

**FOREST OF DEAN DISTRICT COUNCIL**  
**ANNUAL AUTHORITIES MONITORING REPORT**  
**2022-2023**  
**LOCAL PLAN 2012-2026**



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## I. Introduction

- I.1 This document is the nineteenth Authorities Monitoring Report for the Forest of Dean District council, and the tenth to be prepared since the current Core Strategy was adopted in 2012.
- I.2 It covers the period of 1<sup>st</sup> April 2022 through to 31<sup>st</sup> March 2023. The original intent of these monitoring reports was for local planning authorities to monitor and present information on:
- The implementation of the Local Development Scheme (LDS);
  - The extent to which the policies set out in Local Development Framework (LDF) are being achieved;
  - The progress of the local development documents set out in the Local Development Scheme;
  - The effectiveness of the policies set out in the local development documents.
- I.3 The main purpose of this report is therefore to review the extent to which policies within the Local Plan Framework are being successfully implemented, and how effective this implementation may be in meeting stated policy goals.
- I.4 This report will monitor the implementation of the Core Strategy and Allocations Plan, and the progress of emerging and completed Neighbourhood Development Plans (NDPs).

## 2. District Demographic Profile and Trends

- 2.1 The Forest of Dean District is the westernmost district of Gloucestershire, bordering on Monmouthshire in Wales. It covers a land area of 526.29km<sup>2</sup> and is geographically defined by the Wye River to the west and the Severn River to the east, with the Royal Forest of Dean (a large protected forest reserve), in the centre. To the north, the district extends to the southern edges of the Malvern Hills.
- 2.2 The information in the following pages provide a quick snapshot of the Forest of Dean district and an indication of how it is travelling in the wider context of Gloucestershire and South West England.

### 3. Population

3.1 The information boxes below shows that there is a population of ca. 87,004 in the Forest of Dean (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org))). This is an increase from 81,961 in the 2011 census. The graph also demonstrates that the Forest of Dean District has a slightly lower average of young people aged between 0-15 (16%) compared to England (18.6%), yet a noticeable higher percentage of people aged over 65 (25.1%) compared to England (18.4%). This demonstrates that the District is home to an ever aging population.

Total Population	Aged 0-15	Aged 16-64	Aged 65+	Dependency ratio
<b>87,004</b>	<b>13,958</b>	<b>51,237</b>	<b>21,809</b>	<b>0.70</b>
48.9% male; 51.1% female	16.0% (England average = 18.6%)	58.9% (England average = 63.0%)	25.1% (England average = 18.4%)	England average = 0.59
Source: Census 2021				

Figure: Population estimates by 5-year age band  
Source: Mid-Year Estimates (ONS) 2020

3.2 The population for the Forest of Dean district is projected to increase to 92,428 in 2026 and 101,222 in 2043 (Source: <https://www.gloucestershire.gov.uk/inform/population/population-projections/>).

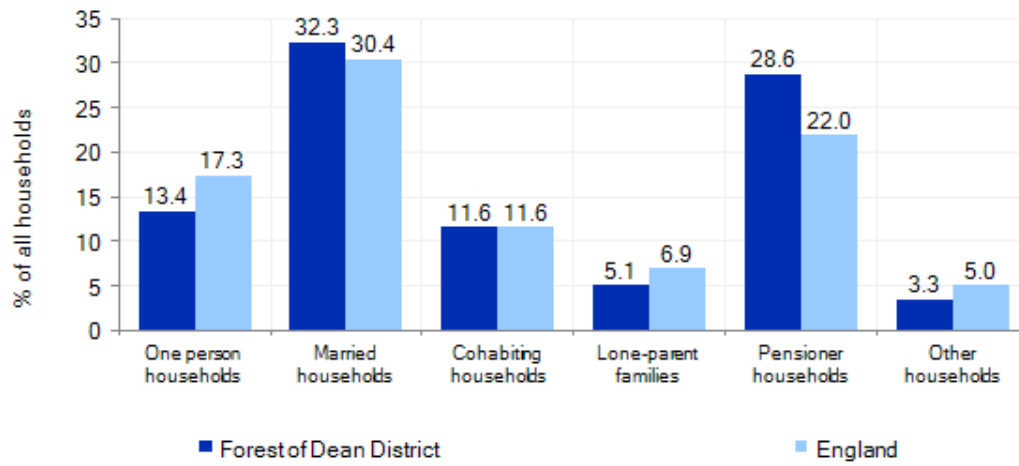
3.3 The following information shows the number of people in the Forest of Dean District by ethnicity, based on each persons perceived ethnic group and cultural background (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)))

White British	Non-White	White-non-British	Mixed
<b>82,401</b>	<b>2,135</b>	<b>2,468</b>	<b>925</b>
94.7% (England average = 73.5%)	2.5% (England average = 19.0%)	2.8% (England average = 7.5%)	1.1% (England average = 3.0%)
Asian	Black	Other ethnic group	Households with multiple ethnicities
<b>625</b>	<b>242</b>	<b>343</b>	<b>1,735</b>
0.7% (England average = 9.6%)	0.3% (England average = 4.2%)	0.4% (England average = 2.2%)	4.7% (England average = 10.4%)
Source: Census 2021			

Figure: Population by ethnic group (excluding White British)  
Source: Census 2021

3.4 The next graph indicates the composition of household types in the Forest of Dean District and compared it to England. It can be seen that there are fewer one-person households than in England, slightly more married households in the Forest of Dean, but also is it noticeable that there is 6% more pensioner households within the District compared to England. Again, this indicates that this is a district which is attractive to older generations.

Figure: Population by household composition  
Source: Census 2021



(Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)))

## 4. Climate Change and Carbon Footprint

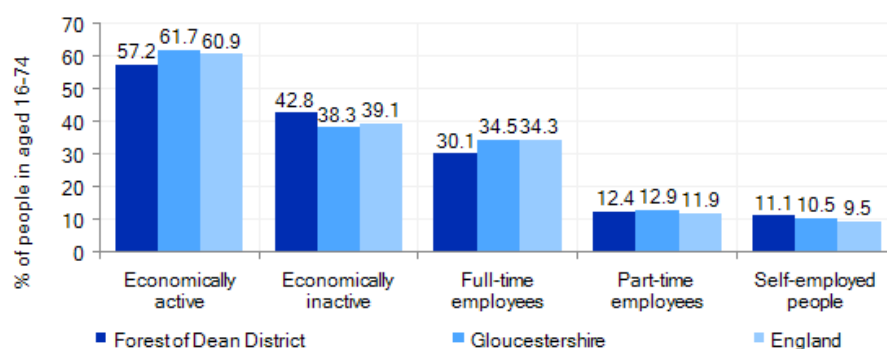
- 4.1 The Forest of Dean District Council declared a 'Climate Emergency' in December 2018. The declaration essentially provides the context and objectives in regards to the Climate Emergency. These objectives include the following:
- Make the Forest of Dean Council carbon neutral by 2030;
  - Make the Forest of Dean District carbon neutral by 2030;
  - Work with partners across the district, county and region to help deliver carbon neutrality through all relevant strategies and plans;
  - Call on the Government and other relevant organisations and partners to provide the powers, resources and funding to successfully meet the 2030 target.
- 4.2 The [Climate Emergency Strategy and Action Plan 2022-2025](#) was adopted by the Council at the November 2021 Cabinet Meeting and sets out how we can secure a low carbon future for the District and the urgent steps we will take to mitigate and adapt to climate change. Considering and acting on climate change is also at the heart of the District's [Corporate Plan](#).
- 4.3 The [Council's website](#) includes a section on climate action and provides a wealth of information on how its carbon footprint can be reduced, including advice and methods of funding. To assist with this, a carbon toolkit has also been produced detailing [How to Achieve Net Zero Carbon Homes](#).
- 4.4 The Council has produced a [Heat Decarbonisation Plan](#) for decarbonising the heating system at the Coleford Offices, describing the intention to replace the fossil fuel reliant heating system at its Coleford offices with a renewable heat generation system along with measures to reduce heat energy demand. By producing this HDP, it is hoped that a clear example of how other organisations within the district such as schools and businesses can plan to decarbonise the heating system in their own buildings.
- 4.5 Yearly reports are also produced providing information on the District's Greenhouse gas emissions.
- 4.6 A report from The Tyndall Centre on [Climate Change targets for the Forest of Dean](#) is also available as well as an interactive tool from the Met Office Hadley Centre to show [how climate change might change the weather in your area](#).
- 4.7 As can be seen, the last few years has seen a huge push towards becoming a net zero district. It is envisaged that resources will continue to be invested in this sector and is vital that these aims are also clear priorities in the development of the new Local Plan, which is currently in progress (at Draft Plan stage).

## 5. Economy

- 5.1 The table below is taken from the 2021 census and shows a higher number of economically active than recorded in 2022-2023. It also gives breakdowns of economic activity (including unemployment). The Forest of Dean has a lower percentage of its 16-74 population economically active and has more people working part-time compared to the England average. It also has a slightly higher percentage (42.8%) of people economically inactive compared to the England average (39.1%).

Economically active	Full-time employees	Part-time employees	Self-employed people	Economically inactive
<b>41,777</b>	<b>22,000</b>	<b>9,092</b>	<b>8,116</b>	<b>31,269</b>
57.2% (England average = 60.9%)	30.1% (England average = 34.3%)	12.4% (England average = 11.9%)	11.1% (England average = 9.5%)	42.8% (England average = 39.1%)
Source: Census 2021				

Figure: Economic Activity  
Source: Census 2021



(Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)))

- 5.2 Between April 2022 and March 2023, there was a higher percentage of females in employment in the Forest of Dean compared to males:

	Total	FoD (%)	South West (%)	England (%)
Males	18,600	77.3%	84.1%	82.1%
Females	21,500	81.3%	77.3%	74.7%

Source: NOMIS

([https://www.nomisweb.co.uk/reports/lmp/la/1946157374/subreports/ea\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157374/subreports/ea_time_series/report.aspx?))

- 5.3 The box below shows in which sections of the economy the main apprenticeships were achieved by the Forest of Dean residents in 2022-2023



## Forest of Dean





















Forest of Dean's top three percentages in achieved apprenticeships are in Health, Public Services, and Care at **29.17%**, followed by Business, Administration, and Law at **25.00%**, and Engineering and Manufacturing Technologies at **25.00%**.

Source: Office for Statistics Regulation (OSR) Link: <https://explore-education-statistics.service.gov.uk/find-statistics/apprenticeships>

- 5.4 The graphic below demonstrates the main occupations during 2022-2024 and how that has changed. It is interesting to see that managers, directors and senior officials and professional occupations have taken off, while administrative, service and skilled trade occupants have declined. (Source ONS annual population surveys NOMIS).

## Employment by Occupation from 2022 - 2024

<b>Managers, directors and senior officials</b>  Growth of <b>65.6%</b> 	<b>Professional occupations</b>  Growth of <b>60.8%</b> 	<b>Associate professional occupations</b>  Small reduction of <b>-4.9%</b> 
<b>Administrative and secretarial occupations</b>  Reduction of <b>-41.0%</b> 	<b>Skilled trades occupations</b>  Reduction of <b>-25.0%</b> 	<b>Caring, leisure and other service occupations</b>  Reduction of <b>-66.0%</b> 
<b>Sales and customer service occupations</b>  Reduction of <b>-45.5%</b> 	<b>Process, plant and machine operatives</b>  Reduction of <b>-28.1%</b> 	<b>Elementary occupations</b>  Growth of <b>44.0%</b> 

## Business Counts by Sectors (Top 3)

<p><b>1) Construction (570)</b></p> <p>Construction stands out as the most prominent sector in the Forest of Dean, reflecting its significant role in the local business landscape and suggesting a robust construction industry within the region.</p>	<p><b>2) Agriculture, forestry &amp; fishing (515)</b></p> <p>Agriculture, forestry &amp; fishing is the second highest type of business in the Forest of Dean, with 515 establishments, indicating its significant role and prominence within the local economy.</p>
<p><b>3) Professional, scientific &amp; technical (465)</b></p> <p>Professional, scientific &amp; technical services emerge as the third most prominent sector in the Forest of Dean, indicating a notable presence of professional and specialised services within the region's business community.</p>	

Source: The main administrative sources for the IDBR are VAT trader and PAYE employer information passed to the ONS by HM Revenue & Customs under the Value Added Tax Act 1994 for VAT traders and the Finance Act 1969 for PAYE employers; details of incorporated businesses are also passed to ONS by Companies House. Estimates in the table are rounded to five's prevent disclosure

5.5 The Business Counts by Sectors table above shows how construction and agriculture/forestry /fishing are still important business within the District.

## 6. Health, Wellbeing and Deprivation

### Health and Wellbeing

6.1 As discussed in Section 3, as the population continues to grow, there is a marked population change towards an aging population in the Forest of Dean. As can be seen below, the Age 65+ has grown significantly larger than the category Aged 0-15 and this trend is expected to continue throughout the UK.

Total Population	Aged 0-15	Aged 16-64	Aged 65+	Dependency ratio
<b>87,004</b>	<b>13,958</b>	<b>51,237</b>	<b>21,809</b>	<b>0.70</b>
48.9% male; 51.1% female	16.0% (England average = 18.6%)	58.9% (England average = 63.0%)	25.1% (England average = 18.4%)	England average = 0.59
Source: Census 2021				

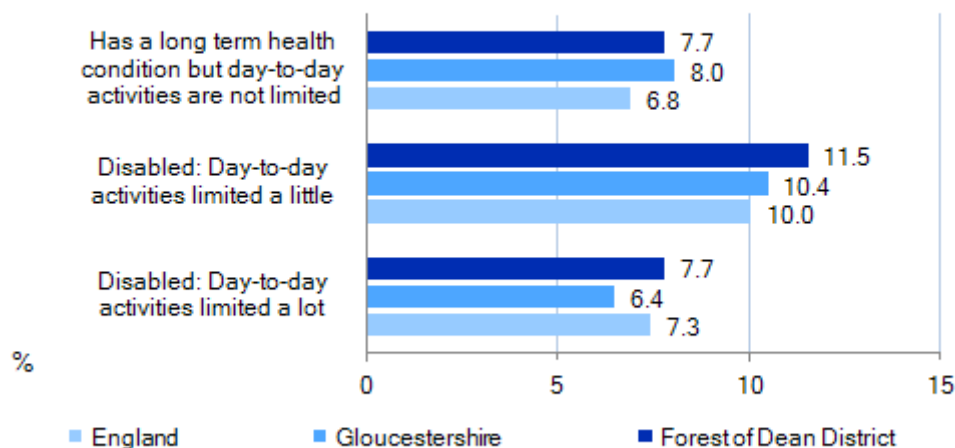
Figure: Population estimates by 5-year age band  
Source: Mid-Year Estimates (ONS) 2020

6.2 This trend will have a knock-on effect for health and wellbeing, i.e. the higher level of care that is likely to be required by the local population, as well as affecting the economy.

6.3 The health of people in Forest of Dean is varied compared with the average for England:

- The ONS data for 2015-2019 shows that life expectancy for men in the Forest of Dean is 81 years which is over the England average (80 years). Similarly, life expectancy for woman in the Forest of Dean (84 years) is slightly higher than the England average of 84 years.
- People with a limiting long-term illness is generally higher in the Forest of Dean compared to both Gloucestershire and England averages (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org))).

Figure: People with a limiting long-term illness  
Source: Census 2021



- Emergency hospital admissions for children under 5 is 170 (per thousand population) which is higher than England which is 162 (per thousand population).
- The prevalence of dementia in the FoD is slightly higher at 1% compared to the whole of England 0.8%.
- Depression prevalence in the FoD is also marginally higher at 11.9% compared to England at 11.7%.
- High blood pressure prevalence is higher in the Forest of Dean at 16.6% compared to England at 14.3%.
- Obesity prevalence is also higher at 12.5% compared to England at 10.7%.

(Source of above: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)))

### Indices of Multiple Deprivation

6.4 The information boxes below show the number of people in the Forest of Dean District living in neighbourhoods ranked among the most deprived 20% of neighbourhoods in England (data is from IMD 2019). (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org))).

Number of people in Forest of Dean District living in the most deprived 20% of areas of England by Indices of Deprivation (ID) 2019 domain			
Index of Multiple Deprivation	Income domain	Employment domain	Education domain
<b>1,492</b>	<b>8,356</b>	<b>10,785</b>	<b>13,010</b>
1.7% (England average = 20.0%)	9.6% (England average = 20.0%)	12.4% (England average = 19.5%)	15.0% (England average = 19.8%)
Health domain	Barriers to Housing and Services domain	Living Environment domain	Crime domain
<b>1,492</b>	<b>29,795</b>	<b>26,557</b>	<b>0</b>
1.7% (England average = 19.6%)	34.3% (England average = 21.4%)	30.6% (England average = 21.0%)	(England average = 20.4%)

Source: Ministry of Housing, Communities and Local Government (Indices of Deprivation 2019)

Figure: Number of people in each deprivation decile, Index of Multiple Deprivation 2019

Source: Ministry of Housing, Communities and Local Government (Indices of Deprivation 2019)

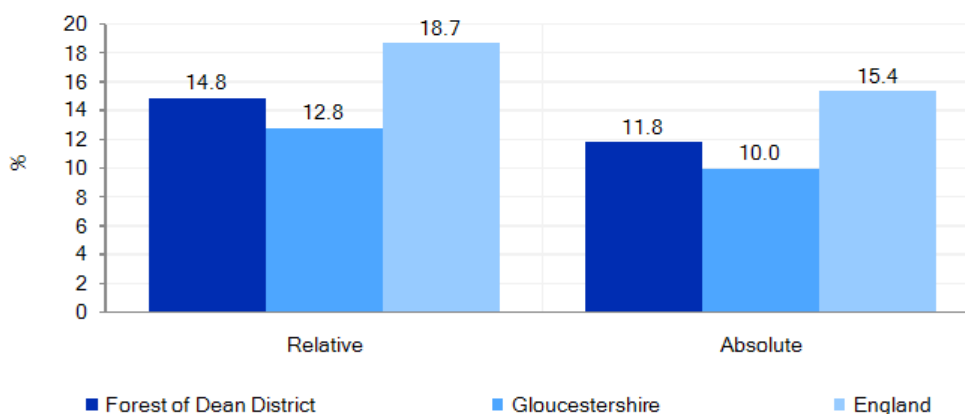
### Children

6.5 As can be seen below, there is 14.8% of children living in relative low income families in the Forest of Dean District, which is lower than the England average of 18.7% but higher than the Gloucestershire average of 12.8%.

Children in relative low income families	Children in absolute low income families	Children in relative low income lone parent families	Children in relative low income out of work families
2,720	2,159	1,074	701
14.8% (England average = 18.7%)	11.8% (England average = 15.4%)	39.5% of relative low-income families (England average = 40.2%)	25.8% of relative low-income families (England average = 30.6%)

Source: Children in low-income families, Department for Work and Pensions (2020)

Figure: Children living in low-income families  
Source: Department for Work and Pensions (2020)



## Pensioners

6.6 The information collected demonstrates how many pensioners (aged over 65) are experiencing deprivation in different ways. The data below shows that there is a higher percentage of state pension claimants in the Forest of Dean District (93.5%) when compared to the England average of 92.5%. 30.8% of pensioner households in the Forest of Dean District have no vehicle, which means they are more reliant on public transport in this rural district. Pension credit claimants are 1,862 which is 8.6% compared to the England average of 11.3%. However, the average percentage of people providing unpaid care in the Forest of Dean is higher than the England average, as can be seen in the following information boxes:

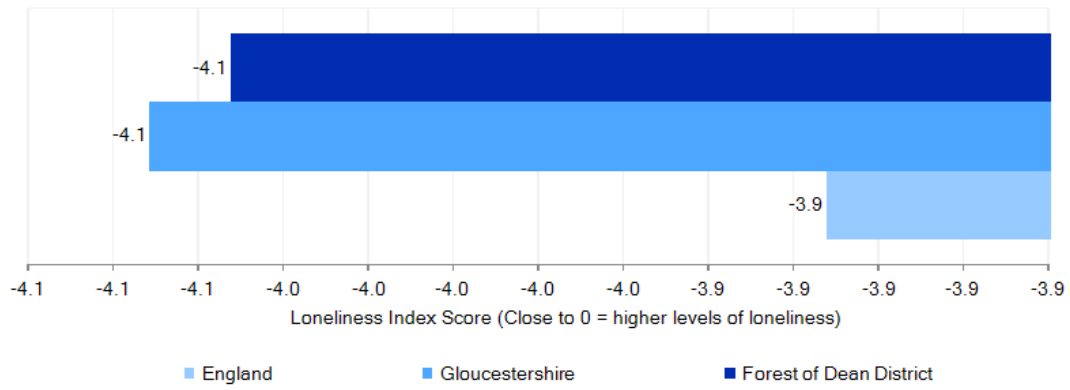
Mental health related benefits (DWP Aug-22)	People providing unpaid care (Census 2011)	Unpaid care (50+ hours per week) (Census 2011)
1,000	14,711	2,175
2.0% of working age adults (England average = 2.0%)	11.8% (England average = 10.2%)	2.7% (England average = 2.4%)

Figure: Receiving Employment Support Allowance (ESA) and Incapacity Benefit (IB) due to mental health  
Source: Department for Work and Pensions

6.7 The bar graph below is an indication of loneliness (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org))). It is a Loneliness Index which has been developed by Age Concern. The areas with a value closer to 0 predict greater prevalence amongst those aged 65

and over. The Forest of Dean has a slightly lower prevalence of loneliness than that the England average.

Figure: Loneliness index (probability of loneliness for those aged 65 and over). Source: Age UK (2011)



## 7. Crime and Safety

7.1 Overall, the district experiences much lower crime rates than England. Below is some data which highlights crime rates (by type) for 2022 (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org))).

<p>All crimes November 2022 monthly total</p> <p><b>483</b></p> <p>5.8 per 1,000 population (England average = 8.2)</p>	<p>All crimes Sep-22 to Nov-22</p> <p><b>1,601</b></p> <p>19.2 per 1,000 population (England average = 26.1)</p>	<p>All crimes Dec-21 to Nov-22</p> <p><b>6,583</b></p> <p>75.6 per 1,000 population (England average = 97.2)</p>
<p>Violent crimes Dec-21 to Nov-22</p> <p><b>3,095</b></p> <p>35.5 per 1,000 population (England average = 33.6)</p>	<p>Criminal damage incidents Dec-21 to Nov-22</p> <p><b>532</b></p> <p>6.1 per 1,000 population (England average = 7.8)</p>	<p>Anti-social behaviour incidents Dec-21 to Nov-22</p> <p><b>976</b></p> <p>11.2 per 1,000 population (England average = 16.6)</p>
<p>Burglaries Dec-21 to Nov-22</p> <p><b>278</b></p> <p>7.5 per 1,000 households (England average = 9.7)</p>	<p>Robberies Dec-21 to Nov-22</p> <p><b>20</b></p> <p>0.2 per 1,000 population (England average = 1.1)</p>	<p>Vehicle crimes Dec-21 to Nov-22</p> <p><b>126</b></p> <p>1.4 per 1,000 population (England average = 6.0)</p>
<p>Source: Recorded crime offences – <a href="https://data.police.uk/">https://data.police.uk/</a> (2021/2022)</p>		

7.2 Crime is an important feature of deprivation that has major effects on individuals and communities. The [Indices of Deprivation \(IoD\) Crime Domain](#) (latest issue is from 2019) measures the risk of personal and material victimisation at local level in four ways. The following indicators are included: Violence, Burglary, Theft and Criminal Damage and measures by the number of crimes recorded per 1,000 at risk population. It is notable that the Forest of Dean has a higher 'Anti-social behaviour incidents' number compared to the England average. Furthermore, it can be seen below that the Forest of Dean is not the highest within Gloucestershire, but it is at a higher risk level from crime and exceeds that of England as a whole.

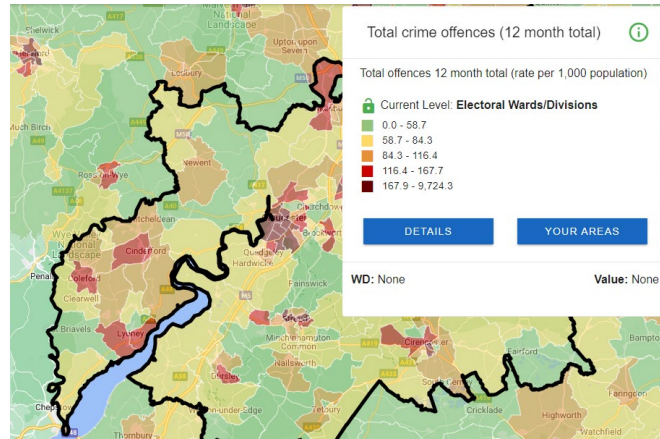
The colours on the dashboard show how your areas compare with each other

IoD 2019 Crime Rank

High	Dark Blue
Medium	Teal
Low	Yellow

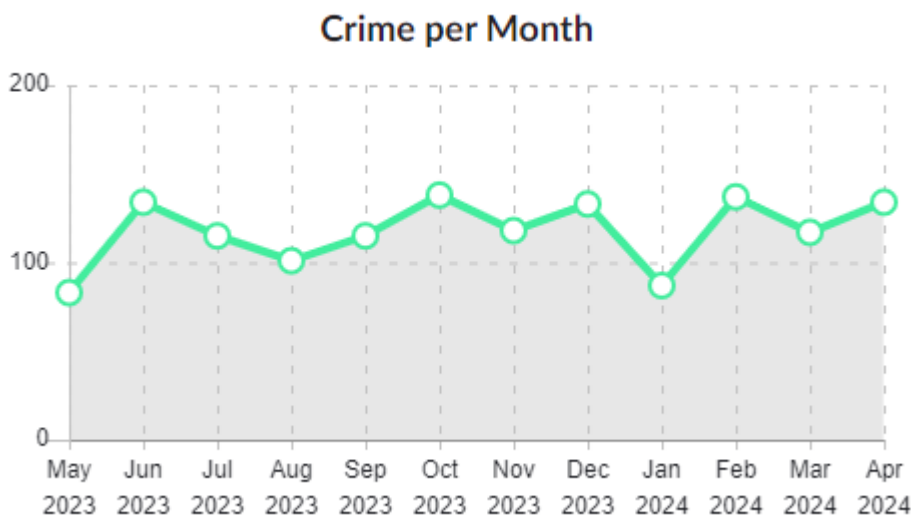
National Comparator	
England	16,326
Reference - Gloucestershire Districts	
Cheltenham District	18,199
Cotswold District	28,543
Forest of Dean District	26,141
Gloucester	19,119
Gloucestershire	23,807.7
Stroud District	27,513
Tewkesbury Borough	26,469

7.3 The following map illustrates the distribution of crime offences geographically across the district in a 12-month period (this period runs from March 2023 to Feb 2024). Unsurprisingly, the highest incidence of crime is clustered around three of the four market towns of Cinderford, Coleford and Lydney, which all have crime offences in the higher quintiles for Gloucestershire. Newent has a lower total of crime offences.



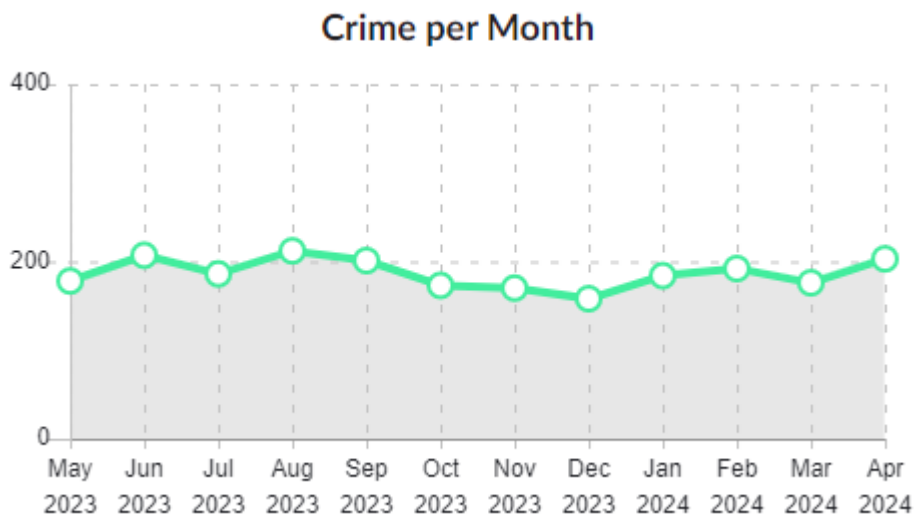
7.4 The following graphs show the total number of all reported crimes per month for each of the four main market town areas of the district, over a 12 month period (May 2023 onwards). Note that the areas are larger than just the town centres. It can be seen that Cinderford has a higher number of reported crimes per month on average compared to the other forest towns. Source: [Gloucestershire Constabulary](https://www.gloucestershire.police.uk/)

**Coleford:**

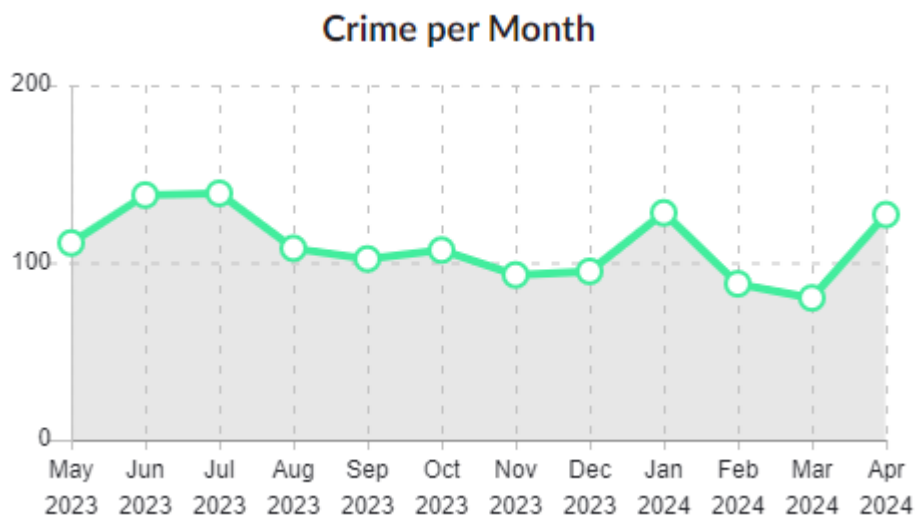




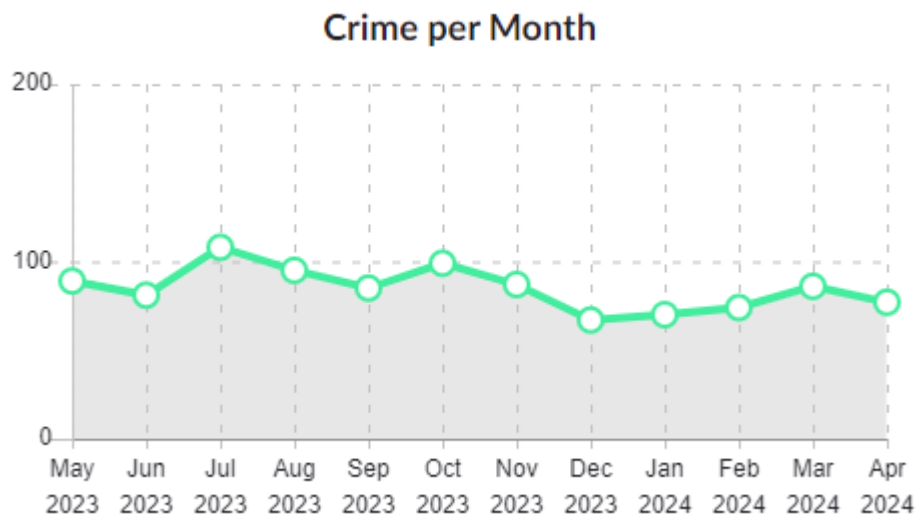
**Cinderford:**



**Lydney:**



**Newent:**



## 8. Education

- 8.1 Almost 25% of people have no qualifications in Forest of Dean (taken from 2011 census) compared with ca. 22% across England. The data below also highlights that there is a lower percentage of people in the Forest of Dean with higher level qualifications compared to England as a whole (Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)) and Census 2021).

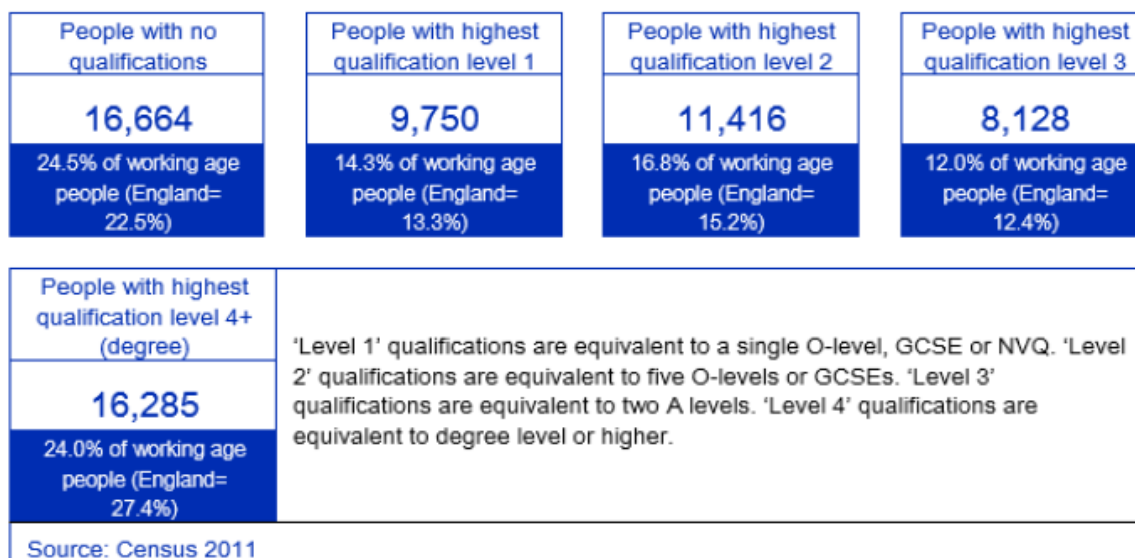
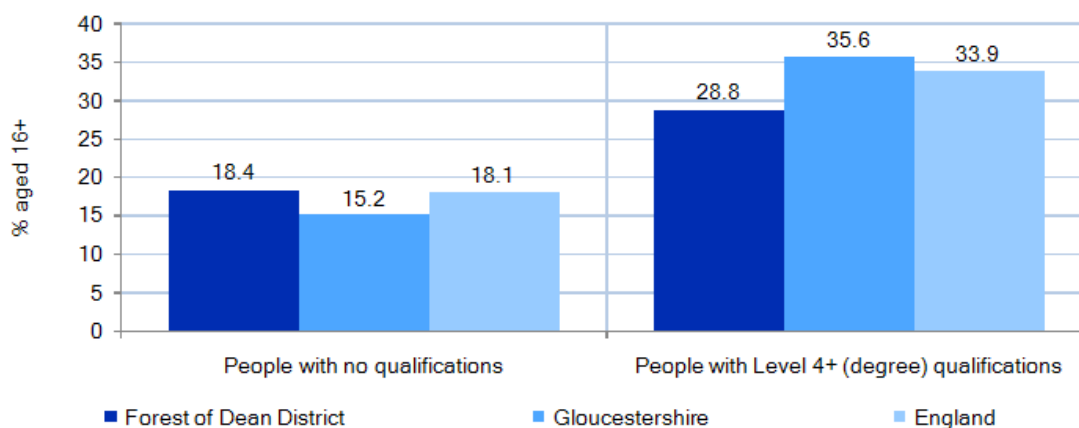


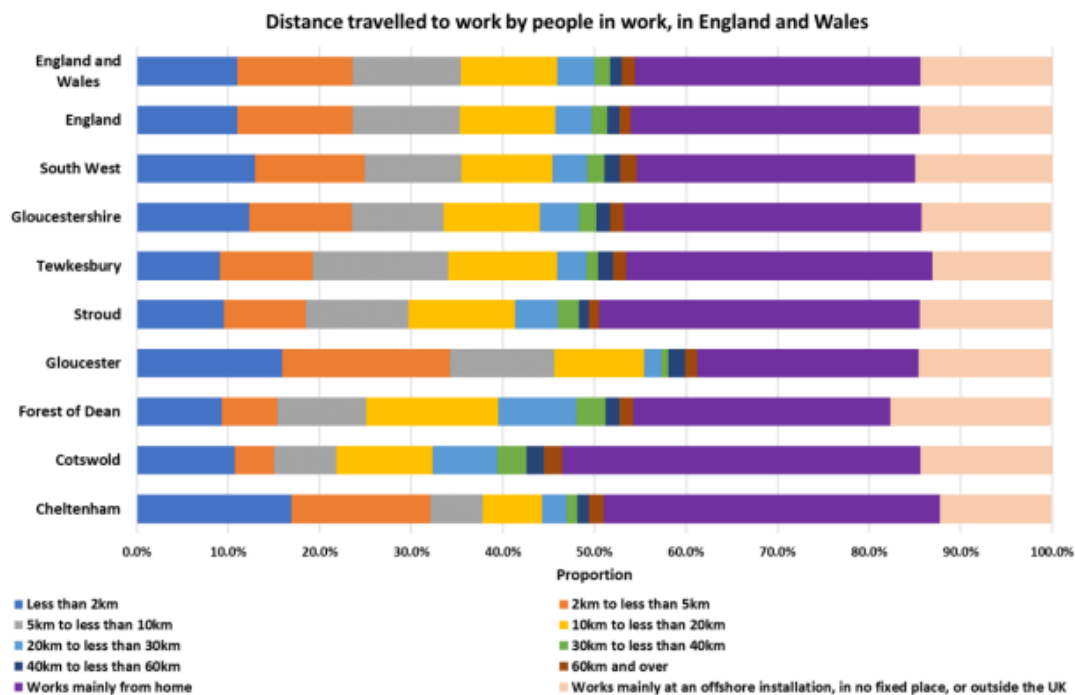
Figure: People with no qualifications and degree level qualifications  
Source: Census 2021



## 9. Transport, Commuting and Internet Access

### Commuting

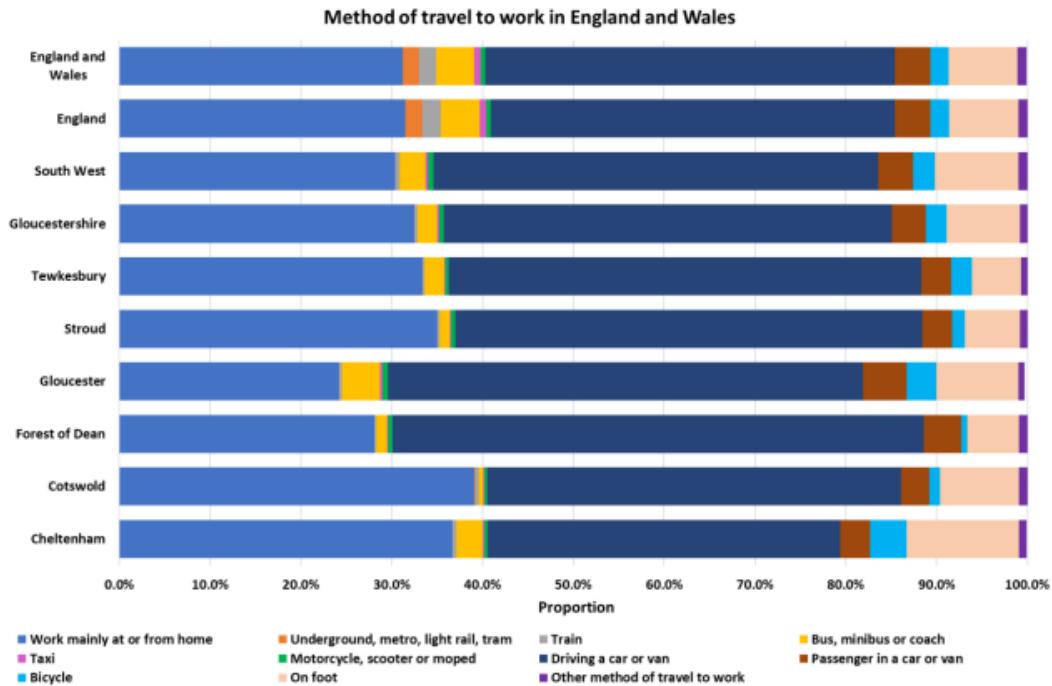
- 9.1 The graph below shows that a significant proportion of people in the Forest of Dean work mainly from home, which is a long-term consequence of the Covid crisis. It also shows that it has a smaller percentage of people working less than 2km away, possibly owing to the rural nature of the district. An interesting fact, is that there is a higher percentage of people working mainly at an offshore installation, in no fixed place or outside the UK when compared to nearby districts.



Source: GCC Labour market and travel to work briefing, taken from the [Census 2021](#)

- 9.2 The following graph demonstrates how people mainly travel to work and compares the Forest of Dean with nearby districts and the whole of Gloucestershire, the South West and England. This data shows that:

- Fewer people work mainly from home when compared to other districts and the whole of England (with the exception of Gloucester city).
- A higher proportion of people in the Forest of Dean drive a car or van to their place of work, which denotes the rural nature of the district and the fact that local employment is not so readily available.
- As expected for a rural district, when comparing it to the cities of Gloucester or Cheltenham, a smaller percentage of people use the bus or walk to work.



Source: GCC Labour market and travel to work briefing, taken from the [Census 2021](#)

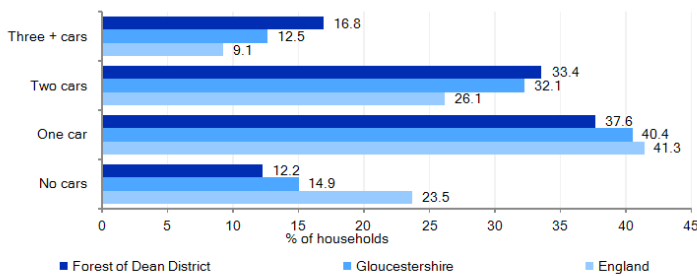
### Car ownership

9.3 Car ownership also has a bearing on where people work and what facilities they can access. Multiple car-ownership is high when compared to the whole of England, as can be seen from the table below. Again, this is a reflection of the rural nature of the district and the need to travel to work and services, where public transport is unlikely to be a suitable or available option.

No cars	One car	Two cars	Three + cars
4,535	13,980	12,450	6,255
12.2% of 38,600 households (England = 23.5%)	37.6% of 38,600 households (England = 41.3%)	33.4% of 38,600 households (England = 26.1%)	16.8% of 38,600 households (England = 9.1%)

Source: Census 2021

Figure: Car ownership  
Source: Census 2021



Source: Local Insight report for FoD April 2023 ([www.localinsight.org](http://www.localinsight.org)) and Census 2021.

## Internet Access

9.4 Good quality broadband speeds are becoming ever more necessary with an increase in home-working (and general social use of the internet). The data below (from 2019 and 2020) shows that the Forest of Dean has a much lower broadband speed than the rest of the county of Gloucestershire and it is well below the Universal Standard Obligation. However, in the last couple of years, there has been a greater push to improve broadband speeds across rural communities in general.

Premises with broadband speeds below the USO (2019)	Average broadband download speed (Mbit/s) (2020)	Average broadband upload speed (Mbit/s) (2020)
4,223	38.70	11.21
10.8% (England average = 1.8%)	England average = 73.40	England average = 12.74
Source: Ofcom 2019 & 2020		

## 10. Progress of the Local Plan and Emerging Local Plan

10.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that Authorities' monitoring reports must detail 'the timetable specified in the local planning authority's local development scheme for the document's preparation'.

Document	Status
Forest of Dean District Core Strategy	Adopted February 2012
Forest of Dean District Allocations Plan	Adopted June 28 <sup>th</sup> 2018
Coleford Neighbourhood Development Plan	Made 1 <sup>st</sup> October 2018
Cinderford Area Action Plan	Adopted February 2012
Lydney Neighbourhood Development Plan	Made 1 <sup>st</sup> March 2016
Longhope Neighbourhood Development Plan	Made 1 <sup>st</sup> March 2018
Berry Hill, Christchurch & Edge End Neighbourhood Development Plan	Made 1 <sup>st</sup> March 2018
Coleford Neighbourhood Development Plan	Made 1 <sup>st</sup> October 2018
Mitcheldean Neighbourhood Development Plan	Made 1 <sup>st</sup> March 2020
Alvington Neighbourhood Development Plan	Made 1 <sup>st</sup> June 2021

10.2 The following Neighbourhood Development Plans were in development over the **April 2022-March 2023** period:

- Dymock - Dymock was designated as a Neighbourhood Area, in line with the details of the application from Dymock Parish Council, on the 14 June 2018.
- Newent - Newent was designated as a Neighbourhood Area, in line with the details of the application from Newent Town Council, on 22 August 2018.
- Pillowell - Pillowell was designated as a Neighbourhood Area, in line with the details of the application from West Dean Parish Council, on 1 November 2017.
- Huntley - Huntley was designated as a Neighbourhood Area, in line with the details of the application from Huntley Parish Council, on 7th June 2021 and 17 September 2021.

10.3 The timeline for the new Local Plan 2021-2041 is below. It is subject to change and new iterations as the plan making progresses. It has already seen some unexpected delay owing to Covid 19. It does, however, provide a goal and indication of how the process is expected to proceed. This information was circulated amongst the Planning Portfolio Group of the Forest of Dean councillors and is also published on the Council's website.

<b>Plan Phase</b>	<b>Timeline</b>	<b>Documents and consultations</b>
<b>Issues and Options</b>	Summer/Autumn 2019	<ul style="list-style-type: none"> <li>Issues and Options document</li> <li>Formal consultation</li> <li>Sustainability Appraisal Options Assessment</li> <li>Habitat Regulations Assessment</li> <li>Consideration of alternatives</li> </ul>
<b>Draft Plan</b>	Spring 2024	<ul style="list-style-type: none"> <li>Draft Local Plan</li> <li>Formal consultation</li> </ul>
<b>Publication</b>	Spring 2025	<ul style="list-style-type: none"> <li>Publication Draft Local Plan</li> <li>Formal consultation</li> <li>Sustainability Appraisal</li> <li>Draft Habitat Regulations Assessment</li> </ul>
<b>Submission</b>	Summer 2025	<ul style="list-style-type: none"> <li>Submission Draft Local Plan</li> <li>Sustainability Review</li> <li>Habitat Regulations Assessment Review</li> </ul>



## 11. Core Strategy

- 11.1 The adopted Core Strategy is the principal document in the new Local Plan for the Forest of Dean, and sets the vision, spatial strategy and policies for development in the District for the period up to 2026. It contains the following key elements:
- An overall vision setting out how the district and places within it should evolve;
  - Strategic objectives for the area focusing on key issues including housing and employment;
  - A strategy for the delivery of these objectives, setting out where, when and how development will be delivered;
  - An explanation of how the process will be monitored.
- 11.2 The Core Strategy and its Sustainability Appraisal were adopted on 23 February 2012. This follows the documents being declared 'Sound' by an Independent Planning Inspector, who deemed it to be in accordance with Regulation 24(2) and Regulation 36 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The Core Strategy replaced the Forest of Dean District Local Plan Review 2005 (as saved by the Secretary of State's Direction of 21 October 2008).
- 11.3 All other Development Plan documents must conform to the Core Strategy. As the Core strategy provides a foundation for all other documents in a Local Development Framework, it is generally one of the first documents to be prepared.
- 11.4 The subsequent sections will step through the main elements of the Core Strategy; describing the monitoring provisions for them as stated in Part 8. Policy CSP.17: Monitoring and Implementation, and providing measures and a discussion about how this policy is tracking against its goals.
- 11.5 The framework for the Core Strategy has been used as the framework for this report. Whilst the Allocations Plan is an equally important part of the Local Development Framework, it does not provide such a good monitoring framework. It provides some district-wide general policies which re-iterate the Core Strategy, but the majority of it is very detailed, site specific, desired development outcomes for the different localities of the district.

## 12. Strategic Vision of the Area

### 12.1 The overall vision for the Core Strategy is:

*The Forest of Dean will be a thriving sustainable community with a high-quality environment, a developing local economy including tourism, housing which meets the needs of residents (including affordable homes) and safer communities.*

*The existing complementary nature of the three southern forest towns will be reinforced to ensure Coleford, Lydney and Cinderford work together with their hinterlands to provide a more sustainable future. Much of the planned change will be in the towns, especially Lydney and Cinderford, with improved shopping and services meeting the needs of the existing and new population. Improved town centres, services meeting the needs of the existing and new population. Improved town centres, services and a wider range of employment will reduce commuting and other journeys. Newent will become a more effective local centre through improvements in the centre and additional employment. The quality of the countryside and the built environment will be maintained through the careful promotion of the economy, and safeguarding of the landscape.*

12.2 To progress from the vision to a series of policy objectives, it is necessary to break the vision down into relevant sections. These then become the strategic objectives of the Core Strategy. The core policies provide the means to implement these objectives, and then each core policy has a monitoring method, which will be assessed and unpacked in the subsequent sections of this report.

Objective in Core Strategy	How can the Core Strategy achieve this?
To be a thriving and sustainable community.	This principle underpins the whole Local Development Framework.
Providing quality environments throughout the district -to protect the environment for the benefit of the community and in order to attract new businesses.	This will be achieved by guiding the location of new development and requiring high standards of design; steering development away from protected areas and ensuring all development respects historic form and landscape qualities. CSP.1 Design and environmental protection CSP.2 Climate change CSP.4 Development at settlements
Develop a more self-contained and diverse local economy including tourism-to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible.	This will be achieved by discouraging out-commuting and encouraging more sustainable transport patterns. It will also encourage a diversity and variety of employment sites located across the district. CSP.4 Development at Settlements CSP.7 Economy
Providing homes including affordable homes -to meet the housing needs of the community.	The Core Strategy required 5126 dwellings by 2026, and seeks to maximise the delivery of affordable homes. The need for affordable homes over this period was calculated as 3525 required by 2026. Due to viability, the actual delivery is much lower than this. Since the Core Strategy was written, the need for affordable housing has been upgraded to be significantly higher than this original target.  CSP.5 Housing provides more detail on housing delivery and implementation, and measures for tracking how we are performing against these policy targets.

<p>Facilitate regeneration -to support a stronger more sustainable economy in a better-quality environment.</p>	<p>This statement is particularly relevant to the four main market towns of Cinderford, Coleford, Lydney and Newent. It is also strongly tied to the regeneration project at Cinderford, as an exemplar of development which promotes the district's assets.</p> <p>CSP.4 Development at settlements  CSP.5 Economy  CSP.8 Retention of community facilities  CSP.9 Recreational and amenity land  Cinderford Northern Quarter Area Action Plan</p>
<p>Creating safer communities with better facilities.</p>	<p>This statement relates to crime statistics as well as emergency access to all settlements within the district, and how these two things can be influenced by planning decisions. This will be achieved by promoting good, safe design of new areas as well as promoting vibrant and healthy town centres.</p> <p>CSP.4 Development at settlements  CSP.5 Economy  CSP.8 Retention of community facilities  CSP.9 Recreational and amenity land</p>

### 13. Planning Applications

- 13.1 The total number of full planning applications dealt with are as below. It must be noted that for the purposes of this Annual Monitoring Report, these include only full, outline, change of use, permission in principle (PIP), prior notifications (such as agricultural, conversions to dwellings, offices, etc). These statistics do not include householder applications (small scale domestic), listed building consent applications, notifications from other national bodies (such as telecommunications) or Certificate of Lawfulness (existing and proposed).

**Total applications determined – 401**

(Full applications – 350; PQ3PA – 13;  
AG – 13; PO3PA – 4; PM3PA – 2; PIP  
– 19)

## Core Strategy Policies:

### 14. Policy CSP.1 Design and Environmental Protection

<p><b>Implementation</b> All developers and local authority</p>	<p><b>Monitoring Method</b> Use of policy and supporting guidance to secure design quality – extent of loss of protected habitats and other areas, e.g. Floodplain. Also measure new green infrastructure provided.</p>
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**CSP.1 was referred to in 92% of all reports (369 out of 401 applications) for the 2022-2023 period.**

**It is the most widely cited Local Plan policy by a comfortable margin.**

**This down from 95.5% in the preceding 12 months.**



14.1 The policy also refers to environmental considerations, which are included in the table below, with some commentary regarding their condition and status in relation to planning policy in the 2022/2023 financial year:

<p>Protected site (including historic and natural sites)</p>	<p>This is largely achieved through the consultation referral process. Applications on listed sites and development within conservation areas are referred to the Council’s Conservation Advisor for comments.</p> <p>Other protected sites such as Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSI), ancient woodland and other protected areas are referred to the Council’s internal Ecologists for comments, as well as potentially consulting Natural England regarding Appropriate Assessments. Observations are represented in the officer’s report 100% of the time (where comments are made) and generally within the final decisions (particularly refusals). However, on rare occasions they are missed as a consultee on applications that should have referred to them. More of a risk is current staff resourcing pressures which means the Ecologists do not have the time to respond.</p>
<p>Areas of outstanding natural beauty (AONB)</p>	<p>The AONB designation applies to the Wye Valley and the Malvern Hills located in the south west and the northern most extent of the District respectively. Permitted development rights are limited within AONBs and development impacts of scenic values are weighted more highly. Planning applications within the AONB are assessed against the relevant AONB management plan, and whilst this does form part of the balance of decision making, it is not regarded as highly as other planning instruments. AONB management plans do have a particular status and local planning authorities are required to take them into account – however,</p>

	<p>their content covers matters not wholly within the planning domain, and therefore they are likely to be assigned a lesser weight in the planning balance, as compare to other landscape designations.</p>
Areas of flood risk	<p>Flood risk is considered through the development management process. Depending on the scale of the development, applications are referred to the Gloucestershire County Council as the Lead Local Flood Authority (LLFA) (for development over 10 houses) or Council's own flood risk engineers. Severe flooding in the Forest over the last few years has proved that there are a considerable number of properties at risk of flooding due to a prolonged period of wet weather and that number is expected to rise. All major developments now have a planning condition attached (part of the larger drainage conditions) which states that the developer is responsible for managing surface and groundwater during the construction phase.</p>
Areas of land contamination	<p>Development proposals on brownfield sites and contaminated land are referred to Council's internal Contaminated Land Officer, who applies conditions to ensure that appropriate site remediation works occur.</p>
Development impact of water quality and water resource use	<p>Major development will be referred to the local water/drainage suppliers (either Severn Trent or Welsh Water), the Environment Agency and Natural England to advise on water quality and resource use impacts. Severn Trent and Welsh Water tend not to object to development proposals, but will apply conditions where relevant. There is strain on aging, sewage infrastructure from expanding urban areas and district wide population growth which will continue to accumulate over time and may become a limiting factor for development in the future, unless major capital works investment is secured for a comprehensive overhaul of some networks. The Strategic Flood Risk Assessment (SFRA) Level 1 has been reviewed and updated.</p> <p>Issues are now arising with water quality. Two of the main causes, particularly for the River Wye catchment is from chemicals running off agricultural land, such as phosphates being emitted from intensive poultry units. Furthermore, there have been concerns about outfalls from Severn Trent Water and Welsh Water directly into the rivers. Neighbouring local authorities (Monmouthshire and Herefordshire) have had to take action, including moratoriums on development.</p>
Areas which are unstable due to past mining activities or ground instability	<p>Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.</p>
Waste minimisation and management	<p>Plastic bottles, tins, cans and aerosols collected from the kerbside are taken to Biffa and Printwaste's Materials Recovery Facilities for sorting. Then they are sent for processing.</p> <p>Recycled plastic can be made into drainage pipes, compost bins, water butts, carrier bags and fibres for clothing such as fleeces and carpets.</p> <p>Plastic bottles are sent to Veolia (Dagenham), Biffa (Polymers, Redcar), Trading Products (Berwick Upon Tweed) and PET plastic bottles to DTS (Solihull).</p> <p>Steel cans are sent to Tata Steel (Port Talbot), Morris &amp; Co Handlers Ltd (Doncaster) and Waste2Resource (Shropshire).</p>

	<p>Aluminium cans are sent to Novelis, Warrington and Biffa (Derby).</p> <p>Glass is 100% recyclable with no loss of quality and can be made into new glass products such as bottles, jars and glass wool or used in road aggregate.</p> <p>There are a number of textile banks throughout the district which can be used to recycle clothing and paired shoes. The collected materials are taken to ERC's warehouse in Germany where they are sorted into different grades. Most items are then sent abroad to developing countries where they are sold at markets to be re-worn. Items which are not suitable to be reused as clothing are broken down so that their fastenings, trimmings and fibres can be recycled.</p> <p>Textiles collected from the kerb are recycled by Green World Recycling Ltd. The majority of items will be exported to Eastern Europe for re-wear. Low grade items, which are not suitable to be worn again, will be made into cloths, rags and soundproofing for the automotive industry.</p> <p>All paper and cardboard collected at the kerbside is sent to Newport Paper. The paper and cardboard is then sent to Viar Paper in Belgium to be processed. Electrical and electronic appliances are taken to Sims Metal Management, Avonmouth. Metals will be extracted for resale and where possible other materials, such as plastic, will be captured for recycling. Batteries are taken to WasteCare, Birmingham.</p> <p>Food waste is taken to Andigestion's anaerobic digestion plant in Gloucestershire where it is treated. At the plant any caddy liners will be removed. The food waste is mixed and pulped to create a thick liquid which is then pasteurised to kill any harmful bacteria. As the food waste breaks down it produces biogas (a mixture of methane and carbon dioxide) which is extracted and fed back to the grid. Once the gas has been removed a liquid food fertiliser (known as 'digestate') remains which can be used on local farmland. Digestate is high in valuable nutrients such as nitrogen, phosphorus and other elements required for healthy plant growth and fertile soil.</p> <p>Garden waste collected from the kerbside is taken to Rose Hill Farm, Dymock where it is composted to make a nutrient rich soil improver. The green waste is shredded and then turned at regular intervals. Any contamination is separated from the compost by passing the material over screens. The compost is high in valuable nutrients required for fertile soil and is used on local farms.</p> <p>Cartons (such as tetra paks) can be recycled at five sites across the district. The material is then taken to a mill in Halifax where the components are separated before being recycled into board packaging (fibres) and garden furniture (composite plastics).</p> <p>The Council reports on the weight (in tonnes) of the material it collects and the destination of where the recycling is taken to central Government on a quarterly basis. This information is available to the public at <a href="http://www.wastedataflow.org">www.wastedataflow.org</a></p> <p>Source: Forest of Dean website</p> <p><u>What happens to your recycling?</u></p>
Pollution, mitigation and management	Air quality across the Forest of Dean District remains very good, with measured levels of nitrogen dioxide (NO <sub>2</sub> ) generally well

	<p>within national limits. We have one Air Quality Management Area (AQMA) in the District, which is Lydney and was declared in July 2010. It was identified that traffic congestion (at the T-junction between the High Street and the Bream Road) was the most likely cause of the nitrogen dioxide (NO<sub>2</sub>) levels which exceed the national air quality objectives at the time the AQMA was declared. Monitoring throughout 2021 has not identified any other exceedances of the national objectives within the Forest of Dean District.</p> <p>Source: <a href="https://www.fdean.gov.uk/media/icpbrsra/foddc-air-quality-annual-status-report-2022.pdf">https://www.fdean.gov.uk/media/icpbrsra/foddc-air-quality-annual-status-report-2022.pdf</a></p>
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- 14.2 Generally, the policy is called up in relation to the design aspects of the developments. The policy only provides generic design principles to assist in the assessment of development proposals; however, it does emphasise the importance of good design of development and provides a backstop against development which is insensitive or inappropriate to the immediate environment on design grounds.
- 14.3 The general nature of this policy means that design considerations are not always given the weighting they deserve, particularly, in relation to new housing estates, when considered against the very pressing drivers of housing delivery against 5-year land supply. This may be because without clear and prescriptive guidance on design, refusal of new housing on design grounds may not always hold up at appeal. Whilst there are a significant number of planning decisions which were upheld at appeal, which have relied on this policy to dismiss the appeal on design grounds, it is noted that CSP.1 is less heavily relied upon in appeals for larger housing development, where arguably design is more critical over a large scale. It should also be noted that AP.4 of the Allocations Plan is also a specifically design-led policy and this will be considered in more detail in the Allocations Plan Policies section of this report.
- 14.4 The planning framework also includes Forest of Dean district Residential Design Guides (general and householder). These provide a clear benchmark and examples of good design outcomes, however they are over twenty years old and need updating to be in accordance with the National Design Code. This work is underway, but throughout the 2022-2023 period, the new design guidelines were still in consultation and draft form.
- 14.5 Over the reporting period there was very little activity around leveraging development for green infrastructure. The Core Strategy only provides cursory references to Green Infrastructure (GI); however, the Allocations Plan policy AP.8 provides a dedicated policy. There are various projects in development which when completed will greatly assist the bench-marking and monitoring of ecological values and wildlife populations across the county, including key sites in the Forest of Dean district.
- 14.6 For example, Gloucestershire Local Nature Partnership (GLNP) has mapped biodiversity values including habitat enhancements and wildlife corridor linkage opportunities called the Nature Recovery Network, which can be found online here: <https://naturalcapital.gcerdata.com/>
- 14.7 The GLNP is also developing a draft strategic framework for Green Infrastructure (GI) across the county of Gloucestershire.
- 14.8 The Council's ecologists are able to use the current policy framework to broker site-scale biodiversity enhancements at present. However, with the benefit of wider district and region wide GI strategies and mapping, the Local Policy Framework may be able to broker landscape



scale ecological outcomes which will be much more significant in term of promoting the biodiversity resilience in the face of climate change. Neighbourhood development plans are another potential vehicle in which Parish scale green strategies for environmental enhancements.

- 14.9 The District Licensing Route -Newts. The District Council has joined the NatureSpace District Licensing Team (and the Newt Conservation Partnership), which was set up in 2018. It was established to create and restore high quality aquatic and terrestrial habitat for the NatureSpace great crested newt District Licensing scheme. District Licensing is a new approach to compensating for habitat lost to development and is an alternative to “traditional” mitigation methods.
- 14.10 Only two years after the scheme began, great crested newt presence has been recorded in nearly two-thirds of compensation sites and in 36% of ponds created or restored to compensate for developer impacts. Monitoring is also providing evidence of the wider benefits of our work for priority species like common toad and other freshwater wildlife. These early results are encouraging and illustrate the potential for the District Licensing scheme to contribute meaningfully to great crested newt conservation. Source : [NatureSpace District Licensing Scheme Monitoring Results 2019-2020](#)
- 14.11 A development can be authorised under the great crested newt district licence (approved by Natural England). The applicant does not necessarily need to obtain any great crested newt surveys and would be licensed (with certain obligations) to start works without applying for a separate licence from Natural England. If great crested newts are found during works, they can be moved out of harm’s way (to best practice mitigation principles) without having to stop works and apply for a Natural England licence. The scheme is voluntary and is delivered on the behalf of the FoDDC by NatureSpace and The Newt Conservation Partnership.

## 15. Policy CSP.2 Climate Change

### Implementation

Developers

### Monitoring Method

Development proposals evaluated against a checklist of measures.

**CSP.2 was referred to in 56.85% of all reports (228 out of 401 applications) for the 2022-2023 period.**

**This is up from 52% in the preceding 12 months.**



15.1 Both adaptation and mitigation strategies must be considered when it comes to factoring climate change into decision making and this is an acknowledged through the CSP.2 Climate Change policy.

15.2 The policy includes the following elements of both climate change adaptation and mitigation:

Policy Element	Progress of Implementation through Development Management
<p>Water Management including:</p> <ul style="list-style-type: none"> <li>• Rainwater harvesting and greywater reuse</li> <li>• Sustainable drainage systems (SuDS)</li> <li>• Managing flood risk</li> </ul>	<p>Climate change is likely to exacerbate flooding through the district. Strategic flood risk assessments for the district have been undertaken and form the basis of the flood zone mapping, and these have been recently updated for the next Local Plan.</p> <p>Incorporation of rain water harvesting and grey water recycling systems into developments appears to be relatively underutilised in new developments, despite statements encouraging its uptake in this policy.</p>
<p>Heating and cooling including:</p> <ul style="list-style-type: none"> <li>• Passive solar gain</li> <li>• Orientation of buildings</li> </ul>	<p>The integration of passive solar design into new development still appears to be relatively underutilised. Developers appear to be more concerned about fitting the maximum number of dwellings on a site, rather than the number of units being determined by orientation and best passive solar gain. This is generally much easier for the development of a single or a small number of units.</p>
<p>Biodiversity, including:</p> <ul style="list-style-type: none"> <li>• Green Infrastructure</li> <li>• Biodiversity enhancements</li> <li>• Habitat protection</li> </ul>	<p>Biodiversity enhancements are being made on a development site scale through the Council's Ecologists (who comment on planning applications); however, opportunities to broker landscape scale habitat enhancements and linkages (GI) remain relatively unrealised, and are more likely to occur through strategic planning for housing allocations. Development permissions generally protect the existing</p>

	environment, including the Forest of Dean edge and forest waste, however, there are still many piecemeal incursions generated from outside the planning domain, such as household boundary treatments.
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- 15.3 A key area for climate change adaptation is managing flood risk. Weather patterns are changing, with what was traditionally the typical seasonal spread of rainfall becoming less and less common. The district is experiencing a less stable and predictable rainfall pattern, and the risk of erratic and extreme weather events are expected to increase. Over the last several years, there has been more intense summer rainfall, causing flash flooding. Furthermore, the prolonged wet period over winter, results in a constant saturation of the ground, which can also result in flashing flooding. Overall, the weather is hotter and drier, meaning that rivers and streams are becoming unseasonably low.
- 15.4 As funding to local government continues to be reduced, there is little prospect of securing the resources required for the comprehensive overhaul of aging stormwater drainage infrastructure remains elusive. This situation is compounded by both climate change and development pressures. Flood risk assessments currently include a requirement to factor to 40% additional water than the traditional rainfall profiles to accommodate projected climate change impacts, and detention basins are integrated into new development to factor for this.
- 15.5 Another serious challenge for climate change mitigation is the level of car traffic in the district, and its relationship with planning decisions and development outcomes. Despite best efforts to promote self-containment; out-commuting continues to rise and employment uses in the Forest of Dean District continue to decline. Major peak time traffic congested is occurring at both ends of the A48, where it extends into Chepstow and where it joins with the A40 leading into Gloucester.
- 15.6 Renewable energy systems are another key area of climate change mitigation, but they are not directly referred to in this policy as they are dealt with in CSP.3 Sustainable energy in developments.

## 16. Policy CSP.3 Sustainable Energy Uses

### Implementation

Developers

### Monitoring Method

Percentage achieved measured against policy requirements. Other contributions from smaller developments monitored and recorded.

**CSP.3 was referred to in 10.47% of all reports (42 out of 401 applications) for the 2022-2023 period.**

**This is down from 11.2% in the preceding 12 months.**



- 16.1 This policy provides a very clear target of 10% of the energy generated from each home was to come from sustainable/renewable sources, increasing to 20% over the life of the policy. This was implemented in the three years since the Core Strategy's adoption, from 2012-2015. The policy objective aligned with the UK government's strategy "Code for sustainable homes"-which is an environmental assessment method for rating and certifying the performance of new homes in the United Kingdom, which was adopted in 2006 with a view to encouraging continuous improvements in sustainable home building. However this policy was superseded in 2015, when the UK government aimed to consolidate these standards into the building regulations. This also superseded the element of CSP.3 *Sustainable energy use within development proposals*.
- 16.2 However, the general principles of supporting renewable energy installations and generation, whether a micro-generation on a building or domestic scale, or larger commercial energy development for wind, solar and biogas are still supported by this policy. The table below, however, shows that this year has seen the approval of 11 small to large scale renewable energy schemes (with 1 large solar scheme being refused). This is an increase on the previous year.
- 16.3 In the 2022/2023 period, the following energy developments were dealt with:

Application reference	Development	Address	Approved/Refused
P0586/22/FUL	Replacement of exterior cladding and installation of solar panels to main roof with associated works. Installation of air source heat pump to rear flat roof.	Mawingo Staunton Coleford Gloucestershire GL16 8NY	Approved
P0602/22/FUL	Installation of 12 ground mounted solar panels with associated works.	Virgos Cottage New Road Blakeney Gloucestershire GL15 4DE	Approved
P0699/22/FUL	Installation of 40 ground mounted solar	Hillgrove Marcle Road Dymock	Approved

	pv panels with associated works.	Gloucestershire GL18 2AR	
P0737/22/FUL	Installation of a 14.6 kWp ground mounted solar photovoltaic array.	The Hawfield Newnham Road Blakeney Gloucestershire GL15 4AE	Approved
PI750/22/FUL	Installation of 10 PV solar panels on south facing pitched roof of detached garage with battery storage to be stored inside garage.	Cherry Tree Barn Church Lane Alvington Gloucestershire GL15 6BQ	Approved
PI392/22/PJ14PA	Prior approval for the proposed installation of 999.6kWp of Solar panels, located on existing roofs at the site.	Leeways Packaging Services Ltd Laymore Road Forest Vale Industrial Estate Cinderford Gloucestershire GL14 2YH	Approved
PI445/22/PJ14PA	Prior approval for the installation of 320kWp of Solar panels, located on existing roofs at the site	Woodgate Sawmills Ltd Buckstone Close Mile End Coleford Gloucestershire GL16 7QG	Approved
P0271/22/FUL	Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with inverter units, substation, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.	Land To The South Of Murrells End Hartpur Gloucestershire	Refused
P0180/22/FUL	Installation of ground mounted solar panel array.	The Croft Chessgrove Lane Longhope Gloucestershire GL17 0QJ	Approved
P0342/22/FUL	Installation of roof mounted solar pv panels.	Fenestra Old Hill Longhope Gloucestershire GL17 0PF	Approved

P0676/22/FUL	Variation of condition 02 (approved plans) relating to planning permission P1878/20/FUL to allow for amendments to materials, staircase, fenestration and addition of solar panels.	6 Upper Common Aylburton Gloucestershire GL15 6DJ	Approved
P0164/22/FUL	Installation of Ground Source Heat Pumps to serve 2 no. dwellings. (retrospective)	Pitt House Farm Dymock Gloucestershire GL18 2BG	Approved

- 16.4 The most recent Department for Business, Energy & Industrial Strategy (BEIS) local authority CO<sub>2</sub> emissions data for the Forest of Dean District, published in June 2021, shows net CO<sub>2</sub> emissions in 2019-20 of approximately 438.9 ktCO<sub>2</sub>, equating to around 5.1 tCO<sub>2</sub>e per resident. This relates to emissions arising directly from activity within the district's territory, and is equal to the Gloucestershire average but higher than the average for the South West region (4.6 tonnes). Between 2018 and 2019, total net CO<sub>2</sub> emissions fell by 17.3 kt CO<sub>2</sub> (3.8%), showing that the district is making progress towards the Council's goal of carbon neutrality by 2030. However, it is still far short of what will be required to achieve the 2030 goal - an average annual reduction of 39.9 kt CO<sub>2</sub> (9.1% annual reduction on 2019 total). Source: Forest of Dean District Council Climate Emergency Strategy and Action Plan 2022-25
- 16.5 CSP.3 of the Core Strategy sought to create a clearer policy framework, which included a 10% carbon reduction target for new homes, which was underpinned by the UK government's Code for Sustainable Homes. However, in 2015, there was an intention to integrate these targets into building codes as a mandatory requirement, and now lies outside of the domain of the Local Policy Framework. Whilst these sorts of targets on carbon reduction are now not within the policy frameworks, clearer design guidelines could assist with the orientation of streets and buildings at the application stage.
- 16.6 Whilst Development Management and Building Regulations can improve the efficiency standards of new buildings, this will only impact upon a small portion of the total housing stock of the district. Therefore, any significant reduction in household carbon emissions will also require retrofitting the existing housing stock. There is an opportunity for the emerging Local Plan to respond to reinstate this original policy and to perhaps push this to further limits. The Council has declared a climate emergency and currently a large amount of work is going on to understand how the District can reach net zero by 2030. This includes a Toolkit to assist developers and home owners on introducing carbon reducing measures, including retrofitting. This toolkit can be found on the Council's website: Toolkit

## 17. Policy CSP.4 Development at Settlements

### Implementation

Developers and local authority; Public agencies providing finance, Utility companies and Service providers.

### Monitoring Method

Percentage of new housing within settlement boundaries (expect to remain constant or increase). Overall monitoring of housing sites, against trajectory. Measure of distribution against those indicated in policies below. Where external funding is involved, its expenditure on projects and their completion will be monitored. Provision of services and development of service providers will be monitored as development and in the case of potential constraints.

**CSP.4 was referred to in 77.05% of all reports (309 out of 401 applications) for the 2022-2023 period.**

**This is up from 70% in the preceding 12 months.**



- 17.1 Most of the new housing should be located within the defined settlement boundary of the Local Development Framework, according to both local and national planning policy. There are a few exceptions to this rule which are supported on policy grounds (such as conversions and agricultural dwellings), and whilst they are becoming more common (especially conversion), for the most part development proposals located outside the defined settlement boundary will be considered to be in the open countryside and should be subsequently refused. This is the most effective and clear mechanism within the Local Plan which largely controls and directs the form of future growth and settlement pattern. However, it must also be highlighted that currently the Council cannot demonstrate a 5-year housing land supply and as such, applications for dwellings in the open countryside must be evaluated using the 'tilted balance' (as per the National Planning Policy Framework guidance), i.e. considering more in detail the overall sustainability of the proposal. This can lead (and has led) to dwellings being located in the open countryside, contrary to the overall aims of the Local Plan.
- 17.2 The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which is underpinned by a total target of 330 new dwellings per year over the plan period, set by central government to meet the UK's housing need.

Plan year	Year	Net Housing Completions	Net Housing Completions on small sites
1	2005/6	233	116
2	2006/07	205	114
3	2007/08	405	167
4	2008/09	310	114
5	2010/11	228	43
6	2011/12	265	82
7	2012/13	230	86
8	2013/14	343	75
9	2014/15	372	86
10	2015/16	303	69
11	2016/17	247	82
12	2017/18	256	74
13	2018/19	270	99
14	2019/20	336	73
15	2020/21	358	60
16	2021/22	493	41
17	2022/23	516	29
18	2023/24	0	0
19	2024/25	0	0
20	2025/26	0	0
	Total	5370	1294

**Net Housing completions from 2012 – 2022/2023 Source: Forest of Dean District Council – Housing Data (Local Plans) 2023**

- 17.3 Overall a very significant increase in the number of completions was recorded in this year. A total net figure of 517 housing completions was recorded for 2022/ 23 compared with 493 for the previous year and 358 for the year before. The current LP requirement is 330pa as recorded in the 2018 Allocations Plan. This Plan will be five years since adoption in June 2023 and thereafter the calculation of housing need (the "standard method") will be applied. This is based on the period 2023-33 using the 2014 forecasts from ONS arrives at a need of 256 dwellings per year. When the affordability ratio (8.54 for 2022) is applied the annual requirement or new housing is 329 or 6580 over 20 years. The future availability of land for development is assessed against this requirement.
- 17.4 The number of completions recorded shows 197 in Lydney, 26 in Tutshill/ Sedbury, 77 in Coleford, 119 in Newent and 17 in Cinderford. Small sites (under five dwellings net) may have been affected by the slow down in activity early in the financial year with a reduced number of completions recorded across the whole district. 30 homes were also provided in rural parishes.
- 17.5 With a Plan requirement to provide 6600 dwellings over the 20 years 2006-26, the net total now provided is 5370, which equates to an average of 316 per year, or 81% of the total



provision that the LP seeks. In order to provide the entire LP requirement over the next three years (to the end of the plan period) 410 dwellings per year would need to be completed. This figure is below the number of completions counted over the last two years (1010).

- 17.6 The trajectory table shows estimates for future completions ([housing trajectory](#) can be found on the Council's website.), and a future supply of about 3.75 years. The actual availability figure may vary as sites presently allocated come forward and is likely to increase. It is unlikely that there will be no completions within five years on sites that do not at present have detailed permission.
- 17.7 Larger housing developments are leveraged for additional infrastructure and services within towns through developer contributions, which have the potential to further enhance the quality of existing towns and villages for the benefit of both current and future residents.
- 17.8 The following table depicts the housing targets, completions and outstanding balances for the four main towns and other villages in the Forest of Dean District from 2022/23. Source: Forest of Dean District Council Housing Data (Local Plans) 2023.

Town (housing target as per the Core Strategy)	Completed and Under Construction in 2022/2023 (the figures are gross completions during the year and the number under construction at the end of the year (ie. 31 <sup>st</sup> March 2023))
Lydney	200 completions 60 under construction
Cinderford & Ruspidge (C)	4 completions 32 under construction
Cinderford and Ruspidge (R&S)	1 completion 10 under construction
Coleford (Coleford parish)	79 completions 20 under construction
Coleford (West Dean)	0 completions 9 under construction
Newent	105 completions 119 under construction
<b>TOTAL</b>	<b>389 completions 250 under construction</b>

Other Villages	6 completions 20 under construction
Outside Settlement Boundary	25 completions 167 under construction

## 18. Policy CSP.5 Housing

### Implementation

Developers and registered social landlords (RSLs)

### Monitoring Method

Distribution and number of dwellings completed;  
Affordable dwellings completed;  
Number of affordable houses delivered against potential number that policy allow;  
Approximate mix between settlements;  
Percentage of new house building on previously developed land and measurement of density.  
To be used for assessing overall provision, distribution, type, tenure and for relating the number of completed dwellings against employment land/employment.

**CSP.5 was referred to in 49.25% of all reports (197 out of 401 applications) for the 2022-2023 period.**

**This is up from 41% in the preceding 12 months.**



18.1 In the Forest of Dean District, there was the following development as of the end of the financial year 2022/23 (this is commitments to 31<sup>st</sup> March 2023 and yearly completions):

Gross completions	522
Net completions	518
Gross not started	1884
Gross under construction	535
Gross for outstanding and under construction	2419

Source: Forest of Dean District Council – Housing Data (Local Plans) 2023

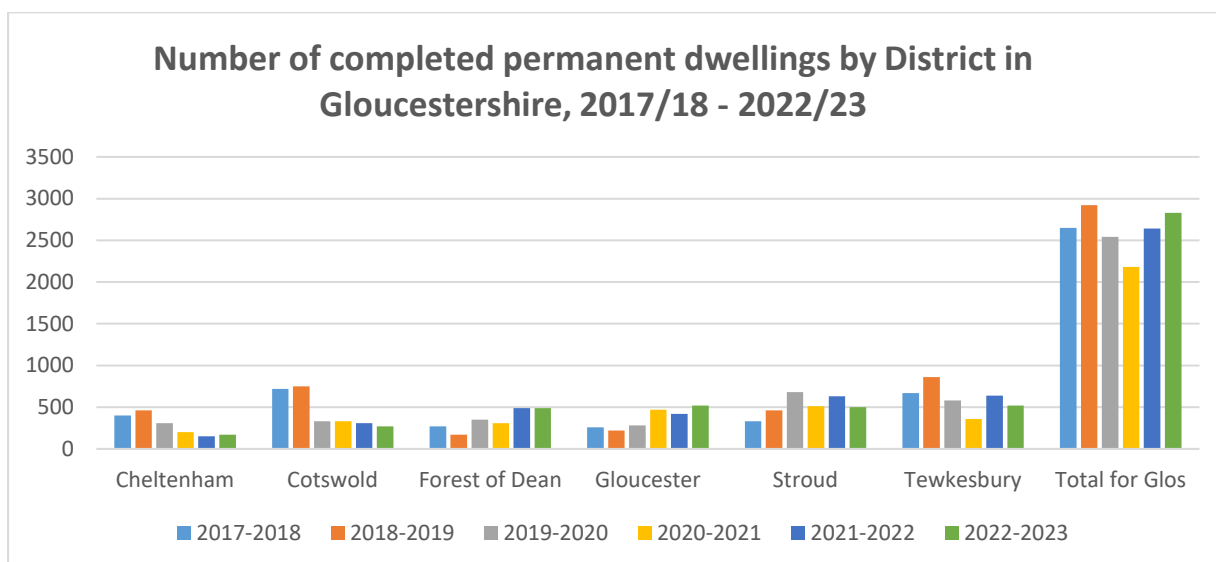
18.2 These housing completion figures are further split into permissions granted on Greenfield, Brownfield or Infill sites. Greenfield is a term that refers to undeveloped land, whereas brownfield is a construction term that describes previously developed land, which are typically old industrial areas. Infill refers to development within existing built up and functional urban areas, and is typically much smaller in scale than the other two categories. The following table represents the split between Greenfield and Brownfield over the 2022/23 period.

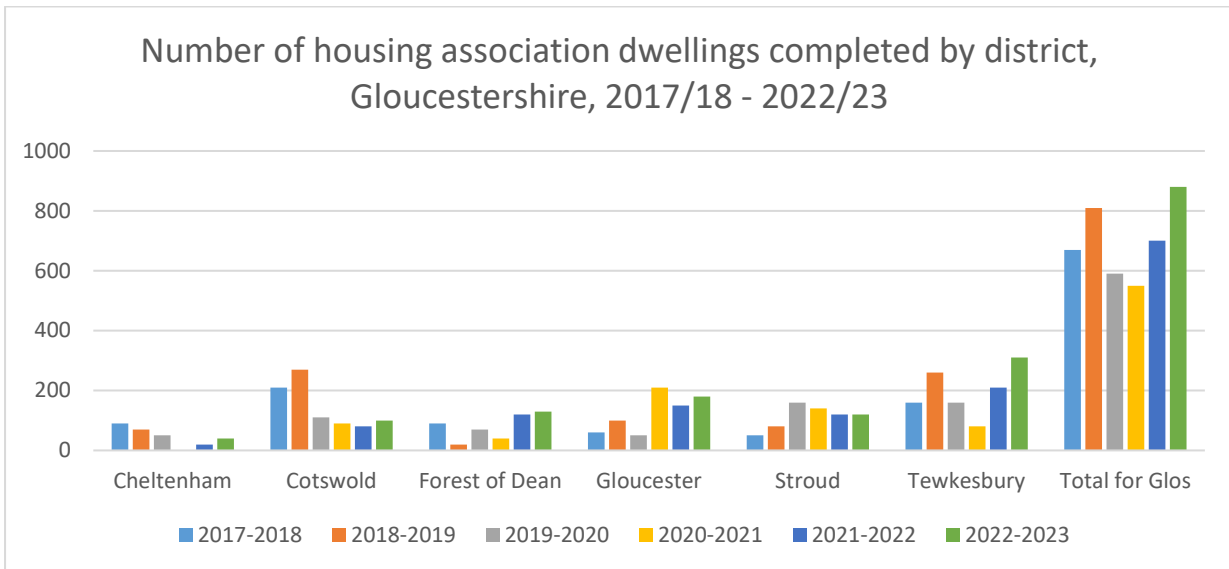
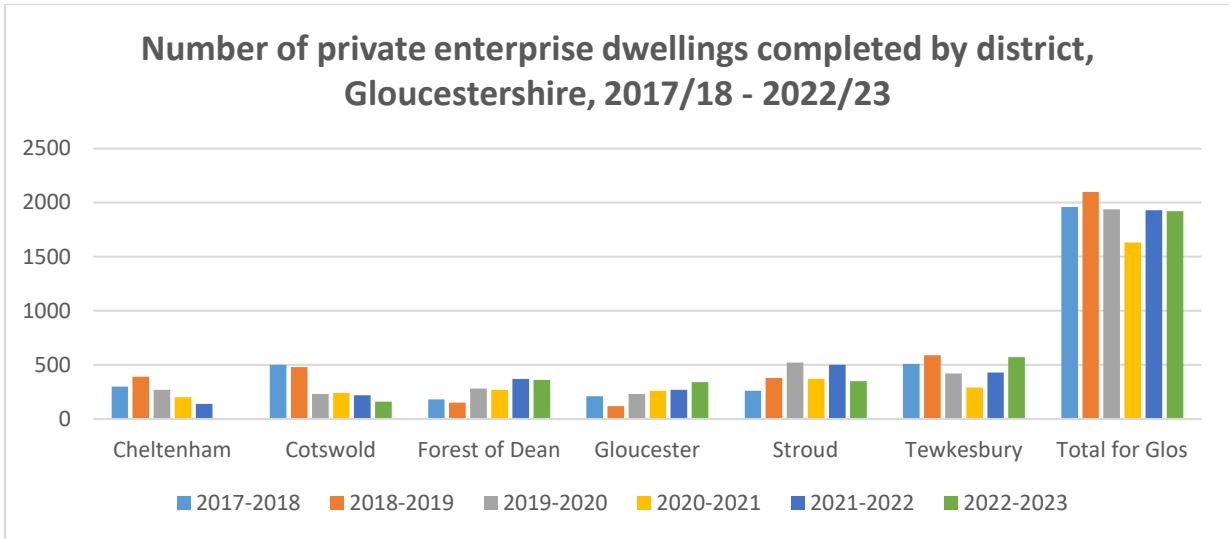
	Brownfield		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
1st Quarter (Apr to Jun)	27	30	123	123	150	153
2nd Quarter (Jul to Sept)	14	15	52	52	66	67
3rd Quarter (Oct to Dec)	10	10	113	113	123	123
4th Quarter (Jan to Mar)	36	37	142	142	178	179
Cumulative Total					518	522

**Breakdown of Housing Delivery by Quarter over Greenfield and Brownfield (previously developed land) for Forest of Dean District for 2022/23.** Source: Forest of Dean District Council Housing Data (Local Plans) 2022.

18.3 The Core Strategy lays out the following targets for new housing in the district:

- 40% affordable housing contribution on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district;
- Average development density of 30 dwellings per ha;
- Tenure mix 70:30 in favour of rented accommodation sought;
- Total of up to 70 affordable dwellings district wide per year.
- The following figures represent how many dwellings have been completed in the district as compared with other districts in Gloucestershire, over 5 consecutive years.

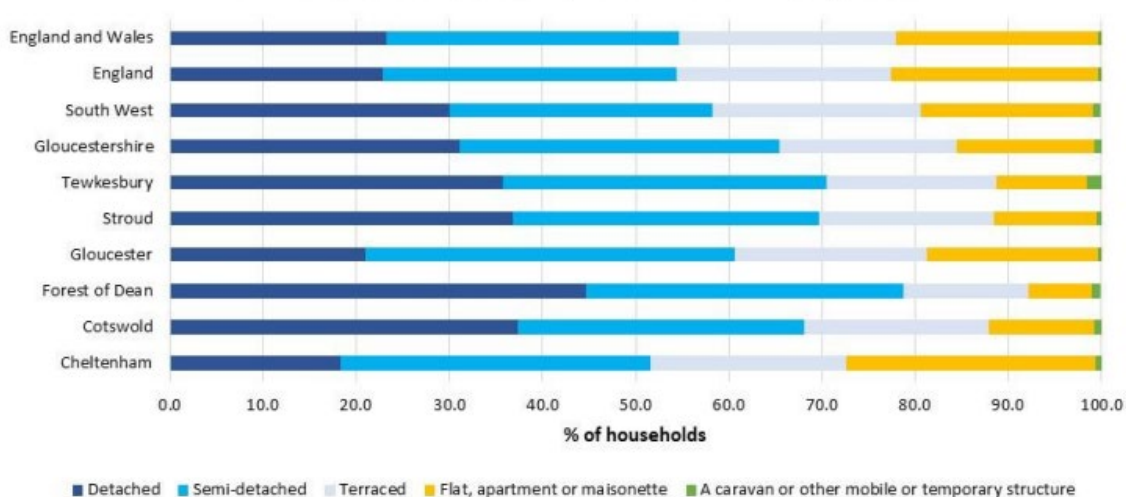




Source: All of the data for the 3 graphs above has been taken from the gov.uk website ([Live Tables on Housing](#)).

18.4 The graphs below show that the Forest of Dean has a higher percentage of detached dwellings compared to other districts, as well as England and Wales. It also has a smaller percentage of flats and a higher percentage of ownership.

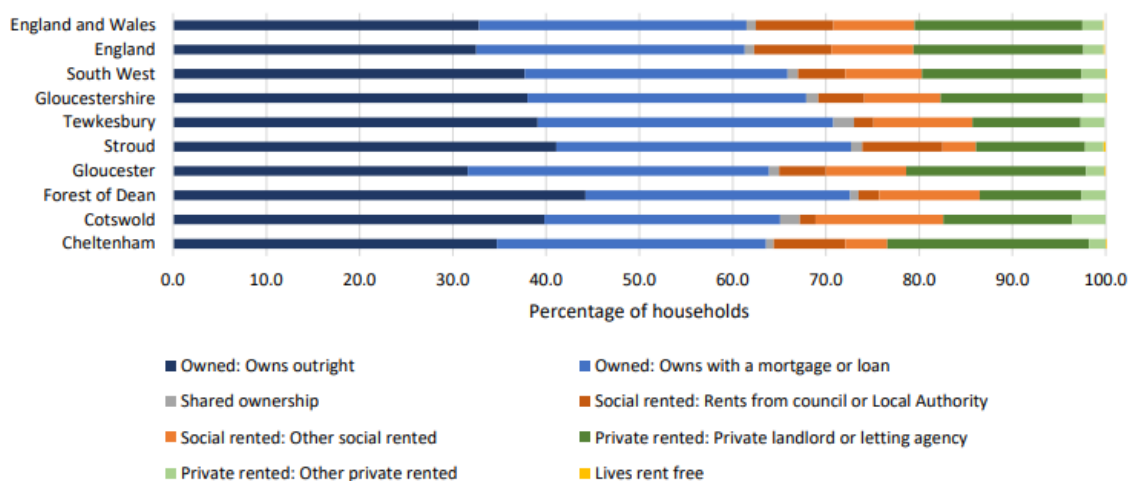
Percentage of households by accommodation type, 2021



Source of both tables (above and below):

<https://www.gloucestershire.gov.uk/media/h55pn3ft/housing-briefing.pdf>

Percentage of households by tenure, 2021



## Rough sleepers

18.5 Whilst there is a significant, identified housing need in the district, the number of rough sleepers continues to remain low in 2022. Homelessness is still an issue, albeit in low numbers compared to other districts, and tends to be in the form of staying with friends and relatives.

Year	Cheltenham	Cotswold	Forest of Dean	Gloucester	Stroud	Tewkesbury
2017	9	1	1	15	2	2
2018	2	5	1	6	4	1
2019	9	7	3	17	2	2
2020	6	5	0	11	5	1
2021	8	1-4	0	7	1-4	1-4
2022	8	2	0	14	2	2

Snapshot Count/Estimate of rough sleepers in district, 2017-2021 (on a single night in autumn).

Source: [www.gov.uk](http://www.gov.uk) website ([Live Tables on Homelessness](#)).

## Affordable Housing

18.6 House prices up to the 2022/23 period for the district were as follows:

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
2022/23	£439,703	£271,242	£227,068	£148,778	£331,646
2021/22	£414,876	£231,121	£214,046	£135,695	£309,730
2020/21	£401,515	£223,405	£205,785	£109,528	£314,517
2019/20	£342,717	£194,927	£166,975	£139,623	£257,194
2018/19	£320,259	£198,825	£164,832	£102,750	£245,285

Source: Forest of Dean District Housing Data (2023)

18.7 These figures represent the average house prices for the fourth quarter of each period, and not over the whole 12 months. Nonetheless, these figures illustrate that house in the Forest of Dean District are consistently tracking upwards. These house prices are beyond many local people's reach, thus the need to secure affordable housing as a portion of net housing development.

18.8 The NPPF defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent; b) Starter homes; c) Discounted market sales housing; d) Other affordable routes to home ownership.

18.9 For the period 1 April 2022 – 31<sup>st</sup> March 2023, **165** affordable homes were delivered (down from 227 in the previous period) and **33** houses were permitted (down from 64 in the previous period). These new affordable homes were **delivered** in the following locations:

Parish	No. of units
Berry Hill	29
Coleford	16
Drybrook	24
Lydney	49
Newent	29
Newnham	6
Sedbury	12

**The Delivery (completed dwellings) of affordable housing in the Forest of Dean District in the 2022-2023 financial period.** Source: Forest of Dean District Housing Data (2023)

18.10 During 2022/23, a further 33 affordable housing units were permitted (as opposed to delivered), in the following locations:

Parish	No. of units
Berry Hill	26
Littledean	4
Redmarley	3

**Affordable housing permitted in 2022/23 in the Forest of Dean District.** Source: Forest of Dean District Housing Data (2023)

- 18.11 The number (165) of delivered (completed) affordable homes has dropped compared to the last period (2021/22) when 227 homes were delivered. This was to be expected, as the previous period enjoyed a particularly high number of deliveries possibly owing to a combination of covid recovery and a larger number of permissions waiting to be built out.
- 18.12 The number of deliveries meets the need for affordable housing, which has been identified in the Local Housing Needs Assessment of 2019. This assessment determined that there is a need for 110 affordable homes per annum. Both this year and last year saw the delivery of at least this number of affordable homes, which was partly owing to a 100% affordable scheme. However, the affordable housing delivery was generally lower than the target in the years leading up to 2021/22. The number of permissions in 2022/2023 will obviously go some way to next year's housing need, provided they are delivered in that period.
- 18.13 The delivery of affordable housing tends to be concentrated in several centres, whilst the identified need as per the Affordable Housing register is spread across the district, on the basis of people's first, second and third preferences. Across the Forest of Dean district, the total number of households on the waiting list at 31 March 2023 is **1641**. This need is categorised into the following types of housing requirements:

Households requiring 1 bedroom	913
Households requiring 2 bedrooms	417
Households requiring 3 bedrooms	245
Households requiring more than 3 bedrooms	66

**Affordable Housing Requirements in the FoD.** Source: Forest of Dean District Housing Data (2023)

- 18.14 New delivery is only one aspect of provision of affordable housing. Each year between 300-500 existing affordable homes spread right across the district will become available for renting as they become empty.
- 18.15 The following table demonstrates the housing need per parish. This is based on applicant's area of preference and applicants are able to choose 3 areas of preference:

Parish	Number of affordable houses needed
Alvington	55
Awre	63
Aylburton	66
Bromsberrow	14
Churcham	7
Cinderford	394
Coleford	409
Drybrook	136
Dymock	31
English Bicknor	7
Hartpury	25
Hewelsfield & Brockweir	2
Huntley	28
Kempley	4
Littledean	72
Longhope	52
Lydbrook	52
Lydney	454

Mitcheldean	154
Newent	171

**Housing Need by Parish Location.** Source: Forest of Dean District Council Housing Register 2023

18.15 The ratio of affordable housing compared with market delivered is 165 affordable houses of the 518 net dwelling units completed for 2022/23. This represents 32% of the total new housing stock for the district being affordable homes, which is not quite the policy target of 40% on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district, but does exceed the target of approximately 70 affordable homes per year. Nevertheless, this has been a good year in terms of a high delivery and it is judged that much of this is owing to the number of permissions granted in the previous year.

18.16 The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2022/23, 123 rented and 42 shared ownership dwellings were delivered in the following formats:

1 bed	48 (up from last year's figure of 32)
2 bed house	77 (down from last year's figure of 100)
3 bed house	35 (down from last year's figure of 86)
4 bed house	5 (slightly down from last year's figure of 9)
<b>Total</b>	165 (down compared to last year's total of 227)

**Breakdown of delivered housing type by Number of Bedrooms for 2022/23.** Source: Forest of Dean District Council Housing Data.

18.17 In 2022/23, 27 rented and 7 shared ownership dwellings were permitted in the following formats:

1 bed	16 (up from last year's figure of 12)
2 bed house	11 (down from last year's figure of 32)
3 bed house	6 (down from last year's figure of 19)
4 bed house	1 (down from last year's figure of 1)
5 bed house	0 (same figure as last year)
<b>Total</b>	34

**Breakdown of permitted housing type by Number of Bedrooms for 2022/23.** Source: Forest of Dean District Council Housing Data

18.18 It is noted that the above provides a snapshot of 2022/23 only, and it is recognised that housing, and particularly the delivery of affordable housing, does not occur in a linear fashion and as such the effectiveness of planning policies and the delivery of affordable housing should just be considered within the context of a long time period.



## 19. Policy CSP.6 Sites for Gypsies, Travellers and Travelling Show People

### Implementation

Developers; Potential Occupiers; Public Bodies

### Monitoring Method

Monitor permissions granted and development of sites against prevailing need assessment.

**CSP.6 was referred to in 0% of all reports (0 out of 401 applications) for the 2022-2023 period.**

**This is down 0.26% (1 application) in the preceding 12 months.**



- 19.1 The 2013 Gypsy and Traveller Area Assessment (GTAA) report shows a shortfall of 39 permanent sites. This was downgraded to 33 in the intervening period. A further study in 2017 using revised government guidelines concluded that there was a modest need for up to 6 for housing persons who wished to travel and identified 9 about whom there was no information or who did not say that they wished to travel. These households may however still be in need of suitable housing and will need to be catered for. The policy situation is that applications will be assessed against the Core Strategy policy CSP.6 which sets out criteria for gypsy and travellers as well as the different requirements for show people's accommodation.
- 19.2 What is striking about this financial period is that there were no applications dealt with which provided for Gypsies, Travellers and Travelling Show People.

## 20. Policy CSP.7 Economy

### Implementation

Developers; Local Authority; and Public Agencies

### Monitoring Method

In the long term, changes in the employment structure, eg. increase in service sector will be recorded, as well as changes from employment. Where possible, numbers employed will be recorded and extend of land developed. The implementation of tourism related development will also be monitored, to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against a checklist of adaptation measures.

**CSP.7 was referred to in 33.92% of all reports (136 out of 401 applications) for the 2022-2023 period.**

**This is down from 48.7% (186 applications) in the preceding 12 months.**



- 20.1 An indicator for the sustainability of a settlement is employment density (ie. the number of jobs compared to total population). Not all people will choose to live and work within the same settlement, but settlements with a higher employment density will offer the best opportunity to be able to do so, minimising pressure on transport. Settlements with low employment density will inevitably limit residents' options, requiring them to commute further to work. The job density for the Forest of Dean is 0.59, which is lower than the South West job density of 0.87 and the Great Britain job density of 0.85)
- 20.2 The job density along with the table below demonstrates that while job numbers are increasing over the last decade in the Forest of Dean District, this is not a steady trend, and takes some sharp spikes and downturns. The proportionate growth in the number of jobs has not matched the steady population growth of the district over the same period, indicating that residential out-commuting is also increasing.

Year	Number of Jobs
2000	30000
2001	35000
2002	34000
2003	31000
2004	29000
2005	29000
2006	31000
2007	33000
2008	28000
2009	31000
2010	28000
2011	32000

2012	33000
2013	30000
2014	31000
2015	32000
2016	31000
2017	28000
2018	33000
2019	33000
2020	30000
2021	30000
2022	Data not available

Source: [Total Job Numbers for the FoD District](#)

#### Employment and unemployment (Apr 2022-Mar 2023)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
<b>All People</b>				
Economically Active†	40,100	79.4	80.7	78.4
In Employment†	38,200	75.8	78.4	75.5
Employees†	33,500	67.7	67.5	66.0
Self Employed†	4,700	#	10.7	9.2
Unemployed (Model-Based)§	1,100	2.8	2.7	3.6

Source: [Breakdown of Economically Active People in the Forest of Dean \(2022-2023\)](#)

## Employment Generators

20.3 The profile of the number of jobs per industry or sector for 2022/23 (see table below) reveals how the economy is changing and how the Forest of Dean District employment base compares to the rest of the South-West region and Great Britain as a whole and highlights any notable differences.

#### Employment by occupation (Apr 2022-Mar 2023)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Soc 2020 Major Group 1-3	19,400	50.8	49.0	51.5
1 Managers, Directors And Senior Officials	#	#	10.7	10.8
2 Professional Occupations	10,400	27.1	24.8	26.3
3 Associate Professional Occupations	6,200	16.2	13.4	14.2
Soc 2020 Major Group 4-5	7,000	18.5	20.5	18.6
4 Administrative & Secretarial Occupations	#	#	9.5	9.6
5 Skilled Trades Occupations	#	#	10.9	9.0
Soc 2020 Major Group 6-7	4,600	12.2	14.9	14.4
6 Caring, Leisure And Other Service Occupations	#	#	8.5	8.1
7 Sales And Customer Service Occs	#	#	6.3	6.3
Soc 2020 Major Group 8-9	7,100	18.6	15.6	15.4
8 Process Plant & Machine Operatives	#	#	5.8	5.8
9 Elementary Occupations	#	#	9.8	9.6

Source:ONS annual population survey  
# Sample size too small for reliable estimate (see definitions)  
Notes: Numbers and % are for those of 16+  
% is a proportion of all persons in employment

<b>Employee jobs (2021)</b>				
	<b>Forest Of Dean (Employee Jobs)</b>	<b>Forest Of Dean (%)</b>	<b>South West (%)</b>	<b>Great Britain (%)</b>
Total Employee Jobs	24,000	-	-	-
Full-Time	16,000	66.7	65.0	68.1
Part-Time	9,000	37.5	35.0	31.9
<b>Employee Jobs By Industry</b>				
B : Mining And Quarrying	30	0.1	0.1	0.1
C : Manufacturing	4,000	16.7	8.6	7.6
D : Electricity, Gas, Steam And Air Conditioning Supply	15	0.1	0.5	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	350	1.5	1.0	0.7
F : Construction	1,500	6.2	4.9	4.9
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	3,500	14.6	15.4	14.4
H : Transportation And Storage	1,000	4.2	4.6	5.1
I : Accommodation And Food Service Activities	2,000	8.3	9.9	7.5
J : Information And Communication	450	1.9	3.2	4.5
K : Financial And Insurance Activities	250	1.0	2.7	3.6
L : Real Estate Activities	450	1.9	1.5	1.8
M : Professional, Scientific And Technical Activities	1,500	6.2	8.1	8.9
N : Administrative And Support Service Activities	1,500	6.2	7.1	8.9
O : Public Administration And Defence; Compulsory Social Security	300	1.2	4.5	4.6
P : Education	3,000	12.5	9.1	8.8
Q : Human Health And Social Work Activities	3,500	14.6	15.0	13.7
R : Arts, Entertainment And Recreation	500	2.1	2.0	2.3
S : Other Service Activities	450	1.9	1.5	1.9

Source: ONS Business Register and Employment Survey : open access  
 - Data unavailable  
 Notes: % is a proportion of total employee jobs excluding farm-based agriculture  
 Employee jobs excludes self-employed, government-supported trainees and HM Forces  
 Data excludes farm-based agriculture

Source: [Employment by Occupation](#)

- 20.4 The most dramatic differences of these is the 4,000 employee jobs in the manufacturing sector, (which has reduced from 4,500 in 2020) which in terms of percentage share of total jobs, puts the Forest of Dean district at over double the rate of both the South West and Great Britain. This may be accounted for by the large manufacturing employers like the Suntory (Ribena/Luozade) factory in Coleford and manufacturers based at Vantage Point in Mitcheldean. Some of these 4,000 manufacturing jobs may be outside of the district, and Forest of Dean residents commute to access them. Jobs in construction and education are also above both regional and national averages.
- 20.5 Conversely, residents employed in financial and insurance activities as well as professional, scientific and technical jobs are significantly lower for the Forest of Dean District than the wider region and country. This wider picture indicates the strong working class/blue collar roots of the district still remain.

### UK Business Counts (2023)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (Numbers)	South West (%)
<b>Enterprises</b>				
Micro (0 To 9)	3,410	90.6	210,125	88.8
Small (10 To 49)	310	8.2	22,105	9.3
Medium (50 To 249)	45	1.2	3,595	1.5
Large (250+)	0	0.0	780	0.3
Total	3,765	-	236,600	-
<b>Local Units</b>				
Micro (0 To 9)	3,635	87.1	232,780	83.9
Small (10 To 49)	470	11.3	36,960	13.3
Medium (50 To 249)	65	1.6	6,720	2.4
Large (250+)	5	0.1	915	0.3
Total	4,175	-	277,370	-

Source: Inter Departmental Business Register (ONS)

Note: % is as a proportion of total (enterprises or local units)

Source: [UK Business Counts](#)

20.6 Interestingly, the table above shows that a significantly high percentage of the total enterprises in the Forest of Dean are Micro (0 to 9) and large local units (250+) make up 0.1% of enterprises.

### Earnings by place of work (2022)

	Forest Of Dean (Pounds)	South West (Pounds)	Great Britain (Pounds)
<b>Gross Weekly Pay</b>			
Full-Time Workers	567.7	611.3	642.0
Male Full-Time Workers	594.8	650.8	686.7
Female Full-Time Workers	484.3	549.8	584.5
<b>Hourly Pay - Excluding Overtime</b>			
Full-Time Workers	12.94	15.44	16.37
Male Full-Time Workers	13.15	16.07	16.96
Female Full-Time Workers	11.11	14.38	15.48

Source: ONS annual survey of hours and earnings - workplace analysis

Notes: Median earnings in pounds for employees working in the area.

[view time-series](#)

[compare other areas](#)

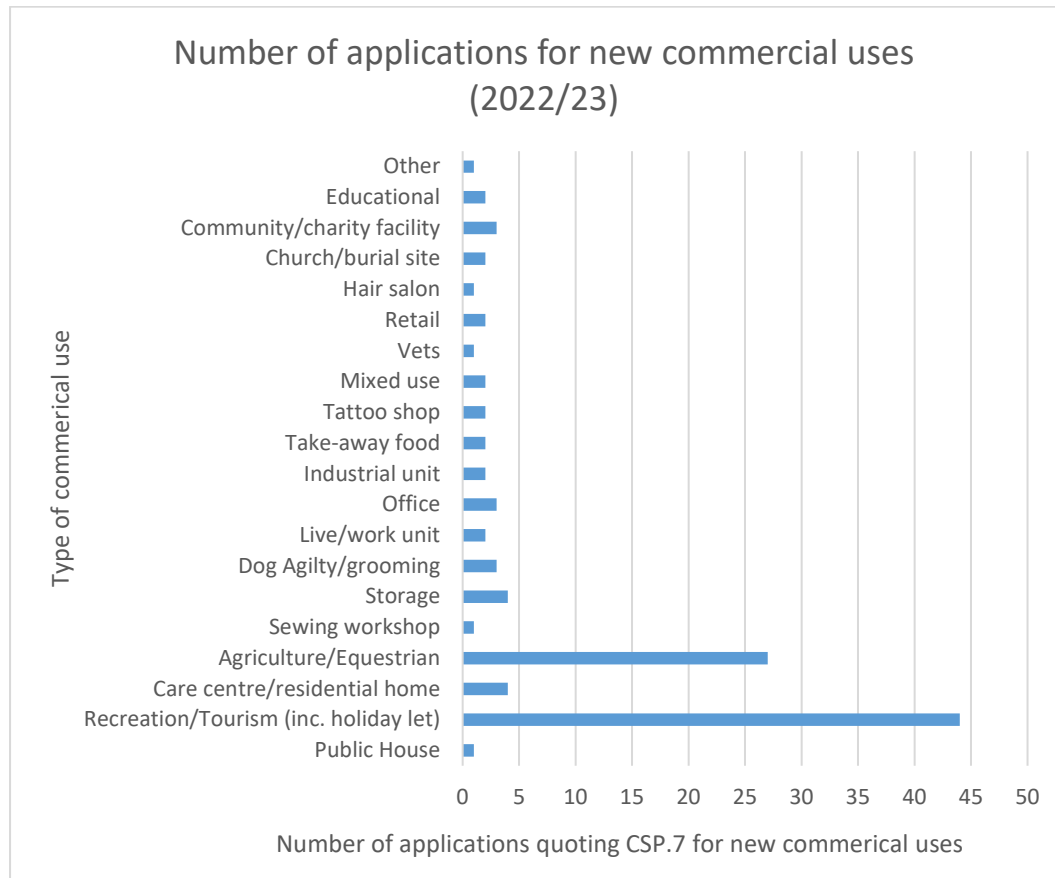
[query dataset...](#)

Source: [Earnings by Place of Work](#)

20.7 It can be seen from the table above that employees earn less in the Forest of Dean in comparison to the South West and Great Britain as a whole and male workers are paid more than female workers.

## Commercial Uses

20.8 The following chart displays the breakdown of applications using policy CSP.7 for **new** commercial uses only in the 2022/23 year (nb. some applications which quote CSP.7 involve the loss of commercial uses and are therefore not counted here).



Source: Commercial applications separated into uses (number of applications using policy CSP.7). Forest of Dean District Council planning application database 2023.

20.9 The District Council has determined **136** applications for commercial development (those involving the economy in some way) for the period 2022/23. This is lower than the previous year (186 applications). As can be seen from the table above, the trend continues that the majority of the applications for new commercial uses involve tourism in some way, which is holiday lets in the main. This is followed by agricultural/equestrian proposals. Proportionally, the number of tourism related applications has risen since the previous year. Most of these types of applications for tourism tend to be located outside of the settlement boundaries, which illustrate how small, self-contained holiday lets in the open countryside have come to dominate the visitor accommodation offer in the district. Policy CSP.7 promotes tourism which conserves heritage and the environment, however, whilst some of these holiday let units may be conversions of existing buildings, others are entirely new build structures. It is noted that the planning department does not maintain a record of the total number of holiday lets in the district, but it perhaps should be questioned as to whether there will be a natural saturation point whereby the authority will see a rise in number of applications to convert the holiday lets into residential dwellings, which would have a knock on effect for the sustainability credentials for the open countryside locations. Nevertheless, the district is still experiencing high numbers of visitors to the area, potentially still benefiting from the trend of 'staycations' rather than travelling



abroad. It is, however, notable that there is a distinct lack of high quality visitor accommodation available in the main towns and settlements.

20.10 7 of the applications received were within a designated employment area or town centre:

- Change of Use from Class E to Class B8 – Units 7-8, Broadmoor Park, Cinderford
- Change of use of ground floor retail unit to A4 takeaway with a steel extraction flue and associated works – 24-25 Market Place, Coleford
- Outline application for proposed mixed use development and site clearance – Engelhard Complex, Valley Road, Cinderford
- Erection of compound structures, installation and use of pontoons on the water and the installation and use of a vertical access to the water on the south side of the quarry – Dayhouse Quarry, Tidenham
- Variation of conditions 02 (approved plans) to allow amendments to reduce the approved height of the building, and amend the form and size of the extension with associated works relating to planning permission P1522/21/FUL – Former JD Norman Foundry, Tutnalls Street, Lydney
- Change of use of former bank in conjunction with and use of the building by "The Music Works Charity" involving internal alterations and changes to the floor layouts and associated room uses. External alterations to the fenestration of the building with associated works – 6 Market Street, Cinderford
- Change of use to allow for a tattoo shop and café – Lansdown Building, 16 Newerne Street, Lydney

20.11 It is clear that the majority of the commercial proposals are **not** within the designated employment areas (which is highlighted by the number of agricultural and tourism uses).

Other noticeable trends are:

- Agricultural applications remain consistently higher.
- Tourism uses form the majority of the commercial enterprise applications.
- Change of use to hot food takeaway – 13 Gloucester Road, Coleford
- It is noticeable that there are fewer applications made for retail, business, industrial uses, however, this is very likely down to the fact that there are now increased permitted development rights for these types of proposals.
- It is also noteworthy that homeworking is still very much carrying on and is set to continue with the ongoing fight against climate change. This is likely to have an impact on the number and type of applications received for commercial activities, such as office space.

### **Loss of commercial uses:**

20.12 Some of the applications dealt with resulted in the loss of a commercial enterprise, and these generally involve conversions into residential accommodation. The table below shows that there were 10 applications of full/outline/approval of reserved matters applications to change the business use to residential. 8 of these were approved resulting in the loss of:

- Two industrial business

- A warehouse
- 2 agriculturally tied dwellings (which become market housing)
- 2 applications for partial loss of a commercial business space
- Letting bedrooms at a public house
- Holiday lets
- Loss of pottery studio and café (but replaced with holiday let business)

<b>Application Number</b>	<b>Description of Proposal</b>	<b>Location</b>	<b>Approved or Refused?</b>
P0812/21/FUL	Erection of 23 dwellings and associated works.	Former 59 Tuffthorn Avenue (Sonoco Industrial Packaging), Coleford	Refused
P2013/21/APP	Approval of reserved matters (Access, appearance, layout, landscaping, scale) of outline permission P1225/18/OUT for the erection of 4 dwellings with ancillary works. Demolition of existing commercial buildings and diversion of public footpath. Discharge of Conditions 03 (site and floor levels), 04 (external materials), 05 (surface and foul water drainage), 06 (landscaping details), 07 (biodiversity enhancement), 10 (road layout), 11 (vehicular parking), 15 (bin storage), and 16 (site investigation) (Revised Description).	Warehouse Corner Road Pillowell	<b>Permitted</b>
P0573/22/FUL	Removal of the Agricultural Occupancy Conditions (e) from Planning Permission DF/ED/898/A and Condition (c) of Planning Permission DF/ED/898/B.	The New House Elliotts Farm Newent Lane Huntley Gloucester	<b>Permitted</b>
PI340/21/FUL	Erection of building to provide 4 units and 1 further single unit consisting of mixed uses. Change of use of part of existing building to create 2 no. 2 bed cottages and 1 no. studio apartment. Demolition of existing buildings.	Miles Merchants High Street Bream	<b>Permitted</b>
P0764/22/FUL	Conversion of part of building (currently used for letting bedrooms) into two residential houses with garden, cellars and associated works.	The Fountain Inn Parkend	<b>Permitted</b>
PI276/21/FUL	Change of use of former chapel from holiday let to dwelling with	The Old Methodist Chapel	<b>Permitted</b>



	a two-storey rear extension (part below ground level) to provide live-work space.	High Street Clearwell	
P0703/22/FUL	Change of use of building from a pottery studio and ancillary café (Use Class E) to a holiday let (Use Class C3), with associated works.	The House Of Bread Ross Road Christchurch	<b>Permitted</b>
P0587/22/FUL	Conversion of part of existing commercial building to provide x5 apartments with associated amenity space and parking. Erection of x2 attached townhouses with associated parking and amenity space. Erection of lifeboat tug store and erection of bin and cycle storage building. Construction of vehicular access.	Old Ferry Inn Business Centre Beachley Chepstow	Refused
PI089/22/FUL	Removal of condition (c) (agricultural occupancy) of planning permission G/5757/D.	Dart House Tibberton Lane Tibberton	<b>Permitted</b>
PI342/21/OUT	Outline Application for demolition of existing industrial units and construction of two new residential dwellings. (All matters reserved.)	Two Swans High Street Bream	<b>Permitted</b>

### **PQ3PA applications (Permitted Development for Agricultural to Residential Use):**

20.13 It is important to consider that conversion of barns/outbuildings into dwellings is classified as Permitted Development (subject to certain criteria under Part 3, Class Q of the GPDO). 7 PQ3PA applications were received in this period (compared with 8 in the previous year 2021-2022). 3 were deemed to be permitted development (thus allowed), compared to 4 last financial period. The details of the applications are below:

P0373/22/PQ3PA	Prior notification for the conversion of an agricultural building to 2 residential dwellings with associated building operations.	Furnace Barn Furnace Lane Newent	Refused
P0719/22/PQ3PA	Change of use and conversion of an existing agricultural building to one large dwelling house and one small dwelling house	Agricultural Building Meredith Lane Tibberton	<b>Permitted</b>
PI212/22/PQ3PA	Prior approval for the proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and associated operational development.	Barn At (Heathfield) Furnace Farm Furnace Lane Newent	Refused
P0372/22/PQ3PA	Prior approval for the change of Use of Agricultural building to	Barn off Goose Lane	<b>Permitted</b>

	Dwellinghouse and for building operations reasonably necessary for the conversion.	Bollow Gloucestershire	
PI446/22/PQ3PA	Conversion of an existing agricultural building to two (large) residential dwellings (C3) with associated building operations.	Lower House Farm Blue Lane Kilcot Newent	Refused
PI643/22/PQ3PA	Prior approval for the proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and associated operational development.	Furnace Farm Furnace Lane Newent	<b>Permitted</b>
PI743/22/PQ3PA	Prior approval for the conversion of existing barn to residential dwelling with building operations reasonably necessary for the conversion.	Cotshill Farm Lower Ley Lane Minsterworth	Refused

### **PO3PA applications (Permitted Development for Offices/Light Industrial/Storage to Residential Uses)**

20.14 The conversion of offices, light industrial and storage units into dwellings is also classified as Permitted Development (subject to certain criteria under Part 3, Classes O, P and PA of the GPDO). 3 applications of these types were received and approved in this period, which is 3 more than last year. The details of the applications are below:

PI965/21/PO3PA	Change of Use from Offices (Class E(g)(i) to x2 apartments (C3).	5A Newerne Street Lydney	<b>Permitted</b>
PI286/22/PO3PA	Prior approval for the change of use of a building used as a hairdressers (Class E) to residential (Class C3).	Old General Stores Oakwood Road Sling	<b>Permitted</b>
PI302/22/PO3PA	Prior approval for the change of use of a building used as a hairdressers (Class E) and its respective curtilage to residential dwelling (Class C3).	Quantum House Parkend Road Yorkley Lydney	<b>Permitted</b>

### **PM3PA applications (Permitted Development for Commercial, Business and Services to Residential Uses)**

20.15 The conversion of commercial, business and service units is also classified as Permitted Development (subject to certain criteria under Part 3, Classes MA of the GPDO). 2 applications of these types were received and approved in this period, which is 2 more than last year. The details of the applications are below:

P0726/22/PM3PA	Prior Approval for the change of use of post office and shop to residential	Post Office High Street Huntley	<b>Permitted</b>
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PI461/22/PM3PA	Prior approval for the conversion of formers doctor's surgery from commercial, business and service use (Class E) to residential use (Class C3) to provide No. 1 dwelling.	Newnham Surgery High Street Newnham	<b>Permitted</b>
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### Existing capacity

20.16 There is significant employment land and infrastructure existing in the Forest of Dean district, with large industrial areas and trade parks in Cinderford, Lydney, Coleford and Mitcheldean in particular. Whilst some of these have high occupancy rates, many are under used and contain many vacant units. If the demand is not there, then allocated new employment areas will not necessarily deliver more employment. The current Local Plan allocates 100 hectares of land for employment, and the emerging Local Plan is expected to allocated more.

20.17 The Forest of Dean District Council (FoDDC) area covers approximately 50,000 hectares, of which approximately 5,000 hectares are designated as employment land. This land is used for a variety of purposes, including:

- Industrial uses, such as manufacturing, warehousing, and logistics
- Commercial uses, such as offices, retail stores, and restaurants
- Public sector uses, such as schools, hospitals, and government offices

20.18 The following table shows the breakdown of employment land usage within the FODDC area:

Land use	Percentage of total employment land
Industrial	40%
Commercial	35%
Public sector	25%

20.19 The Forest of Dean District has a relatively low proportion of employment land. In 2021, employment land accounted for 10% of the total land area in the district. This is lower than the average for the South West region (12%) and for England as a whole (13%).

20.20 The following figure provides an overall district picture across all existing designated employment sites, as it stands in 2022. As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have sometimes been put into bands rather than number estimates, to reflect the wide margins for change and variation for these estimates.

<b>Total estimated employees</b>	<b>Total estimated infill capacity</b>	<b>Average estimated occupancy rates</b>
8,300-9,680 employees	87ha	63%

Estimated employees/ infill and occupancy of designated employment sites. Source: Forest of Dean District Local Plans Team data

20.21 In brief, the following can be said:

- Employment areas of Forest Vale in Cinderford, Vantage Point in Mitcheldean and Mead Lane in Lydney are well utilised and accommodate some large employment generators. These sites provide a significant source of local employment for the district.
- Vantage Point at Mitcheldean is a very large, well utilised site, accommodating a large range of businesses from local to national significance. The combination of large and small employers offers a valuable source of employment, resulting in the business park being the most active employment area across the Forest of Dean. Despite the site being active and well-utilised, there are a few vacant units, ranging from small and large industrial/warehouse units and office space.
- Newent's business parks are well utilised.
- Some existing employment areas are almost derelict, and only used for storage and vehicle parking uses, with minimal occupancy by tenant businesses. These include Whitecliff Quarry in Coleford, Staunton Rd Coleford and Land at Stowfield in Lydbrook.
- New employment sites delivered through Lydney east and Cinderford Northern Quarter master planned developments have had very little uptake.

20.22 Pairing new housing development with new employment opportunities to reduce out-commuting continues to be a significant challenge for local planning authorities and policy makers. The alternative is to create new residential enclaves which have little prospect of accessing employment within their own town or district. While established employment sites are still active within the district, most vary from half to about 80% capacity. As established areas are underutilised, there seems like little prospect that new employment areas will be in demand.

20.23 The continued number of tourism applications over the 2022/23 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, and this trend is set to continue. The number of applications for self-catering holiday lets also demonstrates a distinct move away from traditional hotel style accommodation. This year continues to see the loss of traditional agricultural barns to residential uses.

## 21. Policy CSP.8 Retention of Community Facilities

### Implementation

Local Authority

### Monitoring Method

Number of facilities that are protected by the policy but which may also be lost through planning permission being granted.

**CSP.8 was referred to in 5.2% of all reports (21 out of 401 applications) for the 2022-2023 period.**

**This is down from 7.6% (29 applications) in the preceding 12 months.**



21.1 In the 2022/23 period, the following applications using CSP.8 (community facilities) were permitted:

Date Decided	Application Reference	Address	Description	Permitted or Refused?
08/04/2022	P0205/22/FUL	Fairtide Centre Naas Lane Lydney	Variation of conditions Condition 2 (approved plans) and Condition 4 (access, parking and turning facilities) of planning permission P0859/21/FUL for the addition of P.V array.	<b>Permitted</b>
11/04/2022	P2076/21/FUL	Castleford House Nursing Home Castleford Gardens Tutshill	Construction of a new 40 bedroom residential care home with associated parking within the grounds of Castleford House.	<b>Permitted</b>
09/05/2022	P0316/22/FUL	Bream Sports Club High Street Bream	Erection of a single storey extension to changing room and single storey extension to social club to provide disabled toilet.	<b>Permitted</b>
12/05/2022	P1304/21/FUL	Hill Ash House Ledbury Road Dymock	Single storey Day Room extension to existing Care Home together with support facilities. New staff car park for existing staff.	<b>Permitted</b>
14/06/2022	P0177/22/FUL	Memorial Hall Netherend Crescent Woolaston	Erection of two single storey extensions to the changing rooms with associated works.	<b>Permitted</b>
06/07/2022	P0341/22/FUL	Buchanan's Recreation Ground Victoria Road Coleford	Erection of a single storey extension to pavilion.	<b>Permitted</b>

13/07/2022	P0595/22/FUL	Innerstone Farm Innerstone Lane Redmarley	Subdivision of dwelling with annexe to two separate dwellings (subdivision of garden with the erection of 1.8m fence to create boundary. Improvements to existing access and creation of parking and associated works)	<b>Permitted</b>
29/07/2022	P0397/22/FUL	Turnfield Barn Eastbach English Bicknor	Removal of conditions e and f relating to planning permission DF11884/A.	<b>Permitted</b>
13/09/2022	P0703/22/FUL	The House Of Bread Ross Road Christchurch	Change of use of building from a pottery studio and ancillary café (Use Class E) to a holiday let (Use Class C3), with associated works.	<b>Permitted</b>
18/10/2022	P0985/22/FUL	Barn at Church Cottage Tidenham	Conversion of a building into a church/community facility with associated works.	<b>Permitted</b>
15/12/2022	PI368/22/FUL	Newent Recreation Ground Watery Lane Newent	Erection of new community building. Removal of temporary cafeteria building and shipping containers.	<b>Permitted</b>
11/01/2022	PI572/22/FUL	Alvington Playing Fields Court Lane Alvington Gloucestershire	Variation of Condition 2 (approved plans) relating to PI413/19/FUL (sports centre)	<b>Permitted</b>
12/01/2022	PI413/22/FUL	6 Market Street Cinderford	Change of use of former bank in conjunction with and use of the building by "The Music Works Charity" involving internal alterations and changes to the floor layouts and associated room uses. External alterations to the fenestration of the building with associated works.	<b>Permitted</b>
12/01/23	PI669/22/FUL	Barn at Church Cottage Tidenham	Variation of Condition 2 (approved plans) to change the previously proposed external steps to a ramp relating to planning permission P0952/22/FUL.	<b>Permitted</b>
20/01/23	PI310/22/FUL	Land at Coomb Drive Ruspidge	Erection of 2 semi-detached dwellings with associated parking, access and landscaping. (Resubmission)	<b>Permitted</b>

21.2 In the same period, the following applications using CSP.8 (community facilities) were affected/lost through permitted planning permission for conversions/re-development:

05/09/2022	P0916/22/FUL	Forge Hammer Inn Victoria Street Cinderford	Conversion of the existing Forge Hammer Inn into 4 no. residential apartments and one maisonette. Erection of lean-to roof with internal alterations and repairs with associated parking, landscaping and works.	<b>Permitted</b>
18/10/2022	P1203/22/FUL	Former St Whites Primary School St Whites Road Cinderford	Variation of Condition 1 (approved plans) and Condition 9 (cycle storage facilities). Removal of Condition 2 (approved details/plans) and Condition 10 (management and maintenance of proposed streets) relating to P2204/20/FUL.	<b>Permitted</b>
08/03/23	P0105/23/FUL	St Anthony's School 93 Belle Vue Road Cinderford	Variation of Condition 5 (prior to use completed car/vehicle parking spaces), Condition 6 (prior to occupation parking spaces to be fitted with EVC points), Condition 14 (prior to occupation hard and soft landscaping to be submitted) and Condition 15 (prior to occupation of any residential unit, internal communal facilities shall be provided) relating to planning permission P0971/21/FUL. This application seeks to change the wording of these conditions to apply to the parts that are being occupied on an individual basis. The intention is to occupy all of the self-contained apartments at the same time thereby creating a two phased completion of the site.	<b>Permitted</b>
12/07/23	P0726/22/PM3PA	Post Office High Street Huntley	Prior Approval for the change of use of post office and shop to residential	<b>Permitted</b>

21.3 Generally, applications have been approved which provide additional services for existing community facilities. Some community facilities have also been lost to residential uses, such as a church, post office and public house, however, these have been vacant/unused services for some time.



## 22. Policy CSP.9 Recreational and Amenity Land

### Implementation

Local Authority

### Monitoring Method

Loss of protected land, area and number of sites.

**CSP.9 was referred to in 4% of all reports (16 out of 401 applications) for the 2022-2023 period.**

**This is down from 6.8% (26 applications) in the preceding 12 months.**



- 22.1 This policy relates to the protection of existing recreational and amenity land as well as the creation of new public open space to be delivered by new development. Amenity land includes 'forest waste' which is smaller areas of remnant forest surrounding the protected areas of the Royal Forest of Dean. These areas provide a distinctive, scenic backdrop to many parts of Forest towns and villages, and provide valued recreational opportunities to residents.
- 22.2 The Core Strategy and the Allocations Plan together contain policies which protect amenity land including all forest waste whether or not it is explicitly identified on the policies map. The plans incorporate Important Open Areas (IOAs) and settlement boundaries, which have been reviewed for the submission of the Allocations Plan; this takes plan policies forward to 2026. The Important Open Areas Keynote and accompanying Schedule of Important Open Areas, published March 2015, provide a more detailed framework for the protection of specific areas of recreational and amenity land. The open spaces and play spaces are currently being reviewed.
- 22.3 Some applications approved involving recreational land are highlighted as follows:

Date approved	Application Reference	Address	Description
07.04.2022	P1362/21/FUL	Sculpture Speech House	Erection of a steel sculpture pieces and associated works.
07.04.2022	P2116/21/FUL	Cross Hands Garage, Cross Hands, Lydney	Construction of 4 No dwellings with garages and associated external works.
26.07.2022	P2062/21/FUL	Forest Grove (also known as land north of A4136) Lower Lane Berry Hill	Erection of 23no. homes with landscaping, drainage and associated works.
15.08.2022	P0750/22/FUL	Bench at Symonds Yat Rock	Erection of perch bench with associated works. Removal of no.2 existing benches.

23.08.2022	P0892/22/FUL	Childrens Play Area Redmarley Playing Fields	Erection of children's play area with associated works.
29.09.2022	P0577/20/OUT	Engelhard Complex (proposed new building) Valley Road Cinderford	Outline application for proposed mixed use development and site clearance.
21.10.2022	P2068/20/FUL	Land off Beach Way Oak Way Littledean	Variation of condition 02 (approved plans) of P0899/14/OUT to allow for minor amendments to the layout.
15.12.2022	PI368/22/FUL	Newent Recreation Ground Watery Lane Newent	Erection of new community building. Removal of temporary cafeteria building and shipping containers.
18.01.2023	PI403/22/FUL	Sewage Treatment Works Valley Road Cinderford	Installation of night roost for lesser horse bats.
15.02.2023	PI104/21/FUL	Land off Highview Road Ruardean Hill	Proposed erection of three residential dwellings along with associated parking and access.
16.03.2023	PI753/22/FUL	Forest of Dean Sculpture Beechenhurst Speech House Rd	Installation of a perch bench fixed to three stone block feet.
29.03.2023	PI677/22/FUL	Land adjacent to Hartpury Village Hall Over Old Road Hartpury	Variation of Conditions 02 (approved plans) to change the previously proposed floor plans, elevations and windows and change layout, Condition 14 (obscure glazed windows- plot 10) to change to remove the need for fixed and obscure glazing to living room window and Condition 15 (Landscaping) to allow a revised landscaping scheme relating to planning permission P2015/20/FUL.

22.4 Overall, there has been no loss of forest waste or Important Open Areas through the above approved applications. Some of the applications for residential development have included new/improved open space.

## Settlement Policies

### 23. Policy CSP.10 Cinderford

**CSP.10 was referred to in 3% of all reports (13 out of 401 applications) for the 2022-2023 period.**

**This is the same percentage of applications as the preceding 12 months.**

23.1 Of the 13 applications, there was approval for:

- 1 bungalow
- 5 new dwellings at Steam Mills
- Mixed use development (Engelhard)
- 2 apartments (conversion)
- 3 Planning in Principle applications for single dwellings.

#### Hierarchy Status

23.2 One of the largest towns in the district, and serves a catchment including Littledean, Mitcheldean, Drybrook and Ruardean (total catchment of approx. 18,000).

#### Description

23.3 Cinderford is the traditional heart of the Forest of Dean district, with a strong industrial history. As a community, Cinderford is the only location in the district which features in the top quintile for deprivation index in the UK. The town is socially and economically depressed, with low rates of development while conversely there is growing need for affordable housing. Aims to regenerate the town through a new purpose built, multi-function precinct in the northern quarter seeks to reverse the slow decline of this centre. However, the future of the Cinderford Northern Quarter Area Action Plan has been under review by FoDDC Councillors with a decision to leave the allocations of future development in the area to the Local Plan to decide, whilst acknowledging there are limited existing permissions on the site (which have been extant for some time with little prospect of being built out at this point). No planning applications have been received in this period for the Cinderford Northern Quarter (Policy CSP.11).

23.4 Cinderford is directly accessible from the neighbouring village of Littledean, and has become contiguous with adjoining community of Ruspidge, which has joined with the larger centre and now forms its southern tail. It is these outlying settlements which have enjoyed greater development activity in the past decade, whilst the traditional centre of Cinderford has remained relatively dormant.

Target	Completed 2022/2023	Comments
Housing – 1050 dwellings over plan period	4 (Cinderford (C)) 1 (Cinderford & Ruspidge)	Cumulative total of 262 from 2012/13 (Core Strategy adoption) to 2022/23.
Affordable Housing – 40% sought on sites of 10 units/0.3ha or more.	0	No affordable units have been completed over this period.
Employment land – ca. 26ha identified	N/A	Cinderford has the largest employment site in the district at Forest Vale, and this will be added to by more employment land in the Northern Quarter. There are large brownfield sites within Forest Vale which could be redeveloped into major industrial facilities.
Area action plan – 175 dwelling/units, 6.1ha employment land/recreation/tourism space/green infrastructure.		First stage (college) is complete, however, there has been no uptake of any further housing or employment land. There is no uptake of the new employment land.

## Town Centre

### Regeneration in Cinderford Town Centre

23.5 In June 2021, the FoDDC successfully secured capital grant funding from the Levelling Up Fund. Part of the funding (totalling £880,000) is being spent in Cinderford town centre, regenerating a number of key buildings and bringing them back into use to provide modern co-working spaces for start up businesses and new community facilities, arts and events space. The former HSBC bank, Rheola House and the Methodist Church which is a Listed Building and a local heritage asset have been/are being refurbished to provide great spaces for residents to meet, work and socialise in, boosting town centre footfall.

### Town Centre Audit

23.6 The [Cinderford Town Centre Audit for 2022-2023](#) evaluates the overall health of the town by considering the following indicators:

Footfall – Car parking – Retail and Commercial Offer – Trader Types – Culture and Leisure Offer – Events – Reported Crime – Markets – Charity Shops – Vacant Shops – Town Centre Investment – Evening/Night-time Economy

### Footfall

23.7 The following data provides information on the total footfall within Cinderford town centre boundary for each month between June 2020 – July 2023. This data is helpful as you can see the year-on-year difference in footfall for each month. Footfall in Cinderford has increased by +18.3% year-on-year. Highlighted in yellow are peak footfall months (+140k) since June

2020.

<b>Cinderford Footfall June 2020 - July 2023</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>
<b>June</b>	66,437	106,865	133,225	144,008
<b>July</b>	81,281	112,855	138,141	140,905
<b>August</b>	81,834	116,223	129,977	
<b>September</b>	92,457	118,005	144,497	
<b>October</b>	98,590	121,821	145,576	
<b>November</b>	86,532	138,909	144,466	
<b>December</b>	85,606	129,306	143,386	
<b>January</b>	60,968	112,980	139,881	
<b>February</b>	60,802	118,294	125,426	
<b>March</b>	90,903	123,635	138,988	
<b>April</b>	98,274	130,654	133,325	
<b>May</b>	107,851	135,782	135,121	

### **Carparking**

23.8 In September 2011, the Forest of Dean District Council Cabinet made the decision to implement car parking charges, with charging commencing on 1 July 2012. In October 2019, the car parking charges were increased which came into effect in June 2020 (they were due to be implemented in April 2020, however this was delayed due to Covid-19).

23.9 The table below shows annual ticket sales data for Heywood Road car park. Although ticket sales are not yet back to pre-pandemic levels, they are increasing year-on-year and since 2020, ticket sales from Heywood Road car park have increased by approximately 36%. For ticket sales to be pre-covid level, Heywood Road car park would need to sell an additional +12,700 tickets annually.

<b>Annual Ticket Sales</b>	<b>Jul 18 – Jun 19</b>	<b>Jul 19 – Jun 20</b>	<b>Jul 20 – Jun 21</b>	<b>Jul 21 – Jun 22</b>	<b>Jul 22 – Jun 23</b>
<b>Heywood Road</b>	31,322	24,208	12,814	18,029	18,618

### **Retail and Commercial Officer (use classes)**

23.10 The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as 'Use Classes' which are detailed in appendix I. The chart below outlines the Use Classes of the buildings in Cinderford Town centre from 2020 - 2023.

Use Class	2020	2021	2022	2023
<b>E (Commercial business and service)</b>	71	67	72	62
<b>F.1 (Learning and Non-Residential Institutions)</b>	7	8	7	7
<b>F.2 (Community Hall / Recreational Space)</b>	1	1	1	1
<b>Sui Generis</b>	11	11	11	13

### Cinderford Vacant Units

23.11 The chart below summarises the amount of vacant retail units in Cinderford as of December 2023 when the retail audit was conducted. There are 5 more vacant properties than were recorded in 2022.

Year	Vacant Unit Qty	Units Surveyed	% of Vacant Units
<b>2023</b>	18	101	17.8%
<b>2022</b>	13	103	12.6%

### Employment Land

23.12 The table below gives more detail on the Employment Sites in the town (FoDDC Employment Sites Table 2023):

<b>Parish</b>	<b>Employment Site</b>	<b>Allocations Plan Policy</b>	<b>Estimated Employment</b>	<b>Estimated Occupation Rate</b>	<b>Estimated Infill Opportunities</b>	<b>Summary</b>
Cinderford/ Ruspidge	Forest Vale/Valley Rd/Linear Park/Northern Quarter	AP36 AP37 AP38	2500-3000	80%	10ha	Forest Vale/ Northern Quarter are the largest employment areas in the district and include well utilised business estates, which accommodate both a number of small and larger businesses. There are a number of under-utilised spaces across the site, with Broadmoor Park representing the largest, with only two businesses occupying a large number of units. Additionally, there are a number of vacant units across the site ranging in size, with some either being for sale or to let.
	Lightmoor Business Park	AP20	21	100%	0.9ha	Forest Product Ltd is the sole business at Lightmoor Business Park, offering a fairly large employment site, resulting in a valuable asset for employment and services to the town of Cinderford and adjoining Ruspidge.



### **2022-2023 Significant Development**

23.13 Cinderford has not seen any application for major developments over the last 12 month period, the majority of the applications citing policy CSP.10 have been for single units (and one for 5 units). However, during the 2022/23 period, an outline application at Engelhard Complex, Valley Road was permitted for a mixed use development, which includes residential (49 dwellings) and commercial development of B1 floorspace. This scheme if it goes ahead will therefore result in the loss of some existing employment land, but may provide a more appropriate mixed use development which will provide much needed housing and provide good opportunities for employment.

### **Appeal Outcomes**

23.14 None of this year's appeals relate to Cinderford.

## 24. Policy CSP.12 Lydney

CSP.12 was referred to in 2% of all reports (8 out of 401 applications) for the 2022-2023 period.

This is slightly down from 2.3% of applications in the preceding 12 months.



24.1 Of the 8 applications, there was approval for:

- Change of sui generis shop to allow for tattoos and café
- A single dwelling
- Erection of 6 dwellings at Naas Lane
- Several variations to existing permissions
- 4 dwellings at Cross Hands

### Hierarchy Status

24.2 According to the 2021 census, Lydney has a population of 10,043 but with more permissions in the pipeline (621 not started and 60 under construction) along with the likelihood of there being more allocations in the emerging local plan (2021-2041), it could rapidly eclipse Cinderford and Coleford to become the largest centre of the Forest of Dean district. It currently supports the satellite villages of Alvington and Aylburton to the south.

### Description

24.3 Lydney is considered to be the gateway to the forest. Lydney has been subject to some significant development activity in recent years, with a large area of land being developed in the east of Lydney.

24.4 Lydney is positioned close enough to the Severn Bridge to benefit from the tolls having been lifted a few years ago, and this, along with its proximity to Bristol, has stimulated the growth of the town and its property market.

Target	Completed	Comments
Housing – 1900 dwellings over plan period	200	Cumulative total of 1033 completions from 2012/2013 (CS adoption) to 2022/23.  A further 60 are under construction.
Affordable Housing – 40% sought on sites of 10 units/0.3ha or more.	49	23% of dwellings completed in 2022/2023 were affordable.
Employment generating uses – 30ha identified 15ha at Hurst Farm and 5ha as part of the east of Lydney development, and 7ha at Mead Lane.		Mead Lane is 60% occupied with estimated infill opportunity of 1.2ha plus 12.45 ha on adjoining allocated site.

		Hurst Farm is 95% occupied (with 0.2ha estimated infill opportunity) Lydney harbour industrial estate is at 50% capacity with 2.6ha infill opportunity.
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## Town Centre Audit

24.5 The [Lydney Town centre audit for 2022-2023](#) evaluates the overall health of the town by considering the following indicators:

Footfall – Car parking – Retail and Commercial Offer – Trader Types – Culture and Leisure Offer – Events – Reported Crime – Markets – Charity Shops – Vacant Shops – Town Centre Investment – Evening/Night-time Economy

### Footfall

24.6 The following data provides information on the total footfall within Lydney town centre boundary for each month between June 2020 – July 2023. This data is helpful as you can see the year-on-year difference in footfall for each month. Footfall in Lydney has increased by +16.4% year-on-year. Highlighted in yellow are peak footfall months (+180k) since June 2020.

Lydney Footfall June 2020 - July 2023	20/21	21/22	22/23	23/24
June	77,201	116,298	172,805	184,797
July	110,004	114,082	177,190	181,927
August	98,632	137,543	166,595	
September	110,956	140,583	181,139	
October	119,632	143,972	178,519	
November	74,390	159,428	188,542	
December	75,925	148,172	186,275	
January	69,718	145,285	179,849	
February	68,577	147,903	165,903	
March	88,620	160,310	178,737	
April	109,221	167,385	172,865	
May	111,634	173,939	175,250	

### Carparking

24.7 In September 2011, the Forest of Dean District Council Cabinet made the decision to implement car parking charges, with charging commencing on 1 July 2012. In October 2019, the car parking charges were increased which came into effect in June 2020 (they were due to be implemented in April 2020, however this was delayed due to Covid-19).

24.8 The table below shows annual ticket sales data for Newerne St. and Bream Rd. car parks. Although ticket sales are not yet back to pre-pandemic levels, they are increasing year-on-year. For ticket sales to be pre-covid level, Newerne St. car park would need to sell approx. +22,600 more tickets annually and Bream Rd. +2,800.

## Retail and Commercial Officer (use classes)

24.9 The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as 'Use Classes' which are detailed in appendix I. The chart below outlines the Use Classes of the buildings in Lydney Town centre from 2020 - 2023.

Use Class	2020	2021	2022	2023
E (Commercial business and service)	114	118	116	118
F.1 (Learning and Non-Residential Institutions)	4	4	3	3
F.2. (Community Hall / Recreational Space)	1	1	1	1
Sui Generis	29	28	26	27

## Lydney Vacant Units

24.10 The chart below summarises the amount of vacant retail units in Lydney as of January 2024 when the retail audit was conducted. There are 6 more vacant properties than were recorded in 2022.

Year	Vacant Unit Qty	Units Surveyed	% of Vacant Units
2023	23	168	13.7%
2022	17	162	10.5%

## Employment Land

24.11 Below the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Lydney and provides an oversight of the number of employees and occupancy rate. Generally, Lydney has small but active employment areas, which is estimated to be operating at good occupancy rates.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
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Lydney	Allaston Grove		10	90%	0.49ha	Allaston Grove Sawmills accommodates small independent businesses. The site could be redeveloped for better space efficiency, which currently contains a large amount of shipping containers and disused vehicles.
	Hurst Farm		20	95%	0.2ha	Hurst Farm is a relatively compact, and well occupied site, accommodating small, independent businesses in 7 industrial buildings on site. The site fills the area but one corner could possibly accommodate another unit.
	Lydney Harbour Ind. Est.	AP44	300-400	50%	2.6ha	Lydney Industrial Estate is a well-established and large, but fairly under-utilised site, with up to half of all business units unoccupied. Mabey Bridge is the largest facility on site, with approx. 160 employees. Throughout the site there are a number of vacant units, creating a large empty space.

	Mead Lane/Light House/Trade Park	AP49 AP50	700-750	60%	1.2ha plus 12.45 on adjoining allocated site	<p>Mead Lane is a large employment area, but is currently fairly under-utilised. The site accommodates a number of large employment generators on an international, national and local scale. The Light House Trade Park does have a number of vacant units, with the businesses being dispersed across the site. Whilst towards the south of Mead Lane, there are a large number of businesses which provides quite a large pool for employment. There may be opportunities to subdivide existing lots, several of which are loosely accommodated within very large lots.</p> <p>There is an employment land allocation in the existing Allocations plan, adjacent to the established industrial area of Lydney, which is yet to be developed.</p>
	Taurus Crafts	API8	60	80%	2.561ha	Taurus Crafts is a multi-use facility which

						accommodates a range of independent designer-makers and artisan businesses. It is a well utilised site with minimal capacity for infill. There is a plant nursery with greenhouses at the rear of the site.
	Pine End Works	AP43	0	0	10.63	This site is a brownfield site which is currently subject of a comprehensive planning application for redevelopment.
	East of Lydney	AP47	0	0	4.85ha 20.94ha	Allocated employment site in the Allocations Plan, which is yet to be developed. This site is within the bypass and has the potential to be integrated with new housing allocations in Lydney East.  A further large site across the bypass has also been allocated for employment uses, and planning permission has been granted, but the site has not yet come forward.
	Former Foundry site	AP48	0	0	5.7ha	This site is a brownfield site which could

						potentially redeveloped subject to planning consent. A recent permission for part has provided a new use for the former foundry Jones Food Company.
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**2022/2023 Significant Development**

24.12 Lydney has not seen any application for major developments over the last 12 month period.

**Appeals Outcomes**

24.13 There are no appeals relating to Lydney for this period.



## 25. Policy CSP.14 Coleford

CSP.14 was referred to in 3% of all reports (12 out of 401 applications) for the 2022-2023 period.

This is marginally up from 1.3% of applications in the preceding 12 months.



25.1 Of the 12 applications, there was approval for:

- 3 dwellings
- 23 dwellings with associated works
- Single dwelling
- Change of use of ground floor and first floor storage unit to bunk house an accommodation

### Hierarchy Status

25.2 Includes settlements forming an arc around Coleford – including Berry Hill in the north to Milkwall in the south.

### Description

25.3 Coleford is a compact settlement, which supports a large number of satellite communities, including Berry Hill, Broadwell, Coalway, Milkwall and Five Acres. The core settlement is relatively small but when aggregated with these outlying settlements, it is a very significant centre within the context of the Forest of Dean District. Coleford is also an important administrative centre for the Forest of Dean, which includes the Forest of Dean District Council offices as well as the Forestry Commission headquarters for management of the Statutory Forest of Dean. It is also well placed to serve as a centre for local tourism, as its location is closely inter-related with the Forest boundary. Its forest edge location however, does constrain the settlement in terms of further development.

Target	Completed	Comments
Housing – 650 dwellings over plan period	79 (Coleford Parish) 0 (West Dean)	Cumulative total of <b>618</b> from 2012/13 (Core Strategy adoption) to 2022/23. A further 29 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	Berry Hill – 29, Coleford - 16	
Employment generating uses		Established employment areas made up from Pingry Farm, Tufthorn Ave, Mushet, Lawnstone House and Suntory. Tufthorn is nearly at full capacity, but more

		allocated land owned by Suntory is largely vacant.
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25.4 As part of the Government's Levelling Up Fund awarded to the Forest of Dean District Council, the £9m proposal for the Five Acres site will create a new leisure and community hub brings a derelict site back into use providing modern leisure, community and business facilities for the area, a new 4 court sports hall and an artificial all weather sports pitch. The leisure and community hub would house a satellite site for Hartpury University and Hartpury College, bringing specialist education opportunities for young people to the Forest. The wider site will be developed in partnership with West Dean Parish Council and will also include modern workspaces for local businesses and help promote active travel by connecting existing walking and cycling routes.

### Town Centre Audit

25.5 The [Coleford Town centre audit for 2022-2023](#) evaluates the overall health of the town by considering the following indicators:

Footfall – Car parking – Retail and Commercial Offer – Trader Types – Culture and Leisure Offer – Events – Reported Crime – Markets – Charity Shops – Vacant Shops – Town Centre Investment – Evening/Night-time Economy

### Footfall

25.6 The following data provides information on the total footfall within Coleford town centre boundary for each month between June 2020 – July 2023. This data is helpful as you can see the year-on-year difference in footfall for each month. Footfall in Coleford has increased by +6.3% since June 2020. Highlighted in yellow are peak footfall months (+115k) since June 2020.

<b>Coleford Footfall June 2020 - July 2023</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>
<b>June</b>	60,012	65,191	111,321	118,872
<b>July</b>	60,248	69,164	114,091	115,136
<b>August</b>	75,521	71,423	107,297	
<b>September</b>	76,606	73,649	111,031	
<b>October</b>	80,660	76,401	114,275	
<b>November</b>	47,707	86,883	113,004	
<b>December</b>	47,708	89,396	112,654	
<b>January</b>	43,734	89,397	114,487	
<b>February</b>	41,655	92,431	113,702	
<b>March</b>	51,144	103,757	113,767	
<b>April</b>	59,243	107,924	110,053	
<b>May</b>	62,833	112,107	113,556	

## Carparking

- 25.7 In September 2011, the Forest of Dean District Council Cabinet made the decision to implement car parking charges, with charging commencing on 1 July 2012. In October 2019, the car parking charges were increased which came into effect in June 2020 (they were due to be implemented in April 2020, however this was delayed due to Covid-19).
- 25.8 The table below shows annual ticket sales data for Railway Drive and Newland Street car parks. Although ticket sales are not yet back to pre-pandemic levels, ticket sales from Railway Drive car park have increased year-on-year. For ticket sales to be pre-covid level, Railway Drive car park would need to sell an additional +50,000 tickets annually and Newland Street +1,200.

Annual Ticket Sales	Jul 18 – Jun 19	Jul 19 – Jun 20	Jul 20 – Jun 21	Jul 21 – Jun 22	Jul 22 – Jun 23
<b>Railway Drive</b>	150,293	125,888	73,248	95,511	99,687
<b>Newland Street</b>	6349	4177	2297	4205	5056

## Retail and Commercial Officer (use classes)

- 25.9 The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as 'Use Classes' which are detailed in appendix I. The chart below outlines the Use Classes of the buildings in Coleford Town centre from 2020 - 2023.

Use Class	2020	2021	2022	2023
E (Commercial business and service)	93	92	93	97
F.1 (Learning and Non-Residential Institutions)	3	3	3	3
F.2 (Community Hall / Recreational Space)	N/A	N/A	N/A	2
Sui Generis	30	31	31	33
C.1 (Hotel / B&B)	N/A	N/A	N/A	1

## Coleford Vacant Units

25.10 The chart below summarises the amount of vacant retail units in Coleford as of December 2023 when the retail audit was conducted. There are 3 less vacant properties than were recorded in 2022.

Year	Vacant Unit Qty	Units Surveyed	% of Vacant Units
2023	9	142	6.4%
2022	12	138	8.6%

## Employment Land

25.11 Below, the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Coleford and provides an oversight of the number of employees and occupancy rate. Tufthorn Avenue & Mushet Industrial Park are well utilised and busy employment sites, well located close to the Coleford Town Centre and the B428 road. Generally, expansion of the employment area is constrained by housing on three sides. Nearby Pingry Farm provides a possible overflow location to accommodate new employment opportunities for Coleford.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Coleford	Pingry Farm	AP61	15-20	100%	0ha	<b>Site Summary:</b> Pingry Farm is a fairly large business site, allocated for the retention of employment generation. The sole business on the site is JBH Associates Ltd, however there may be future potential to accommodate other business units within this facility. A significant part of the site is used for warehousing, stock keeping

						and heavy machinery.
	<b>Tufthorn Ave</b>	<b>AP67</b>	<b>550-600</b>	<b>80%</b>	<b>0.7ha</b>	Tufthorn Avenue is a well utilised employment area, which is allocated site for employment generating uses. The site is almost fully occupied, accommodating both small and large employment generators such as Forterra Formpave and Travis Perkins. There are four units that appear to be unused in 2021, whilst to the rear of the site; there is a corner block that could offer an opportunity for infill.
	<b>Mushet Ind Park</b>	<b>AP61</b>				Big site with 8 business occupying it.
	<b>Lawnstone House</b>	<b>AP56</b>	<b>180</b>		<b>0</b>	The Lawnstone House site accommodates the Forest of Dean District Council, which (through Publica, Ubico etc) employs 150 people.  The site also contains the Coleford job centre plus.  An infill area at the front of the site has been developed with new buildings which include 10 dwelling units and three

						commercial premises.
	<b>Suntory Factory (and land adjoining)</b>	<b>AP60</b>	<b>360</b>	<b>50%</b>	<b>6.73ha</b>	<p>The Suntory factory site contains the Ribena/ Lucozade factory which is the largest employer in the town of Coleford.</p> <p>The land adjoining the Suntory factory is a large allocated site of almost 7ha which could accommodate several more large employment generating uses, as well as an employment area adjoining which cater for any overflow from nearby Tufthorn Ave.</p>
	<b>Whitecliffe Quarry</b>		<b>15</b>	<b>10%</b>	<b>0.25ha</b>	Whitecliffe Quarry is a medium sized, with a number of possible vacant units, which may currently be being used as storage. The main purpose of the site is for storage and a transport depot.
	<b>Staunton Road</b>	<b>AP62</b>	<b>&lt;10</b>	<b>5%</b>	<b>0.6ha</b>	Staunton Rd is a very large and mostly unused site, with the main purpose being for storage and vehicle parking, used by Stowfield Quarry opposite.

						Currently, the site offers a little employment generation, and seems to present a significant redevelopment opportunity.
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## 2022/2023 Significant Development

25.12 There was a refusal for 23 dwellings and associated works at Tufthorn Avenue, but also an approval for 23 dwellings and associated works at Forest Grove, Lower Lane, Berry Hill. Most of the other applications were of a smaller scale.

## Appeal Outcomes

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/22/3292365 (P1994/20/FUL)	Land adjacent to 6 Bowens Hill Road, Coleford	Detached dwelling.	Dismissed	CSP.1, CSP.4, CHI & 2 of Coleford NDP, Residential Design Guide, AP.1 & AP.4	Unacceptable impact on highway safety. The MfGS Addendum states parking should external (not internal).	The Council cannot demonstrate a five-year supply of deliverable housing land and has failed to meet the Housing Delivery Test. However, harm to highway safety outweighs this.
APP/P1615/W/22/3306646 (P2039/21/FUL)	8 St Johns Street, Coleford	Conversion of existing ground floor shop as a one-bed holiday let, with retention of storage and office space associated town centre retail use and/or maintenance of holiday let.	Dismissed	AP.55	Proposal fails policy AP.55. Unacceptable harm to the vitality of Coleford Town Centre.	Class MA is out of the remit of this appeal. Policy AP.55 is very relevant to these types of proposals.

## 26. Policy CSP.15 Newent

**CSP.15 was referred to in 1.2% of all reports (5 out of 401 applications) for the 2022-2023 period.**

**This is marginally down from 1.3% of applications in the preceding 12 months.**



26.1 Of the 5 applications, there was approval for:

- Pair of semi-detached dwellings
- Change of use from office to residential

### Hierarchy Status

26.2 Newent operates in relative isolation to the other three markets towns which form a tight network.

### Description

26.3 Newent is an important centre servicing the Northern catchment of the district. This position has helped to sustain steady growth in the town. Growth is limited however, by tight and well-defined town centre with limited land around it.

26.4 A flood protection project – Scheme for Newent was designed and completed in September 2018.

Target	Completed	Comments
Housing – 350 dwellings over plan period	105	Cumulative total of 550 from 2012/13 (Core Strategy adoption) to 2022/23. Nb. The eventual number will well exceed the early Core Strategy figure of 350. A further 119 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	29	27.6% of new dwellings completed were affordable.
Employment generating uses – 5ha identified		Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocation (4,2ha) east of the site which is yet to be developed.  The Ross Road business park is dominated by the Two Rivers Housing site which accommodates over 150 employees. The site is fully occupied.



## Town Centre Audit

26.5 The [Newent Town centre audit for 2022-2023](#) evaluates the overall health of the town by considering the following indicators:

Footfall – Car parking – Retail and Commercial Offer – Trader Types – Culture and Leisure Offer – Events – Reported Crime – Markets – Charity Shops – Vacant Shops – Town Centre Investment – Evening/Night-time Economy

### Footfall

26.6 The following data provides information on the total footfall within Newent town centre boundary for each month between June 2020 – July 2023. This data is helpful as you can see the year-on-year difference in footfall for each month. Footfall in Newent has increased by +19.3% when compared to the same time period last year. Highlighted in yellow are peak footfall months (+42k) since June 2020.

Newent Footfall June 2020 - July 2023	20/21	21/22	22/23	23/24
June	18,729	26,142	39,754	42,335
July	22,235	25,341	40,638	42,549
August	26,116	27,048	38,178	
September	28,670	30,544	41,935	
October	26,405	35,193	41,947	
November	17,382	36,305	41,817	
December	19,014	30,893	41,641	
January	16,846	31,219	42,160	
February	15,359	32,416	37,085	
March	23,110	36,981	41,886	
April	20,554	38,521	40,545	
May	20,784	40,005	40,638	

### Carparking

26.7 In September 2011, the Forest of Dean District Council Cabinet made the decision to implement car parking charges, with charging commencing on 1 July 2012. In October 2019, the car parking charges were increased which came into effect in June 2020 (they were due to be implemented in April 2020, however this was delayed due to Covid-19).

26.8 The table below shows annual ticket sales data for Lewell Street car park. Although ticket sales are not yet back to pre-pandemic levels, they are increasing year-on-year and since 2020. For ticket sales to be pre-covid level, Lewell Street car park would need to sell an additional +17,000 more tickets annually.

Annual Ticket Sales	Jul 18 – Jun 19	Jul 19 – Jun 20	Jul 20 – Jun 21	Jul 21 – Jun 22	Jul 22 – Jun 23
Lewell Street Car Park	53,238	42,481	27,705	35,227	35,978

### Retail and Commercial Officer (use classes)

26.9 The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as 'Use Classes' which are detailed in appendix I. The chart below outlines the Use Classes of the buildings in Newent Town centre from 2020 - 2023.

Use Class	2020	2021	2022	2023
<b>E (Commercial business and service)</b>	67	69	67	65
<b>F.1 (Learning and Non-Residential Institutions)</b>	3	3	4	4
<b>F.2 (Community Hall/Recreation Spaces)</b>	0	0	0	1
<b>Sui Generis</b>	10	10	10	7
<b>C.1</b>	N/A	N/A	N/A	1

### Newent Vacant Units

26.10 The chart below summarises the amount of vacant retail units in Newent as of December 2023 when the retail audit was conducted. There are 4 more vacant properties than were recorded in 2022.

Year	Vacant Unit Qty	Units Surveyed	% of Vacant Units
2023	16	93	17.1%
2022	12	94	12.8%

## Employment Land

26.11 Below, the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Newent and provides an oversight of the number of employees and occupancy rate. Newent has a small but active employment area.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation	Estimated Infill Opportunities	Active Tenants/Notes
Newent	Compton Green		10	50%	0.132ha	Large but under-used site. The number of businesses makes up less than 25% of the site (predominantly storage).
	Newent Business Park (Town Farm, Gloucester Road)	AP78 65-130	65-130	100%	4.22ha	Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocation (4,2ha) east of the site which is yet to be developed.
	Strawberry Hill Business Park		47	90%	0ha	Small, compact site, but is well utilised. Accommodates variety of independent businesses. No vacant units.
	Ross Road, Newent		200			Dominated by Two Rivers Housing accommodating over 150 employees. Fully occupied site.

## 2022/23 Significant Development

26.12 There has been no applications for significant development in Newent over this period.

### Appeals Outcomes

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/21/32753 60 (P0542/21/O UT)	The Willows, Horsefair Lane, Newent	Erection of one dwelling.	Dismissed	CSP.1, CSP.2 & AP.1.	That there is no specific policy in the development plan for self-build dwellings, does not imply that any location is suitable for such properties or that there is no suitable site in areas at a lower risk of flooding.	Inspector notes that there is no local policy for self-build.

## 27. Policy CSP.16 Villages

**CSP.16 was referred to in 27% of all reports (109 out of 401 applications) for the 2022-2023 period.**

27.1 Below are a small number of examples of the types and locations of where some of the applications within villages were during the 2022-2023 period. The list is not exhaustive, but gives a flavour of the types of applications which have been submitted.

Bream – large village, closely related to Lydney.

Reference Number	Permitted/Refused	Description of Proposal	Address
P0190/22/FUL	Permitted	Erection of No. 2 detached garages with parking and associated works.	Plots 1 & 2 The Old Sawmills The Tufts Bream
PI531/21/FUL	Permitted	Erection of two bedroomed detached bungalow.	Land At Amberley Brockhollands Road Bream

Bromsberrow Heath – small village with few facilities

Reference Number	Permitted /Refused	Description of Proposal	Address
P0160/22/OUT	Permitted	Outline application for the erection of a detached dwelling with associated works. (All matters reserved)	Yew Tree Cottage, Bromsberrow Heath

Corse – small village physically connected to the village of Staunton, with limited services

Reference Number	Permitted /Refused	Description of Proposal	Address
PI307/21/OUT	Refused	Outline application for 50 residential units.	Land at Gloucester Road, Corse

Harrow Hill – small village with very limited services

Reference Number	Permitted /Refused	Description of Proposal	Address
P0304/22/OUT	Refused	Outline application for the erection of detached dwelling and associated works (all matters reserved).	Land Adj To Wyndover Larksfield Road Harrow Hill Gloucestershire GL17 9JP

		Demolition of existing garages.	
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Drybrook – village with a range of local services.

Reference Number	Permitted /Refused	Description of Proposal	Address
PI402/21/FUL	Permitted	Full application for the erection of two three bedroomed houses together with creation of new vehicular access with two car parking spaces for each new house.	1 Rock Villa Hawthorns Road Drybrook
PI113/21/FUL	Permitted	Erection of a dwelling.	Land Adjoining Hundred Acre Wood Whitehill Lane Drybrook

Mitcheldean – a large village which has the benefit of 26ha of employment land and a range of local services.

Reference Number	Permitted /Refused	Description of Proposal	Address
P0902/21/FUL	Permitted	Erection of a detached dwelling (revised scheme)	Woodview New Road Mitcheldean
P2066/21/OUT	Refused	Erection of 8 no 3 and 4 bedroom detached dwellings. Demolition of outbuildings. (Revised description.)	George Hotel Stars Pitch Mitcheldean

Newnham on Severn – village with some services and benefits from very good transport links on the A48.

Reference Number	Approved/Refused	Description of Proposal	Address
P0631/22/FUL	Approved	Erection of single dwelling house with associated works. (revised scheme)	Masonic Hall Station Road Newnham

Redbrook – small village with limited services in Wye Valley

Reference Number	Approved/Refused	Description of Proposal	Address
P0391/22/FUL	Permitted	Erection of pair of semi detached dwellings with associated parking.	Chapel Lane Cottage Coach Road Redbrook

		landscaping and associated works. Creation of vehicular access.	
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Redmarley – small village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0917/21/FUL	Permitted	Erection of 9 dwellings	Land adjoining Rock Meadow, Redmarley

Yorkley – village with some services

Reference Number	Approved/Refused	Description of Proposal	Address
PI443/21/FUL	Approved	Erection of a three bedroom detached dwelling along with associated parking and the formation of a new access.	Sunnygarth, Woodland Place, Yorkley

## 28. Allocations Plan Policies

- 28.1 The Allocations Plan was adopted on the 28<sup>th</sup> June 2018. During the monitoring period of 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023, the district wide Allocations Plan policies were referred to in almost all planning reports.
- 28.2 The table below demonstrates the number of applications which have been evaluated using the different Allocations Plan policies and what the general outcomes have been. This provides an indication of how widespread the use of each AP policy is and what lessons we can take from its use within the evaluation process.

<b>AP Policy</b>	<b>Number/% of references in planning reports (out of 401 applications)</b>	<b>Development Outcomes</b>
AP.1 Sustainable Development	324 (81%)	This policy is cited in a very large proportion of planning reports, which is to be expected given the general and fundamental intent of the policy. It accords with the basic premise of the NPPF for the presumption in favour of sustainable development.
AP.2 Renewable Energy	14 (3.5%)	This is a more specific renewable energy policy, which builds upon and clarifies the intent of CSP.2 and CSP.3. It is generally used for applications involving renewable energy proposals. The use of this policy has increased from 1% of the total applications (4 reports) in the last year, which is encouraging given the need for the district to reach net zero carbon by 2030.
AP.3 Mixed Uses & Proximity	6 (1.5%)	This policy has been cited to a similar level as last year (7 reports (1.83%)). It has been mainly used for applications changing uses to employment, including former bank to a charity in Cinderford, new community building in Newent, change of use of industrial units to residential in Bream, large mixed use at Valley Road, Cinderford and the change of a holiday let to dwelling.
AP.4 Design of Development	365 (91%)	Similar to CSP.1, this policy is cited in a large majority of all planning reports, as it is a simple policy approach to providing general principles of good design for all types of proposals.
AP.5 Historic Character & Local Distinctiveness	90 (22.5%)	This policy is mainly cited where a proposal impacts on heritage assets and their settings, generally listed buildings, non-designated heritage assets and



		Conservation Areas. The number of applications citing this policy has decreased since last year (126 (33%) of applications).
AP.6 Locally Distinctive Areas	11 (2.75%)	Provides a policy mechanism for development proposals which fall within designated Locally Distinctive Areas. Applications in this period are mainly for carparking, access and dwellings (Harrow Hill & Pillowell).
AP.7 Biodiversity	268 (66.8%)	This policy refers to national and European guidance on designated habitat sites. It is referred to in over two thirds of the planning reports, many of which are not within or adjoining designated wildlife sites. This policy is engaged for a wide range of development types, such as single to multiple dwellings, agriculture, tourism and commercial. The % of applications citing this policy is exactly the same as last year, demonstrating that Biodiversity remains at the forefront of sustainable development.
AP.8 Green Infrastructure	197 (49%)	This policy is referred to in almost 50% of all planning reports, which is just over 8% more than the previous year.
AP.9 Herefordshire & Gloucestershire Canal	1	Permission for garage block with accommodation above in Station Rd, Newent.
AP.11 – Transport Yards near Balakeney	1	First floor office space in existing industrial unit permitted.
AP.13 – Hartpury College	3	Permission erection of equestrian barn at Hartpury College. Permission for below ground attenuation tank and drainage at Hartpury College. Permission for the erection of a single storey changing room and associated works.
AP.22 – The Hawthorns, Corse	1	Erection of agricultural building permitted.
AP.23 – National Diving and Activity Centre	1	Permitted for erection of compound structures, installation and use of pontoons and vertical access to the water.
AP.29 – Wye Valley	3	Conversion of barn to dwelling (Madgetts). Erection of a shower block at Cherry Orchard Farm, Newland. Permission for change of use of land to tourism use and erection of holiday let.
AP.33 – Station Street, Cinderford	1	Permission for erection of 2 apartments and garaging at Railway Tavern, Cinderford.
AP.36 – Forest Vale Employment Area	3	Change of use from Class E to Class B8 permitted at Broadmoor Park. Five dwellings with open space at 6 Steam Mills Road approved.

		Mixed use development at Engelhard Complex, Cinderford.
AP.37 – Valley Road, Cinderford	1	Mixed use development at Engelhard Complex, Cinderford.
AP.39 – Lydney Town Centre	2	Change of use to sui generis to allow for a tattoo shop and café, permitted plus revised application.
AP.40 – Lydney Town Centre – Retail, mixed use including public space	2	Change of use to sui generis to allow for a tattoo shop and café, permitted plus revised application.
AP.47 East of Lydney	1	Approved 4 dwellings Cross Hand garage, Lydney
AP.48 – Employment Uses including Foundry Site, Lydney	1	Permission for variation of condition to reduce the approved height of the building.
AP.55 – Coleford Town Centre	1	Refusal for change of use of storage unit to bunk house and accommodation.
AP.67 Tufthorn Avenue, Coleford	1	23 dwellings refused.
AP.69 – Coleford Locally Valued Landscape	2	Erection of an extension to Pavilion permitted. Conversion of agricultural barn to dwellings permitted.
AP.70 – Newent Town Centre: Environment and Uses	1	Permission for conversion and change of use to form one dwelling (retention of retail unit and shop).
AP.71 – Newent Town Centre: Mixed Development Allocation	1	Permission for conversion and change of use to form one dwelling (retention of retail unit and shop).
AP.79	3	Refused eco dwelling Newent, Permission for garage block with accommodation above in Station Rd, Newent. Permission for erection of eco dwelling and partial replacement of garage structure. Refusal for erection of eco flat.
AP.82 – New Road and High Street Bream	2	Permitted 2 dwellings Erection of building to provide 4 units and 1 further unit (mixed uses) plus conversion of existing building into 2 cottages and 1 apartment – permitted at former Merchants in Bream.
AP.86 – Hartpury, Land adjoining Village Hall	1	Permission for a variation of condition to former planning permission.
AP.88 – Land off Beech Way, Littledean	1	Permission for variation of condition.
AP.96 – Former George Hotel Mitcheldean – Housing Allocation	2	8 detached dwellings (refused) at George hotel, Mitcheldean and an application refused for the conversion of stone outbuilding to residential.
AP.109 Staunton and Corse Locally Valued Landscape	4	Refused for outline app for 50 dwellings at Gloucester Road, Corse

		<p>Refused application for residential development of 17 dwellings at The Swan, Staunton.</p> <p>Permitted application for demolition of stable and prefab garage and erection of agricultural storage building.</p> <p>Refusal for change of use of land to residential and erection of annexe at April Rise, Staunton.</p>
AP.112 – Housing Site, Ash Way, Woolaston	I	5 dwellings refused

## 29. Appeals Outcomes

29.1 There have been 13 planning appeals and 4 enforcement appeals decided between 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 for full application proposal types (not householder). Of the 17 appeals relating to planning and enforcement applications:

- 2 have been allowed in full.
- 15 were dismissed

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/21/3286332 (P2162/20/FUL)	Land at Snigs Acre, School Crescent, Corse	Erection of two residential dwellings and associated landscaping.	Dismissed	AP.109- Staunton/Corse LVL CSP.1, CSP.4, CSP.16, AP.4 & AP.5	Adverse impacts significantly outweigh benefits, especially harm to the CA and setting of Grade II listed building.	Council does not have 5 year HLS but harm to heritage and LVL outweighs that.
APP/P1615/W/21/3281058 (P2164/20/FUL)	Dresden House, Glasshouse Hill, Longhope	Erection of a two-bedroomed dwelling house to be used as a self-catering unit for tourists.	Dismissed	CSP.1, CSP.4, CSP.7, AP.1, AP.4, AP.5 & AP.14 – May Hill LVL	Urbanising effect, impacting on LVL and attractive rural landscape.	The Inspector took into account the Business Plan and potential competition and amount of time to break even (economic success is a key issue).
APP/P1615/W/22/3290194 (P1227/21/FUL)	Land at Lansdown Road, Bream	Erection of a detached dwelling.	Allowed	CSP.1, AP.1 and AP.4	Scheme would not harm highway safety.	Inspector used AP.4 with regards to safe and accessible environment. Inspector notes that CSP.1 and AP.1 do not relate to highway safety and are not relevant to

						weight for or against the scheme.
APP/P1615/C/20/3254650 (Enforcement notice)	Severn View Farm, Gatcombe, Blakeney	The breach of planning control as alleged in the notice is the material change of use of the site to that of a builder's yard with associated storage building and facilities.	Ground D - failed	CSP.1, CSP.4, CSP.7, CSP.16, AP.1,	The permitted building is not a fallback position. Use is not compatible with location or policies CSP.1, CSP.4, CSP.7 and CSP.16. Traffic generation increasing risks to highway safety.	--
APP/P1645/W/22/3291420 (P1692/21/PIP)	Land to the west of Blaisdon Lane, Blaisdon Village	2 dwellinghouses.	Dismissed	CSP.4, AP.1, AP.4,	Significant effect on the Bat SAC contrary to Article 5B(1) of the TCP (PIP) Order 2017 (as amended). Visually intrusive development.	Because of harm to habitat site, para 11 of NPPF (presumption in favour of sustainable development) does not apply.
APP/P1615/W/22/3291154 (P0883/21/FUL)	Land at Lynwood, Highfield Rd, Bream	Detached dwelling and garage for existing dwelling.	Dismissed	CSP.1, CSP.4, AP.1, AP.4, AP.6	Harmful to the character and appearance of the area (erodes the contribution that the site makes to the LDA).	Self-build does not outweigh the harm.
APP/P1615/W/21/3275360 (P0542/21/OUT)	The Willows, Horsefair Lane, Newent	Erection of one dwelling.	Dismissed	CSP.1, CSP.2 & AP.1.	That there is no specific policy in the development plan for self-build dwellings, does not imply that any location is suitable for such properties or that there is no suitable site in areas at a lower risk of flooding.	Inspector notes that there is no local policy for self-build.

APP/P1615/W/22/3292365 (P1994/20/FUL)	Land adjacent to 6 Bowens Hill Road, Coleford	Detached dwelling.	Dismissed	CSP.1, CSP.4, CHI & 2 of Coleford NDP, Residential Design Guide, AP.1 & AP.4	Unacceptable impact on highway safety. The MfGS Addendum states parking should external (not internal).	The Council cannot demonstrate a five-year supply of deliverable housing land and has failed to meet the Housing Delivery Test. However, harm to highway safety outweighs this.
APP/P1615/W/22/3296054 (P1809/20/FUL)	Land at Jubilee Lane, Bream	Temporary rural workers dwelling and stabling, COU land to equestrian.	Dismissed	CAP.1, AP.1, AP.4, CSP.4	Significant harm to the character and appearance of the site (mobile home). Unacceptable impact on living conditions to neighbouring dwellings (noise and disturbance from horse lorries).	Cannot rely on screening when it is 3 <sup>rd</sup> party ownership (such was woodland).
APP/P1615/W/22/3295156 (P0740/21/FUL)	Stable building adjacent to Paisley House, Brockhollands, Lydney	Restoration of unauthorised stable building as domestic outbuilding and re-integration of surrounding land back into the garden of Paisley House.	Dismissed	CSP.1, CSP.4, AP.1, AP.4.	Harm to the character and appearance of the area (inappropriate intrusion and proliferation of domestic buildings in the countryside).	Inspector notes that Policies CSP.5 and CSP.16 are not relevant to the case.
APP/P1615/W/22/3293181 (P1105/21/FUL)	Old School, School Lane, Longhope	Construction of 4 dwellings.	Dismissed	CSP.1, CSP.2 & AP.7 and PE2 of Longhope NDP	Unable to conclude with certainty that the maternity roost of lesser horseshoe bats would not be harmed, particularly during the time it would take for	Can take into account length of time for mitigation landscaping to grow. Little evidence to perceive cats as a threat to bat colony.

					the habitat mitigation and compensatory habitat to properly mature. Significant adverse effect on the integrity of the SAC.	
APP/P1615/C/21/3278524 (Enforcement notice)	Woodland adjacent to Coppice Road, Lower Lydbrook		The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.	CSP.4, CSP.16, AP.1,		Photographic evidence was used to show original building was abandoned and in poor state. Inspector acknowledges that re. AP.1 and active travel, the policy is not whether certain people are prepared to brave the topography to go by foot or cycle but whether there is a genuine choice of transport modes and there isn't here.
APP/P1615/W/22/3298072 (P1041/21/FUL)	Hopewell Barn, Bailey Lane, Hewelsfield, Lydney.	Change of use from holiday permission to residential.	Dismissed	CSP.7, CSP.4, AP.1	Inspector agreed that evidence regarding viability should be submitted to aid in making a judgement against policy requirements. No evidence of an oversupply.	Officers can ask for viability information. Can also take into account that the applicant's financial situation does not mean the enterprise itself is unviable.

					The loss of one holiday let repeatedly could seriously undermine the Council's strategic objective to develop the local economy.	
APP/P1615/W/22/3298601 (P1160/21/FUL)	Margery Lane Barns, Margery Lane, Clearwell	Replacement dwelling with new garage/workshop and increase of residential amenity area.	Dismissed	AP.1, AP.4, AP.5, CSP.1, CSP.4, CSP.16	The remaining buildings assist in reinforcing the historic link between the appeal site and surrounding agricultural landscape and use. The appeal site, and the buildings upon it, are therefore an important part of the CA's setting and contributes positively to its significance. The proposal would have a suburban character. Public benefits are limited.	The harm to a Conservation Area can outweigh any other benefits.
Appeal A: APP/P1615/C/22/3291233 Appeal B: APP/1615/C/22/3291236 (Enforcement Notice)	Callow Cottage, Ruddle, Newnham	Without planning permission, the material change of use of the land for the sitting of an unauthorised static caravan with associated decking framework for residential purposes and the	Appeal A – appeal should not succeed. Uphold the enforcement notice with corrections. Appeal B – In view of corrections and	CSP.1, CSP.4, CSP.7, AP.1 and AP.4, AP.5,	Inspector considered how long caravan had been there/lived in and no evidence to prove over 10 years.	--



		storage of static caravans.	variations not considered further.			
Appeal A: APP/P1615/C/22/3291109 and 3291110 (Enforcement Notice)	Big Meadow Farm, Playley Green, Redmarley	Change of use of land and siting of caravan as permanent residential use.	Appeal A – allowed following correction of environment notice. Appeal B – allowed and a LDS is issued.		The evidence provided was precise and unambiguous.	Evidence provided is key to the case.
APP/P1615/W/22/3306646 (P2039/21/FUL)	8 St Johns Street, Coleford	Conversion of existing ground floor shop as a one-bed holiday let, with retention of storage and office space associated town centre retail use and/or maintenance of holiday let.	Dismissed	AP.55	Proposal fails policy AP.55. Unacceptable harm to the vitality of Coleford Town Centre.	Class MA is out of the remit of this appeal. Policy AP.55 is very relevant to these types of proposals.

## 30. Neighbourhood Plan Monitoring

30.1 Neighbourhood planning gives communities an opportunity to have a say in how development happens in their area. It gives communities a chance to influence development and what that looks like, protect green spaces and heritage.

30.2 There have been 6 Neighbourhood Development Plans (NDPs) made (adopted) by the Forest of Dean District Council (up until the year 2022-2023 period):

- Lydney
- Longhope
- Coleford
- Mitcheldean
- Alvington
- Berry Hill

30.3 As of 31<sup>st</sup> March 2023, 4 further neighbourhood plans were at different stages of production.

### **Dymock NDP**

30.4 Designated as a Neighbourhood Area on 14<sup>th</sup> June 2018. They are currently gathering evidence with a view to submit a pre-submission draft to the FoDDC later in 2023.

### **Newent NDP**

30.5 Designated as a Neighbourhood Area on 22<sup>nd</sup> August 2018. They are currently gathering evidence, although progress slowed down during the Covid crisis.

### **Forest Edge South**

30.6 Forest Edge South was designated as a Neighbourhood Area on 1<sup>st</sup> November 2017, and significant progress has been made in the 2022-2023 period. The Regulation 14 stage has been completed and it is expected that the NDP will be submitted to the FoDDC for public consultation and examination later in 2023.

### **Huntley NDP**

30.7 Huntley NDP has made significant progress in the 2022 - 2023 period, with the NDP being taken through the Examination procedure. It is expected that this NDP will progress to referendum by the end of 2023.

30.8 The table below identifies the number/percentage of total planning applications which were dealt with in the 2022-2023 period where NDP policies were engaged.

Neighbourhood Development Plan	Application	Policies
Lydney	P2116/21/FUL - Construction of 4 No dwellings with garages and associated external works - Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment
Lydney	P0205/22/FUL - Variation of conditions Condition 2 (approved plans) and Condition 4 (access, parking and turning facilities) of planning permission P0859/21/FUL for the addition of P.V array – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment GEN 1 - Water Management TRAN 1 - Improvements to the highway infrastructure
Lydney	P1332/21/FUL - Change of use of land and construction of equestrian manege – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment
Lydney	P0074/22/FUL - Erection of six dwellings with associated landscaping, parking and works. Construction of new vehicular access. Demolition of existing dwelling – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment GEN 1 - Water Management TRAN 1 - Improvements to the highway infrastructure
Lydney	P0627/22/FUL - Erection of a detached dwelling with associated landscaping, parking and works. Construction of new vehicular access and parking for existing dwelling – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment
Lydney	P0627/22/FUL - Erection of a detached dwelling with associated landscaping, parking and works. Construction of new vehicular access and parking for existing dwelling – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment
Lydney	P0835/22/FUL - Variation of condition 02 (approved plans) P0074/22/FUL to allow for amended site plan – Permitted	ENV 1- Location of new development ENV 2 - Protecting the natural environment GEN 1 - Water Management TRAN 1 - Improvements to the highway infrastructure

Lydney	P0662/22/FUL - Change of use to sui generis to allow for a tattoo shop and cafe and associated works – Permitted	CEN 1 - Lydney Town Centre Improvements
Lydney	PI160/22/FUL - Erection of a single storey detached building for use as a hair salon and associated change of use of the surrounding land from domestic curtilage to commercial – Refused	No specific policy – highlighted the NDP as a whole
Lydney	PI480/22/FUL - Variation of conditions 02 (approved plans) to allow amendments to reduce the approved height of the building, and amend the form and size of the extension with associated works relating to planning permission PI522/21/FUL – Permitted	ENV 1- Location of New Development ENV 2- Protecting the Natural Environment GEN 1- Water Management
Lydney	PI472/22/FUL - Change of use of dwelling to parish office with associated works (retrospective) – Permitted	ENVI Location of new development LYD Gen 2
Lydney	P0071/23/FUL - Change of use to sui generis to allow for a tattoo shop and cafe and associated works. (Revision) – Permitted	CEN 1 - Lydney Town Centre Improvements
Lydney	PI610/22/PIP - Planning in principle for up to 9 dwellings - Refused	ENV 1- Location of new development ENV 2- Protecting the natural environment

Neighbourhood Development Plan	Application	Policies
Longhope	P0328/22/FUL - Installation of sewage treatment plant and alteration of fenestration – Permitted	PE1b - Development Outside the Conservation Area
Longhope	PI914/21/FUL - Temporary dwelling for an agricultural worker and the retention of	PE1b. Development Outside the Conservation Area PE2. Biodiversity and Landscape

	associated agricultural portacabins and a building - Permitted	H2a. Design Standards
Longhope	P0579/22/FUL - Section 73 to remove conditions (02) and (03) of Planning Permission PI412/07/COU Change of use of holiday let to a one bedroom live/work unit - Permitted	H2A - Design Standards H2C - Residential Car Parking Spaces E1C - Working from home E1B - Relocation of Businesses AM1A - Traffic Congestion
Longhope	PI106/22/FUL - Change of use of land to allow for creation of natural burial site with associated with access and pedestrian pathways and works. Part Retrospective - Permitted	PE2- Biodiversity and Landscape AM1a- Traffic Congestion If2- Water and Waste
Longhope	PI225/22/FUL - Erection of 2 No. additional poultry buildings with associated infrastructure - Permitted	PE2- Biodiversity and Landscape AM1a- Traffic Congestion If2- Water and Waste
Longhope	PI229/22/FUL - Variation of conditions 02 (approved plans) and 03 (The application site and the two buildings on it shall be used solely for the rearing of turkeys) relating to PI054/18/FUL to allow for the rearing of broiler chickens and retrospective erection of an insulated dead bird storage shed – Permitted	PE2- Biodiversity and Landscape AM1a- Traffic Congestion If2- Water and Waste
Longhope	P0561/22/FUL - Erection of a detached dwelling with associated parking, landscaping and works – Permitted	PE2 - Biodiversity and Landscape H1b - Windfall Development H1c - Infill development H2a - Design Standards H2c - Residential Car Parking Spaces
Longhope	P0904/22/AG - Prior notification for the erection of agricultural building for the use of storage – Permitted	PE1b - Development Outside the Conservation Area PE2 - Biodiversity and Landscape H2a - Design Standards

Neighbourhood Development Plan	Application	Policies
Coleford	PI988/21/FUL - Construction of 3 no dwellings with associated external private amenity space, garages, parking and hard and soft landscaping (Revised) – Permitted	CHI - Small housing development sites CH2 - New Housing Development CHEI - Protecting and Enhancing Local Character CNEI - Protecting and enhancing local landscape character in Coleford and surrounding settlements CITPAI - Transport and Movement CITPA4 - Flooding and increased capacity in water systems
Coleford	PI681/21/OUT - Outline application for the erection of two dwellings with associated works (all matters reserved) - Permitted	CHI - Small housing development sites
Coleford	P0812/21/FUL - Erection of 23 dwellings and associated works - Refused	CE2 - Protecting and supporting the development of local employment outside the Town Centre CH2 - New Housing Development
Coleford	P0996/21/FUL - Retention and change of use for existing ancillary building (formerly agricultural use) into Sewing/fabric workrooms with associated works. It is intended that this site would be used for commercial client meetings, training facilities, offices, as well as light manufacturing, sewing, and the cutting and storage of fabric - Refuse	CE2 - Protecting and supporting the development of local employment outside the Town Centre CITPAI - Transport and Movement
Coleford	P0049/22/FUL - Erection of a pair of semi detached dwellings with associated parking, landscaping, access and works. Relocation of	CH2 - New Housing Development CHEI - Protecting and Enhancing Local Character CNEI - Protecting and enhancing local landscape

	parking and access for existing dwelling - Permitted	character in Coleford and surrounding settlements
Coleford	P0040/22/FUL - Erection of a detached annexe accommodation ancillary to the main dwelling – Permitted	CHEI - Protecting and enhancing local character CNEI - Protecting and enhancing local landscape character in Coleford and surrounding settlements
Coleford	P0366/22/FUL - Variation of condition 01 (approved plans) of planning permission P0744/18/FUL to amend the approved layout and construction of 20 holiday chalets. – Permitted	CEI - Supporting Tourism Development CHEI - Protecting and enhancing local character
Coleford	PI617/19/OUT - Outline application for the erection of x2 dwellings with alterations to driveway and access including the removal of outbuilding. (All matters reserved) - Permitted	CHI - Small housing development sites CH2 - New Housing Development CC4 – Surrounding Settlements CHEI - Protecting and Enhancing Local Character CNEI - Protecting and enhancing local landscape character in Coleford and surrounding settlements
Coleford	P0534/22/FUL - Change of use of ground floor retail unit to A3 takeaway with a steel extraction flue and associated works – Permitted	CTC3 - Enhancing Coleford Town Centre CTC4 – Supporting Town Centre Retail and Service Provision
Coleford	P0492/22/FUL - Conversion of agricultural barn into dwelling with associated amenity space, landscaping, parking and works - Permitted	CH2 - New Housing Development CHEI - Protecting and Enhancing Local Character CNE3 - Green Infrastructure
Coleford	P2062/21/FUL - Erection of 23 no. homes with landscaping, drainage and associated works – Permitted	CH2 - New Housing Development CCI - Retaining and enhancing community facilities CC3 - Local green spaces CHEI - Protecting and enhancing local character

		<p>CNEI - Protecting and enhancing local landscape character in Coleford and surrounding settlements</p> <p>CNE3 - Green infrastructure</p> <p>CITPA1 - Transport and Movement</p> <p>CITPA4 - Flooding and increased capacity in water systems</p>
Coleford	P0797/22/OUT - Outline application for the erection of a detached dwelling with garage. Demolition of existing outbuilding. (all matters reserved) - Permitted	<p>CH2 - New Housing Development</p> <p>CHEI - Protecting and Enhancing Local Character</p> <p>CNEI - Protecting and Enhancing Local Landscape Character in Coleford and the Surrounding Settlements</p>
Coleford	P0807/22/FUL - Variation of condition 02 (approved plans) relating to P1822/21/FUL to allow for internal alterations and amendments to rear dormers and fenestration - Permitted	<p>CHEI - Protecting and Enhancing Local Character</p> <p>CNEI - Protecting and Enhancing Local Landscape Character in Coleford and the Surrounding Settlements</p>
Coleford	P0951/22/FUL - Change of use to hot food takeaway (sui generis) - Permitted	<p>CTC3 - Enhancing Coleford Town Centre</p> <p>CTC4 – Supporting Town Centre Retail and Service Provision</p>
Coleford	P1305/22/FUL - Erection of a detached bungalow with ancillary works and alterations to access - Refused	<p>CH1 - Small housing development sites</p> <p>CH2 - New housing development</p> <p>CH3 - Sites outside the Town Centre, within the Parish of Coleford (NDP area) which are part or wholly housing</p> <p>CHEI Protecting and Enhancing Local Character</p> <p>CNEI Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements</p>
Coleford	P1404/22/FUL - Erection of detached 3 bedroom dwelling (Resubmission) – Permitted	<p>CH1 - Small Housing Development Sites</p> <p>CH2 - New Housing Development</p> <p>CNEI - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements</p>



		CITPAI - Transport and Movement
Coleford	PI217/22/FUL - Change of use of ground floor and first floor storage unit to bunk house and accommodation - Refused	CTC4 - Supporting Town Centre Retail and Service Provision CEI - Supporting Tourism Development CHEI - Protecting and Enhancing Local Character
Coleford	PI752/22/FUL - Erection of a single storey reception building with associated works - Permitted	CE2 - Protecting and supporting the development of local employment outside the Town Centre CHEI - Protecting and enhancing the local character'
Coleford	PI600/22/PIP - Permission in principle for the erection of a detached dwelling - Refused	CH1 Small housing development sites CH2 New housing development CH3 Sites outside the Town Centre, within the Parish of Coleford (NDP area) which are part or wholly housing CHEI Protecting and Enhancing Local Character  CNEI Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements
Coleford	PI685/22/PIP - Permission in principle for the erection of a dwelling.	CH1 - Small Housing Development Sites CH2 - New Housing Development CNEI - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements CNE2 - Green Ring

Neighbourhood Development Plan	Application	Policies
Mitcheldean	P0902/21/FUL - Erection of a detached dwelling (revised scheme) - Permitted	H1 – Housing within Mitcheldean Village E1 - Protecting the Conservation Area and Encouraging High Quality Design T1 – Transport and Accessibility
Mitcheldean	P2066/21/OUT - Erection of 8 no 3 and 4 bedroom detached dwellings. Demolition of	H1 – Housing within Mitcheldean Village E1 - Protecting the Conservation Area and

	outbuildings. (Revised description.) - Refused	Encouraging High Quality Design E2 – Protecting Heritage Assets E3 – Protecting and enhancing local character E4 Biodiversity T1 – Transport and Accessibility
Mitcheldean	P0488/22/FUL - Conversion of existing stone outbuilding to residential accommodation with associated works. Demolition of existing building (Revised description) - Permitted	H1 – Housing within Mitcheldean Village E1 - Protecting the Conservation Area and Encouraging High Quality Design E2 – Protecting Heritage Assets E3 - Protecting and Enhancing Local Landscape Character E4 - Biodiversity T1 – Transport and Accessibility
Mitcheldean	P0886/22/FUL - Erection of a detached dwelling with associated parking, landscaping and works. Creation of vehicular access – Refused	H1 – Housing within Mitcheldean Village E3 – Protecting and enhancing local character
Mitcheldean	P0583/22/FUL - Change of use of land from Agricultural to dual use of equestrian and agricultural including the erection of a single stable with tack room and hay store with associated works. Repairs to existing store and Installation of gate – Permitted	H2 Gateway and outside settlement boundary (outside the village) E3 Protecting and Enhancing Local Landscape Character E4 Biodiversity E5 Landscape Character Impact Policy
Mitcheldean	PI571/22/FUL - Proposed garage/annexe alterations and change of use to a two bedroom dwelling with parking space - Refused	H1 – Housing within Mitcheldean Village
Mitcheldean	P0655/22/FUL - Erection of a detached building for dual use agricultural purposes and equestrian use (private use) with associated works – Permitted	H2 - Gateway and outside settlement boundary (outside the village) E3 - Protecting and Enhancing Local Landscape Character E4 - Biodiversity E5 - Landscape Character Impact Policy

Mitcheldean	P0216/22/PQ3PA - Prior notification for the change of use of agricultural building to dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion - Permitted	H2 - Gateway and outside settlement boundary (outside the village) E4 - Biodiversity E5 - Landscape Character Impact Policy
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Neighbourhood Development Plan	Application	Policies
Alvington	P1328/22/FUL - Erection of an agricultural building for agricultural vehicle storage and fodder storage and associated works - Permitted	NE1 - Protecting and Enhancing Local Wildlife  NE2 - Protecting and enhancing local landscape character

Neighbourhood Development Plan	Application	Policies
Berry Hill	P0208/22/FUL - Single storey side extension to form holiday let with off road parking and external amenity space and associated works - Permitted	CE.5.1 - Residential and Environmental Amenity HP.4.1 – Design Quality
Berry Hill	P2062/21/FUL - Erection of 23 no. homes with landscaping, drainage and associated works - Permitted	HP.1.3 - Harmonising development HP.2.1 - Market and Social Housing HP.2.2 - Size and Type of Dwellings HP.3.1 - Housing for First Time Buyers HP.3.2 - Housing for the Elderly HP.4.1 - Design Quality HP.4.2 - Safe, Accessible Environments TR.1.1 - Highway Network TR.2.1 - Footpath and Cycletrack Improvement CE.3.1 - Green Features CE.3.2 - Safeguarding Natural Character CE.4.1 - Renewable Energy CE.5.1 - Residential and Environmental Amenity
Berry Hill	P0934/22/FUL - Variation of conditions 01 (approved plans), 02	HP.1.1 – Housing in settlement boundary HP4 - Design Quality

	(biodiversity mitigation) 05 (landscaping scheme) 07 (visibility splays/front boundary) 08 (boundaries scheme) & 10 (vehicular access) relating to planning permission P2097/20/FUL - Permitted	TRI - Transport Policy
Berry Hill	PI583/20/FUL - Erection of no. 17 affordable dwellings with access, parking, landscaping and associated works - Permitted	HP 2.1 - Market & Social Housing HP 3- Affordable Housing HP 4.1 - Design Quality
Berry Hill	PI654/22/PIP - Permission in principle for the erection of a single dwelling. (Resubmission) - Refused	HP.1.1 – Housing in settlement boundary HP.1.3 - Harmonising development
Berry Hill	PI655/22/PIP - Permission in principle for the erection of a single dwelling. (Resubmission) – Refused	HP.1.1 – Housing in settlement boundary HP.1.3 - Harmonising development
Berry Hill	P0861/21/FUL - Change of use of "Granny Flat" within the grounds of Honeysuckle Cottage to a Holiday let. Alterations to the roof and fenestration - Permitted	HP.1.3 - Harmonising development

30.9 The following tables also demonstrate how the number/percentage of planning applications using particular NDP policies have changed (increased/decreased) since the previous 2021-2022 period:

<b>LYDNEY</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
ENV1	10 (2.49%)	13 (3.4%)
ENV2	8 (2%)	11 (2.87%)
TRAN1	3 (0.75%)	9 (2.36%)
TRAN2	0	2 (0.52%)
TRAN3	0	6 (1.57%)
CEN1	2 (0.5%)	3 (0.79%)
GEN1	4 (1%)	11 (2.88%)
GEN2	1 (0.25%)	3 (0.79%)
No specific policy	0	2 (0.52%)
HAR1	0	1 (0.26%)

<b>LONGHOPE</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
H2A	3 (0.75%)	3 (0.79%)
PE1.B	1 (0.25%)	3 (0.79%)
PE.2	5 (1.25%)	5 (1.31%)
H1.A	0	1 (0.26%)
H1.E	0	2 (0.52%)
H2.C	2 (0.5%)	3 (0.79%)
AM1A	4 (1%)	3 (0.79%)
AM2	0	4 (1.05%)
IF1	0	1 (0.26%)
IF2	3 (0.75%)	3 (0.79%)
H1.B	1 (0.25%)	1 (0.26%)
H1.C	1 (0.25%)	1 (0.26%)
H2.B	0	1 (0.26%)
PE1.A	0	2 (0.52%)
H2.A	0	0
E1C	1 (0.25%)	0
E1B	1 (0.25%)	0

<b>COLEFORD</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
CH.1	5 (1.25%)	8 (2.09%)
CH.2	9 (2.25%)	8 (2.09%)

CC.1	0	1 (0.26%)
CC.3	1 (0.25%)	0
CE.1	1 (0.25%)	8 (2.09%)
CHE.1	11 (2.75%)	11 (2.88%)
CE.2	3 (0.75%)	8 (2.09%)
CNE.1	9 (2.25%)	16 (4.19%)
CITPA.1	4 (1%)	5 (1.31%)
CITPA.4	1 (0.25%)	4 (1.05%)
CNE.2	0	3 (0.79%)
CNE.3	2 (0.5%)	8 (2.09%)
CC.2	0	1 (0.26%)
CH.3	1 (0.25%)	1 (0.26%)
CC.4	1 (0.25%)	2 (0.52%)
CHE.2	0	1 (0.26%)
CE.3	0	1 (0.26%)
CTC.4	3 (0.75%)	1 (0.26%)
CTC.3	2 (0.5%)	0

<b>MITCHELDEAN</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
E1	3 (0.75%)	4 (1.05%)
E2	2 (0.5%)	2 (0.52%)
E3	5 (1.25%)	4 (1.2%)
E4	4 (1%)	4 (1.2%)
E5	2 (0.5%)	7 (1.83%)
T1	3 (0.75%)	6 (1.57%)
Ac1	0	1 (0.26%)
H2	2 (0.5%)	4 (1.05%)
H1	5 (1.25%)	1 (0.26%)
No specific policy	0	1 (0.26%)
B1	0	3 (0.79%)
B2	0	3 (0.79%)
T2	0	1 (0.26%)

<b>ALVINGTON</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
C2	0	1 (0.3%)
F1	0	1 (0.3%)
NE1	1 (0.25%)	1 (0.3%)
NE2	1 (0.25%)	1 (0.3%)

<b>BERRY HILL</b>		
NDP Policy	Number/% of applications for 2022-2023 (out of a total of 401 applications)	Number/% of applications in previous year (2021-2022) (out of a total of 382 applications)
CE4.1	0	0
CE1.1	0	1 (0.26%)
ED1.1	0	0
HP1.1	0	1 (0.26%)
HP1.2	0	0
HP2.1	1 (0.25%)	1 (0.26%)
HP2.2	1 (0.25%)	0
HP3.1	1 (0.25%)	0
HP3.2	1 (0.25%)	0
HP4.1	3 (0.75%)	2 (0.52%)
HP4.2	1 (0.25%)	0
HP4.3	0	0
HP5.1	0	0
TR1.1	2 (0.5%)	2 (0.52%)
TR2.1	2 (0.5%)	0
CE3.1	0	0
CE3.2	0	0
TPI.1	0	1 (0.26%)
HP1.3	1 (0.25%)	0
CE5.1	1 (0.25%)	0

30.10 What is clear from this data, is that the planning reports are using more of a wide range of the NDP policies and more frequently, although clearly the number of the NDP policies used will highly depend on the type and number of applications received for a certain area. Nevertheless, it is expected that this will be an upward trend, as community involvement is so important to the whole planning process. NDPs are becoming ever more necessary as the government intends to introduce a National Design Guide. It is vital that local communities and local plans ensure that the special characteristics of their area are retained.