existing affordable housing site with Guinness nearby, would this (or the larger site) be too many	Part allocated Developable Inclusion in the SHELAA = Yes

7 List of 2022 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
					Housing allocations AP83 High Street Drybrook and AP85 Drybrook Farm	houses for the local amenities to come with? Topography and access constraints Access and topography constraints This site offers a good opportunity for a residential development. Access to amenities, highways is great. Well thought out proposal covering lots of attributes including how to provide a good access, local amenities, housing need. Site relates well to village Good location close to amenities	
22119	Lydbrook Health Centre	new	0.09	Housing	With in Lydbrook / Joy's green settlement boundary Historic forest statutory boundary. Within flood Zones 2 & 3.	Flood Zone which will really make this a difficult site for residential. It is not one TRH would be keen to look at. Potential to redevelop a brownfield site which would be beneficial.	Below site threshold for SHELAA Inclusion in the SHELAA = No

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22120	Coleford Health Centre	new	0.36	Housing	Within Coleford settlement boundary. Town centre Coleford NDP boundary.	No major constraints from the limited information given. Incompatible use? Access Good town centre location Sustainable location	Town centre site Developable Town centre polices apply Inclusion in the SHELAA = Yes
22121	Lydney Health Centre	new	0.32	Housing	Within the Lydney settlement boundary. Within floodzone 2 Within floodzone 3 Lydney NDP Town Centre boundary Lydney town centre road safeguarding.	Current use value and access constraints Sustainable location	Town centre site developable Town centre polices apply - also community facility required elsewhere if developed Inclusion in the SHELAA = Yes
22122	Option 1 Land at Forest Vale Industrial Estate, Valley Road and land to the west of Forest Vale Road	part new 2015	7.60	Housing and Employment	Inside Cinderford settlement boundary AP36 Intensification of employment generating use AP37 Employment generating use Forest statutory boundary.	On the edge of flood zone 3. Need to be considered in conjunction with other large schemes being looked at in Cinderford. Contamination - better suited for industrial use Potential to regenerate a part of Cinderford. Good access to amenities / highways. Sustainable location	Developable with appropriate housing/employment mix Some incompatible uses Housing allocation on part of site Inclusion in the SHELAA = Yes

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ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
					Housing Allocation AP37 Important open area		
22123	Furnace Lane Newent	new	0.25	Housing	Outside the settlement boundary.	Close to flood zone. no constraints Good access. Close to amenities. Reasonable access	Developable Relationship with listed building Inclusion in the SHELAA = Yes
22125	Option 2 Land at Forest Vale Industrial Estate, Valley Road and land to the west of Forest Vale Road	new access 2008	4.27	Housing and Employment	Inside Cinderford settlement boundary AP36 Intensification of employment generating use Forest statutory boundary. Housing Allocation AP37 Important open area AP37 Employment generating use	Close to Flood Zone 3. Needs to be considered alongside other large developments being looked at in Cinderford. Access, surrounded by incompatible uses better for industrial uses. Contamination? Opportunity to develop an area of Cinderford that needs looking at. Close to amenities / highways Reasonably sustainable location	Developable Some incompatible uses Employment use acceptable Housing allocation on part of site Inclusion in the SHELAA = Yes
22129	Near Newland Street to Mill End Road (Whitecliff Quarry Site)	larger site 2008	6.41	Housing	Locally valued landscape, Coleford NDP	On the edge of a protected area and ancient monument. Close to flood zone. Would need significant infrastructure investment. More suited	Unsustainable location Ecology constraints Flooding

List of 2022 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
					Flood zone 2 part of site Flood zone 3 – part of site Outside settlement boundary	to returning to a designated open space / tourism area. Topography a major issue. Affects the setting of listed lime kiln Access to amenities No attributes	Adjacent ancient Monument Adjacent AONB Inclusion in the SHELAA = No
22130	Land at Chipping Lea Cottage Crossways	new	0.04	Housing	Locally valued landscape Coleford NDP Outside settlement boundary	Too narrow, lack of turning, really only suitable for a replacement property rather than a development. access to highway	Below site area threshold for SHELAA Inclusion in the SHELAA = No
22131	Portway Ross Road Longhope	new	0.25	Housing or Employment land	Outside settlement boundary. Longhope NDP Boundary.	Too close to the sawmill for residential. Lots of mature trees that would act as a buffer for the site just up the road. Isolated location, topography and shape Good access. Good access.	Developable Isolated Unsustainable Inclusion in the SHELAA = Yes
22132	Plummers Farm Lydney	new	0.98	Housing or Employment	Outside settlement boundary within Floodzone 2 Lydney NDP	Noise would be a big issue (main road and railway on either side of the site), not ideal for residential. Access from highways is ok but I wouldn't suggest from the main road. Isolated Relatively good access from highways. No attributes	Isolated unsustainable location Developable Inclusion in the SHELAA = No

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ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22133	Guy Hall Farm Site 1	smaller site 2013	1.31	Housing, Holiday Homes and Live/Work Units	Outside settlement boundary. Adjacent Awre Conservation area	Not in flood zone but quite close by so this needs considering. constraints none Relatively good access. Amenities accessible by car. attributes none	Unsustainable location Impact on heritage, conservation and listed building Inclusion in the SHELAA = No
22134	Guy Hall Farm Site 2	new	1.63	Housing, Holiday Homes and Live/Work Units	Outside settlement boundary.	Not in flood zone but this is relatively close by. Extensive demolition required. Too remote Good access. Amenities accessible by car attributes - None	Unsustainable location Impact on heritage, conservation and listed building Inclusion in the SHELAA = No
22136	Land at Coxmore Farm, Newent	new	13.59	Housing	Outside settlement boundary Part Flood zone 3 Part Floodzone 2	Some issues with flooding. This area is usually quite bad with flooding so part of the site maybe considered unsuitable. Ecology and open space requirements will be needed. Unsustainable Good access (highways and local amenities). Would help meet a strategic need. Good access	Developable in conjunction with other site Inclusion in the SHELAA = Yes

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ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
22137	Land adjacent to Duncombe House, A40 Churcham	new	2.023	Housing	Outside Settlement boundary	<p>Good access onto A40 and potential to catch the bus on existing route.</p> <p>Open countryside where apart from the school there are no services within safe walking distance along the A40.</p> <p>Would not follow sporadic pattern of development with single dwellings in large plots abutting the highway.</p> <p>Harm to landscape character.</p> <p>Not in floodzone, but in close proximity.</p> <p>Limited housing numbers</p> <p>Unsustainable location with limited amenities. Access onto busy road although technically possible. Would create a precedent for the area</p>	<p>Developable</p> <p>unsustainable location</p> <p>Inclusion in the SHELAA = Yes</p>

8 Updates for previous SHLAA sites

8 Updates for previous SHLAA sites

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

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.

Site Reference	Site name	Year previously submitted
009	The Branch Sawmills, Cinderford	2007
014	Roebuck Meadow, Ruardean	2007
015	Land Lying to the Southwest of Coopers Rd, The Lonk, Christchurch, Coleford	2007
028	South East of Newent	2007
029	Land off Sedbury Lane	2007
037	Land to North side of Lydney Road, Bream	2007
057	Station Street, Cinderford	2007
069	Land at Ross Road/ Newent Lane	2007
081	Land at Little Orchard	2007
084	Land at Deanside Parkend	2007
018	Land on Blue Rock Crescent, Bream	2008
058	Land North of Abenhall Road,	2008
082	Land at Yorkley Slade	2008
096	Land at Newnham on Severn	2008
113	Scovill, Whitecroft	2008
097	Land at Longhope	2010

Updates for previous SHLAA sites 8

Site Reference	Site name	Year previously submitted
135	Land at Awre	2013
021	Land at (to East of) Chase View, Ruardean Woodside	2014
063	Land adjacent to Hartpury Village Hall, Land adjoining Hartpury Primary School, Hartpury	2014
036	Land South of Poolway Road Broadwell	2017
056	Buttermilk Lane, Rudford	2017
128	Land at West End	2017
042	Land South of A48, Tutshill	2018
055	Land North of Carisbrook Rd, Micheldean,	2018
087	Land West of Woolaston	2018
126	West of Gloucester Road Upleadon GL181EJ	2018
012	Queens Farm Churcham GL2 8BA	2019
017	Land at Whippingtons Corner, Staunton Village, GL168PG	2019
098	Land at Rock House	2019
025	Whitehall Farm Coleford	2020
030	Land at Elms Farm Staunton Coleford	2020
031	Land South of Tillis View	2020
052	Land at Glynchbrook	2020
060	Land at Berry Hill Farm, East of Gorse Road	2020
074	Beeches Farm, Berry hill	2020
075	Beeches Farm, Berry Hill (whole site)	2020
100	Poolway Farm Extension	2020
110	Lydney Road, Yorkley	2020
115	Land at Yorkley Court Farm	2020
116	Land at Yorkley Court	2020
127	Beachley Barracks	2020

8 Updates for previous SHLAA sites

Site Reference	Site name	Year previously submitted
013	Nailsmith Court, George Lane, Littledean	2021
020	Field to the West of Pebbles Cottage	2021
038	Land to West of Cross Farm Close Aylburton	2021
076	Land South of Bream Road, Lydney	2021
086	Mayfields	2021
089	Plot 1 Kings head Birdwood	2021
090	Plot 2 kings Head Birdwood	2021
095	Broad Street Hartpury	2021
105	Land to the South East of Newent	2021
016	Land to the Rear of the Winding Wheel, Coleford Road, Bream, GL14 3PG	2009 & 2020
112	Victoria Hotel Newnham on Severn	Allocated site
109	Building 5 Mitcheldean	Allocated site AP49
138	Buttington Works	2020
139	North West of Tutshill	2020

Table

8.4 Sites we are already aware of and assessing through the local plan process due to being submitted through previous planning applications or consultations etc.

- 112 Victoria Hotel Newnham on Severn - allocated site in Local Plan AP99
- 109 Building 5 Mitcheldean allocated in Local Plan AP49

8.5 The following site was confirmed to be no longer available by the owner/agent. This site has therefore been removed from the SHLAA.

- Gladstone Sawmills, Joys Green

