

Strategic Housing and Economic Land Availability Assessment 2021

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1 . Foreword

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 2021. The SHELAA has been completed for the Forest of Dean district since 2008. This is the thirteenth 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 the Local Plan policies and allocations are informed from. However, the SHLAA is not a policy making document and it is the role of the Local Plan to make policy making decisions. The SHLAA is simply one part of the evidence base for the Local Plan.

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

2.4 The following document will provide details on a list of sites submitted to the 2021 SHELAA. The below document contains the list of 2021 site submissions with a summarisation for each site which was taken from the comments made by the 2021 SHELAA panel.

3 . Background

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, 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 online

4 . 2021 Submissions and Process

4 2021 Submissions and Process

4.1 The 2021 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 2021 varied from 0.072 ha to 43.5 ha. In all, approximately 217.35 ha of land were contained within the sites submitted in 2021. Most represent new land which could be available, though a few areas of land have already been submitted in previous years.

4.2 There were 31 new sites submitted in the 2021 SHELAA. There are suggested sites in 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 last year, the 2021 panel meeting was conducted online, through a virtual panel due to the coronavirus outbreak and the governments imposed social distancing guidelines. 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 2021 Virtual SHELAA took place from the 28th May to 7th July 2021. 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 AP examination. The supply available from this source exceeds that needed by the AP by a considerable margin. Sites not included in the AP are capable of being developed from the pool from which additional allocations may be drawn for future plans. Although, some will almost certainly come forward, there may be others that will not be selected despite their technical suitability.

5 . Members of the SHLAA Stakeholder Panel

5 Members of the SHLAA Stakeholder Panel

Name	Job Title	Representing
Anna Welsh	Planning Policy Officer	FODDC
Ben Read	Director	Black Box Planning
Clive Reynolds	Development Manager	FODDC
Conor Flanagan	Director	Black Box Planning
Harold Symonds	Developer	Home Builder Federation & Federation of Master Builders
Jennifer Jones	Planning Policy Officer	FODDC
Keith Chaplin	Housing Strategy and Enabling Officer	FODDC
Kirsty Maguire	Planner	Robert Hitchins Ltd
Nigel Gibbons	Forward Plan Manager	FODDC
Phild Hardwick	Planning Manager	Robert Hitchins Ltd
Terri Hibberd	Development Manager	Two Rivers Housing
Lois Taylor	Community -Led Housing Enabler	FODDC
Sarah Toomer	Planning Policy Officer	FODDC

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. 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 As a result of appeal APP/P1615/W/19/3236737 Inspector Bale concluded that the Council is unable to demonstrate a 5 year land supply for housing. The Council has published a Housing Action Plan that can be found [here](#). Additionally, the 2021 Hosing Trajectory note can be found [here](#).

7 . List of 2021 sites with panel feedback

7 List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
1	Land adjacent to Kings Head	Land adjacent to Kings Head, Huntley	1ha	<ul style="list-style-type: none"> • Access may be difficult due to pavement and ditch • Prominent site • Visibility onto main road may be difficult Add to SHLAA: Yes
2	Land at Chaxhill	Land at Chaxhill, Westbury on Severn	0.58ha	<ul style="list-style-type: none"> • Access to main road • Outside of main settlement away from services therefore economic benefits are reduced Add to SHLAA: Yes
3	Land at Solomons Tump	Land at Solomons Tump, Huntley	27.6ha	<ul style="list-style-type: none"> • Level site • Access difficult due to narrow road • Potential landscape and ecological issues Add the SHLAA: No
4	Field to the West of Pebbles Cottage	Field to the West of Pebbles Cottage, Corse	0.5ha	<ul style="list-style-type: none"> • Narrow road frontage • Isolated from services Add to SHLAA: No
5	Nailsmith Court	Nailsmith Court, George Lane, Littledean	0.16ha	<ul style="list-style-type: none"> • May be suitable as an exception/ affordable housing site • Land has little agricultural use • Access already in existence but is poor along narrow lane • Attractive open space Add to SHLAA: Yes
6	North East Berry Hill	North East Berry Hill, Coleford	0.93ha	<ul style="list-style-type: none"> • Access to Joyford Hill is poor • Level site

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				<ul style="list-style-type: none"> • Access to services • May cause harm to landscape and opens area up to further development Add to SHLAA: No
7	Land South of Bream Road	Land South of Bream Road, Lydney	6.7ha	<ul style="list-style-type: none"> • Adequate road frontage access • Natural extension to Lydney close to existing services and facilities • Could be visually prominent Add to SHLAA: Yes
8	Grove Lane, Allaston Mesne	Grove Lane, Allaston Mesne, Lydney	4.9ha	<ul style="list-style-type: none"> • Access narrow and constrained for amount of land available • Could be landscape issues due to being visually disconnected Add to SHLAA: No
9	Duncastle Farm	Duncastle Farm, Clanna Road, Alvington	12.3ha	<ul style="list-style-type: none"> • May need access from Clanna Road and A48 • New access onto A48 could be difficult • Well related to village but is backland development Add to SHLAA: Yes
10	Clanna Road	Clanna Road, Alvington	4.6ha	<ul style="list-style-type: none"> • Has main road access, but would need consideration e.g. visibility • Foundations for future properties could be expensive • May be visually prominent • Relatively flat land and well related to settlement Add to SHLAA: Yes

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
11	Adjacent to Pump House	Adjacent to Pump House, Yorkley	0.4ha	<ul style="list-style-type: none"> • Suitable access • Sloping green field which may require split level design • Will add to sporadic clutch of properties which are dominant in this area • Potential landscape and/ or ecology issues requiring careful design • Potential affordable housing site Add to SHLAA: Yes
12	Field off Highview Road	Field off Highview Road, Yorkley	0.16ha	<ul style="list-style-type: none"> • Due to location, would be able to submit a formal application for permission • within existing settlement surrounded by development • Could be visually prominent • Narrow lane access is poor and could impact neighbours Add to SHLAA: Yes
13	Land at Huntley	Land at Huntley	8.49ha	<ul style="list-style-type: none"> • Will spread development onto the otherwise mostly open side of the road therefore may be some landscape harm • Level site with access to main road and existing services • Potential extension to Huntley Add to SHLAA: Yes
14	Land off Broad Street	Land off Broad Street, Hartpury	4.1ha	<ul style="list-style-type: none"> • Current access inadequate, would need to be improved • Potential future growth area for Hartpury • Level site Add to SHLAA: Yes
15	Land off Danford Lane	Land of Danford Lane, Hartpury	0.36ha	<ul style="list-style-type: none"> • Natural infill • Road frontage

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				<ul style="list-style-type: none"> Level site with good access to main road Surrounded by development therefore subject to careful design would not be visually prominent Add to SHLAA: Yes
16	Land adjacent to Hartpury Primary School	Land adjacent to Hartpury Primary School, Hartpury	0.072ha	<ul style="list-style-type: none"> Highway issues need to be addressed Would only be suitable for a single dwelling More appropriate to be considered through an application instead of SHLAA process due to small size High tree coverage therefore would result in the loss of habitat. Better use would be for school to use for nature education Add the SHLAA: No
17	Land off Sedbury Lane	Land off Sedbury Lane, Sedbury	18.6 ha	<ul style="list-style-type: none"> Visually appears as a natural extension to East of Sedbury Has potential for road frontage onto lane and Buttington Hill Large site therefore owing to location may be landscape and ecological issues. Slight is elevated therefore design may be difficult Add to SHLAA: Yes
18	Land Forming part of Buttington Farm	Land Forming part of Buttington Farm, Beachley	36.72ha	<ul style="list-style-type: none"> Appears visually as a natural extension to south of Sedbury Sewer will be a constraint. Should be open space to the South

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				<ul style="list-style-type: none"> Proximity to river will be detrimental to nature and habitats Floodzone Add to SHLAA: No
19	Land at Meads Farm	Land at Meads Farm, Tutshill	14.59ha	<ul style="list-style-type: none"> Consider triangular section for natural growth of Sedbury Relatively flat land Potential access onto A48 but would be poor access on Sedbury Lane Close to railway line and phone mast Add to SHLAA: Yes
20	Land at St Briavels	Land at St Briavels	5ha	<ul style="list-style-type: none"> suitable for the growth of St Briavels Very elevated site therefore levels would need to be considered Has road access but this lane is narrow and poor Add to SHLAA: No
21	Land South of Deans Cottage	Land South of Deans Cottage, Hartpury	4.43ha	<ul style="list-style-type: none"> Natural organic expansion of Hartpury Access to adopted road available Large site with the potential to provide affordable housing May be ecological and landscape issues owing to size and location Add to SHLAA: Yes
22	Land to the West of Cross Farm	Land to the West of Cross Farm, Aylburton	2.35ha	<ul style="list-style-type: none"> Natural extension to Aylburton Elevated site therefore could be visually prominent Narrow access May be suitable for affordable units

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				Add to SHLAA: Yes
23	Pigeons	Pigeons Field, Ross Road, English Bicknor	1028ha	<ul style="list-style-type: none"> • Infill site between existing development • Main road frontage with good access • Level site • Potential future extension to village Add to SHLAA: Yes
24	Land at Woodbine Cottage Hartpury	Land at Woodbine Cottage Hartpury	0.52ha	<ul style="list-style-type: none"> • Restricted access for amount of land that could be developed • Main road access • Level site Add to SHLAA: Yes
25	Yew Tree Cottage	Yew Tree Cottage, Aston Ingham	0.809ha	<ul style="list-style-type: none"> • Restricted access for any possible development apart from a single plot due to narrow lane which is not suitable for a large number of dwellings • Level ground Add to SHLAA: No
26	Kingsfield	Kingsfield, Coalway Road, Coleford	0.21ha	<ul style="list-style-type: none"> • Would be better suited to the planning application process for a single dwelling than SHLAA due to size • Direct access onto road • Consider design in relation to existing dwellings Add to SHLAA: No
27	Mayfield	Mayfield, Westbury on Severn	2.9ha	<ul style="list-style-type: none"> • Narrow lane access that leads to main road

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				<ul style="list-style-type: none"> Large isolated site which is not suitable for development in isolation Level site but likely to be visually prominent Add to SHLAA: No
28	Brook Farm Yard	Brook Farm Yard, Clearwell	1. 9ha	<ul style="list-style-type: none"> Elevated with tree coverage therefore likely to be ecological and landscape issues Existing access onto main road Submitted plan is not completely clear where site is Add to SHLAA: No
29	Land Adjacent to Folly Farm	Land Adjacent to Folly Farm, Mitcheldean	42. 1ha	<ul style="list-style-type: none"> Development attributes do not overcome this site being agricultural land Access to site may be difficult due to road condition Level site Only certain areas are developable Likely to be visually intrusive and have ecological issues Add to SHLAA: No
30	Bream Woodside	Bream Woodside, Bream	2. 4ha	<ul style="list-style-type: none"> Natural expansion for Bream Difficult to access the land through Whittington Way as it would cross over private property frontages Whittington Way is high density with narrow carriageways further constraining access While site appears relatively flat it is in an elevated position therefore dwellings could be visually prominent

7 . List of 2021 sites with panel feedback

URN	Site Name	Address	Land Area	Comments
				Add to SHLAA: Yes
31	Land South East of Newent	Land South East of Newent	43.5ha	<ul style="list-style-type: none"> • Main road access (B4215) • Serious consideration will need to be given to the environment (ecology and landscape) on such a large site • Natural extension to Newent able to take advantage of services and facilities. Add to SHLAA: Yes

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	Year
Carisbrook Road, Mitcheldean	2020
Land south of A48 Tutshill	2020
Land opposite Morning Chorus	2018
Land off Bradfords Lane, Newent	2011
Land West of Gloucester Road, Staunton	2020
Land at Bream	2020
Land at Broadwell	2020
Land at Dymock	2008
Land South of Highfield Road, Lydney	2020
Broad Street, Hartpury	2017
Winding Wheel, Bream	2020
16 Newtown, Cinderford	2007
Roebuck Meadows, Ruardean Woodside	2007
Queens Farm, Churcham	2019

8 . Updates for previous SHLAA sites

Site	Year
Blakemore Park, Longhope	2020
Churchill Way, Mitcheldean	2020

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.

- Land at Hurst Farm, Lydney
- Land at St Whites Farm, Cinderford

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

- Land to the South of Huntley, 2020 SHLAA reference 162

