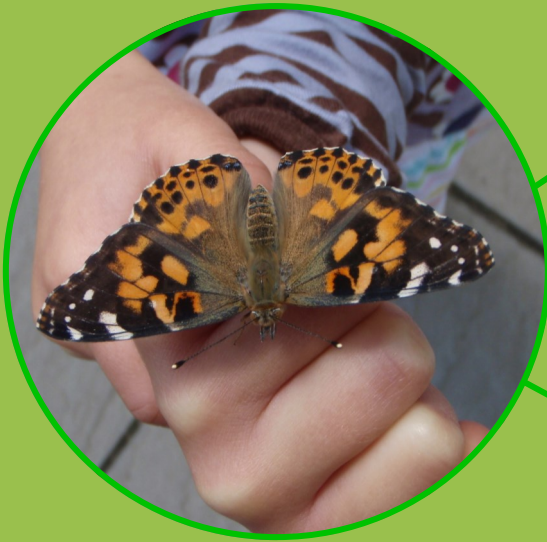


Sustainability Appraisal for the Allocations Plan – ADDENDUM

October 2017



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1 Allocations Plan Sustainability Appraisal - October 2017

1.1 The October 2017 Main Modification (MM) to the Allocations Plan (AP) incorporates much of the Main Modifications (September 2016) and Further Changes (December 2016) which have respectively been subject to SA Addendum's. The purpose of this SA addendum is to consider the potential for changes, as a result of the main modifications October 2017, on the SA/SEA conclusions.

1.2 There is a large amount of overlap between European 'Strategic Environmental Assessment (SEA)' and the UK Sustainability Appraisal process. They have therefore been combined into one process for the assessment of the AP. For ease of reference this document will refer to both processes as 'Sustainability Appraisal' (SA).

1.3 The Allocations Plan, incorporating the October 2017 Main Modifications, will:

- Provide for the intensification / development / redevelopment of in the region of 250ha of employment land. A similar figure (255ha) to that identified in the February 2015 version of the plan.
- Identifies housing delivery to be in the region of 6600 new homes in the period 2006-2026. In February 2015 the plan identified delivery of 4800 new homes in the 2011-2026 period.
- The plan allocates sites for in the region of 4000 new homes over 46 sites covering in the region of 150ha. In February 2015 the plan allocated sites for in the region of 3000 new homes over a similar network and distribution of sites.
- Provides a range of district and town centre development management type policies.
- The Allocation Plan makes a commitment to early review.

1.4 The allocations plan MM sets out 69 changes to the plan. These range from the insertion of text within a policy or supporting text to new policies or deletion of policies. The majority of the changes have been considered, in terms of SA/HRA, previously. As part of the SA/HRA process these MM have been reviewed again. Table 1 identifies those that are considered to be of a more substantive nature in regards to SA/HRA and whether they have been previously assessed.

Table1 - 1 – Main Modifications with potential to change previous SA assessment

MM Ref	AP Ref	Description / Change	Previously assessed (Ref)
023	35	Land off Sneyd Road (18 new dwellings)	Yes - Sept 16
027	40	Policy deletion - Hill Street Lydney	NA – Policy deletion
031	54	Land at Augustus Way Lydney (120 new dwellings)	Yes - Sept 16
037	63	Land at Poolway Farm Coleford (140 new dwellings)	Yes – Sept 16
038	64	Land at Elwood Road Milkwall (48 new dwellings)	Yes - Sept 16
039	65	North Road Broadwell (70 new dwellings)	Yes – Sept 16 & Dec 16
040	66	Kings Meade Coleford (48 new dwellings)	Yes – Sept 16
041	67	Land off Tuffthorn Avenue (65 new dwellings)	Partial – Dec 16

Allocations Plan Sustainability Appraisal - October 2017 1

MM Ref	AP Ref	Description / Change	Previously assessed (Ref)
			Increase from 30-65
042	75	North of Southend lane Newent (170 new dwellings)	No Assessment
043	70	Policy deletion – Foley Road Newent	NA – Policy deletion - Site under construction
044	76	Cleeve Mill lane Newent (45 new dwellings)	Yes – Sept 16
045	77	Ross Road Newent (85 new dwellings)	No assessment - Gained permission at appeal during the plan examination period
047	73	Policy Deletion – Extra Care Cleeve Mill Newent	NA – Policy deletion - Site under construction
048	81	Clanna Road Alvington (11 new dwellings)	Yes – Sept 16
050	84	High Street Drybrook (110 new dwellings)	Yes - Sept 16
053	86	Land adjoining Hartpury village hall (12 new dwellings)	Yes – Dec 16
054	87	Land adjacent to the Poplars Huntley (12 new dwellings).	Yes – Dec 16
055	88	Land off Beech Way Littledean (17 new dwellings)	No assessment - Gained permission at appeal
056/057	89	Land off church Road Longhope (28 new dwellings)	Partial – March 2015 subsequent increase in area
059	95	Old Coach Depot Micheldean (12 new dwellings)	Yes – Dec 16
062	100	Land North of Newnham on Severn (95 new dwellings)	Yes - Sept 16
063	101	Land off Drury lane Redmarley (11 new dwellings)	Yes – Sept 16
065	104	Land Off Gloucester Road Tutshill (95 new dwellings)	No assessment - Gained permission at appeal during the plan examination period
067	108	Chartists way Staunton (27 new dwellings)	Partial – Sept 16 dwellings.

1 Allocations Plan Sustainability Appraisal - October 2017

MM Ref	AP Ref	Description / Change	Previously assessed (Ref)
The following sites are not allocated, having previously been identified, as part of the 'Further Changes' December 2016			
FC Dec 16		Sedbury lane	Not included in Oct 2017 Plan
FC Dec 16		Land North of the Heath Centre Yorkley	Not included in Oct 2017 Plan
FC Dec 16		St Whites former school	Not included in Oct 2017 Plan
FC Dec 16		Ruspidge former baths	Not included in Oct 2017 Plan

1.5 Table 1 shows that the majority of MM have been previously assessed at one or more of the previous plan stages. Only the following MM were therefore subject to further assessment as a result of changes since previous assessments or having not being previously assessed (Table 1): 041, 042, 045, 055, 056/057, 065, 067. Four of these modifications were as a result of planning approvals at appeal (045, 055, 065, 067) where material planning matters were considered; three were amendments to existing allocations (041, 056/057, 067) and one (045) was a new allocation.

1.6 In respect of MM 041 Tufthorn Avenue, MM056/057 Longhope and MM067 Chartists Way these are all amendments to previously assessed allocations. Following review it was found that the previous assessments remained appropriate.

1.7 Four sites MM042 north of Southend lane Newent (AP75), MM045 Ross road Newent (AP77), MM055 Beechway Littledean (AP88) and MM065 Gloucester Road Tutshill (AP104) were subject to assessment (section 2).

Additional policy assessments following October 2017 Main Modifications 2

Site Ref: AP75	Site: North of Southend Lane Newent	Site Area: 7.3ha
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 Housing	 Employment	 Retail	 Unclassified
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	SO	Criteria	Results			Notes
Social	1	1A Highway Access	+	0	-	
		1B Access to health services	+	0	-	
	3	3A Proximity to settlement boundary	+	0	-	
		3B Distance to key services	+	0	-	
		3C Access to public transport	+	0	-	
		3D Pedestrian Access	+	0	-	
4	4A Distance to educational facilities	+	0	-		
Economy	5	5A Agricultural Land	+	0	-	
		5B Current Land Use	+	0	-	
Environment	6	6A Site Status	+	0	-	Green field
		6B Landscape Impact	+	0	-	
	7	7A Impact on biodiversity	+	0	-	
		7B Designations	+	0	-	
	8	8A Site affecting an AQMA	+	0	-	
	9	9A Water Quantity/Quality	+	0	-	Some potential risks in relation to ground water
	10	10A Flood risk	+	0	-	
		10B Drainage capacity	+	0	-	

Summary

Initial assessment indicates a small number of constraints around water management and agricultural characteristics of the site.

2 Additional policy assessments following October 2017 Main Modifications

Site Ref: AP77	Site: Ross Road Newent Residential	Site Area: 6.2ha
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 Housing	 Employment	 Retail	 Unclassified
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	SO	Criteria	Results			Notes
Social	1	1A Highway Access	+	0	-	Generally good accessibility
		1B Access to health services	+	0	-	
	3	3A Proximity to settlement boundary	+	0	-	
		3B Distance to key services	+	0	-	
		3C Access to public transport	+	0	-	
		3D Pedestrian Access	+	0	-	
4	4A Distance to educational facilities	+	0	-		
Economy	5	5A Agricultural Land	+	0	-	
		5B Current Land Use	+	0	-	
Environment	6	6A Site Status	+	0	-	
		6B Landscape Impact	+	0	-	Prominent location on outskirts of town.
	7	7A Impact on biodiversity	+	0	-	
		7B Designations	+	0	-	Heritage assets close by
	8	8A Site affecting an AQMA	+	0	-	
	9	9A Water Quantity/Quality	+	0	-	Some groundwater risk
10	10A Flood risk	+	0	-		
	10B Drainage capacity	+	0	-		

Summary

Context of site considered at appeal. Site has planning permission for residential development..

Additional policy assessments following October 2017 Main Modifications 2

Site Ref: AP88	Site: Beechway Littledean	Site Area: 0.84ha
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 Housing	 Employment	 Retail	 Unclassified
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	SO	Criteria	Results			Notes
Social	1	1A Highway Access	+	0	-	
		1B Access to health services	+	0	-	
	3	3A Proximity to settlement boundary	+	0	-	
		3B Distance to key services	+	0	-	
		3C Access to public transport	+	0	-	
		3D Pedestrian Access	+	0	-	
	4	4A Distance to educational facilities	+	0	-	
Economy	5	5A Agricultural Land	+	0	-	Grade 3
		5B Current Land Use	+	0	-	
Environment	6	6A Site Status	+	0	-	
		6B Landscape Impact	+	0	-	Located on a prominent N/S ridge
	7	7A Impact on biodiversity	+	0	-	
		7B Designations	+	0	-	
	8	8A Site affecting an AQMA	+	0	-	
	9	9A Water Quantity/Quality	+	0	-	Minor Ground water vulnerability
	10	10A Flood risk	+	0	-	
		10B Drainage capacity	+	0	-	

Summary

Whilst impact on the Landscape has been identified as a constraint the site has planning permission following an appeal

2 Additional policy assessments following October 2017 Main Modifications

Site Ref: AP 104	Site: Gloucester Road Tutshill	Site Area: 6.2 ha
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 Housing	 Employment	 Mixed	 Unclassified
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	SO	Criteria	Results			Notes
Social	1	1A Highway Access	+	0	-	Good accessibility
		1B Access to health services	+	0	-	
	3	3A Proximity to settlement boundary	+	0	-	
		3B Distance to key services	+	0	-	
		3C Access to public transport	+	0	-	
		3D Pedestrian Access	+	0	-	Potential for extension to footpath network
	4	4A Distance to educational facilities	+	0	-	
Economy	5	5A Agricultural Land	+	0	-	Grade 2 agricultural land
		5B Current Land Use	+	0	-	
Environment	6	6A Site Status	+	0	-	
		6B Landscape Impact	+	0	-	Highly visible in wider landscape
	7	7A Impact on biodiversity	+	0	-	
		7B Designations	+	0	-	Listed Buildings near by
	8	8A Site affecting an AQMA	+	0	-	Chepstow AQMA
	9	9A Water Quantity/Quality	+	0	-	Some ground water risk
	10	10A Flood risk	+	0	-	
		10B Drainage capacity	+	0	-	Some surface flood water risk.

Summary

Site has planning permission following an appeal. Impacts were considered acceptable taking account of context and mitigation measures.

3 Assessment of Sites - Summary Table

Site	AP	Site Address	Sustainability Objectives													
			1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation	12. To safeguard Historical and Cultural Assets		
22		The Hawthorns, Corse	0	0	0	0	+	0	0	0	0	0	0	0	0	+
23		National Diving and Activity Centre,	0	0	+	0	+	0	0	-	0	0	+	0	0	0
24		Cannop Depot	0	0	+	0	+	0	0	0	0	0	0	0	0	+
25		Whitemead Park	0	0	+	0	+	0	0	0	0	0	0	0	0	0
27		Lydney to Parkend Cycle Route	+	0	+	0	+	0	0	-	0	+	0	0	0	0
28		Christchurch/Berry Hill Cycle Route	+	0	+	0	+	0	0	-	0	+	0	0	0	0
29		Wye Valley	+	0	+	0	+	0	0	-	0	0	+	0	0	+
32		24 High Street, Cinderford and related area	0	-	+	0	+	0	0	0	0	+	0	0	0	0
33		Station Street, Cinderford Housing Allocation	+	+	+	0	+	0	+	-	0	+	0	0	0	0
34		Cinderford Football Club,	+	+	+	0	0	0	+	+	0	+	0	0	0	0
35		Sneyd Road Cinderford	0	+	+	0	0	0	0	0	0	0	0	0	0	0
36		Forest Vale, Cinderford	+	-	+	0	+	0	+	+	0	+	0	0	0	0
37		Valley Road, Cinderford	+	+	+	0	0	0	+	-	0	+	0	0	0	0

3 Assessment of Sites - Summary Table

Site	Sustainability Objectives											
	1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation	12. To safeguard Historical and Cultural Assets
AP												
54	Augustus way Lydney	0	+	+	0	-	-	+	0	0	0	0
56	Lawnstone House	+	+	+	0	+	+	+	0	0	0	0
57	Former Courts and Police Station	+	+	+	0	0	+	+	0	0	0	0
58	King's Head Public House	+	+	+	0	0	+	+	0	0	+	0
59	Land at Berry Hill	0	+	0	+	+	0	0	0	0	0	0
60	Land Adjoining Sutory Factory, Coleford	+	-	+	+	0	0	0	-	0	0	0
61	Tuffthorn Avenue and Pingry Farm Employment Sites	+	-	+	0	+	0	0	0	0	0	0
62	Staunton Road Coleford Employment/Hotel	0	-	-	0	+	-	0	-	0	0	0
63	Land At Poolway Farm, Coleford	0	+	0	0	-	0	0	0	0	0	0
64	Ellwood road Milkwall	0	+	-	0	0	+	0	0	0	0	0
65	North Road Broadwell	0	+	0	0	-	0	0	0	0	0	0
66	Kings Meade, Coleford	+	+	+	0	0	0	0	0	0	0	0
67	Tuffthorn Avenue Coleford	+	+	0	0	0	0	-	0	0	0	0

Assessment of Sites - Summary Table 3

Site	AP	Sustainability Objectives										
		1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation
68	Former Bells Field -Recreation Allocation	+	-	+	0	+	+	+	0	0	0	+
71	Newent Town Centre Mixed Development	+	+	+	0	+	+	+	0	0	0	+
72	Community Centre; Lewall Street	+	-	+	+	0	-	+	0	0	0	0
73	Watery Lane, Newent	+	+	+	0	+	+	+	0	0	0	0
74	Southeast Lane Newent	0	+	0	0	-	0	0	0	-	0	0
75	North Southend Lane Newent	+	+	+	0	0	+	+	0	0	0	0
76	Cleeve mill Newent	+	+	+	0	0	0	0	0	0	0	0
77	Ross Road Newent Residential	+	+	0	0	0	-	0	-	0	0	-
78	Gloucester Road, Newent	0	0	0	0	+	-	0	0	0	0	0
79	Ross Road, Newent	+	+	+	0	0	0	+	0	0	0	0
80	Recreation Area Foley Road	+	-	+	0	0	+	0	+	+	0	0
81	Clanna Road Alvington	0	0	0	0	0	0	0	0	0	0	-
82	New Road and High Street, Bream	+	+	+	0	0	0	+	0	0	0	0
83	Land Off Ryelands Road, Bream	+	+	+	0	0	+	+	0	0	0	0

3 Assessment of Sites - Summary Table

Site	Sustainability Objectives											
	1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation	12. To safeguard Historical and Cultural Assets
AP												
84	0	+	+	0	0	-	+	0	0	0	0	0
85	0	+	0	0	0	0	0	0	0	0	0	0
86	0	+	+	0	0	0	0	0	0	0	0	0
87	0	+	0	0	0	-	-	0	0	0	0	0
88	+	+	+	0	0	-	0	0	0	0	0	0
89	+	+	+	0	0	0	0	0	0	0	0	0
90	0	0	0	0	+	-	+	0	0	0	0	0
91	0	+	+	0	+	0	0	0	0	0	+	+
92	0	+	0	0	0	0	0	0	0	0	0	0
93	+	0	+	0	+	0	-	0	+	0	+	+
94	0	+	0	0	-	-	0	0	0	0	0	0
95	+	+	+	0	0	+	+	0	0	0	+	+
96	+	+	+	0	0	+	+	0	0	0	+	+

Assessment of Sites - Summary Table 3

Site	Sustainability Objectives											
	1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation	12. To safeguard Historical and Cultural Assets
97	0	0	+	+	+	0	0	0	0	0	0	0
98	0	-	0	0	0	+	0	0	0	0	0	+
99	+	+	+	0	0	+	+	0	0	0	0	+
100	0	+	0	0	0	0	+	0	0	0	0	0
101	-	0	0	0	0	-	0	0	0	0	0	0
102	+	+	+	0	0	-	-	0	0	0	0	0
103	+	+	+	0	0	0	-	0	0	0	0	0
104	+	+	+	0	0	-	-	-	0	0	0	-
105	+	+	+	0	0	0	+	0	0	0	0	0
106	0	+	0	0	+	0	0	0	0	0	0	0
107	0	+	+	0	0	+	+	0	0	0	0	0
108	0	+	+	0	0	0	+	0	0	0	0	-
109	0	-	0	0	0	+	0	0	0	0	0	+
110	0	0	0	0	+	0	0	-	0	0	0	0

3 Assessment of Sites - Summary Table

Site	Sustainability Objectives											
	1. To improve the health and well being	2. To meet local housing needs	3. To provide accessible community services	4. To facilitate the development of academic and vocational skills.	5. To create a more vibrant and sustainable local economy.	6. To protect and enhance the landscape.	7. To conserve and enhance biodiversity, flora and fauna.	8. To maintain and improve air quality.	9. To maintain and improve water quality ...	10. To reduce emissions of greenhouse gases	11. To reduce waste generation	12. To safeguard Historical and Cultural Assets
AP 111	Whitecroft Scovill	+	+	0	+	+	-	+	0	0	0	0
112	Housing Site Ash Way	0	+	0	0	+	+	0	0	0	0	0
113	Netherend Farm, Woolaston	0	+	0	0	-	0	0	0	0	0	0

Sustainability Appraisal October 2017 Addendum Conclusions 4

4.1 The majority of changes to the AP, as a result of the October 2017 MM have been previously assessed in the September & December 2016 SA addendum's. The MM allocate four additional sites which have not previously been part of the evolving AP. Three of these sites have planning permission following planning appeals. The impact of these allocations is to increase housing allocations principally in Newent (255) and Tutshill/Sedbury (95).

4.2 In addition four sites identified in the Further Changes (December 2016) and three other allocations (Table 1) are now not proposed to be allocated, for a variety of reasons, in the allocations plan. Allocations at the Old Coach Depot Mitcheldean (AP95) and Cleevemill (AP76) revert to previous, reduced, allocations.

4.3 Overall the Allocation plan now provides for 250ha of employment intensification / development / redevelopment and in the region of 4000 new dwellings. In terms of new dwellings this is an increase of 1000 new dwellings to that set out in the plan in March 2015.

4.4 By their nature District and Town General policies have a very strategic approach and therefore relatively small changes in these policies have little or no effect to the assessment. For example the overall impacts of AP 7 Biodiversity or AP8 Green Infrastructure remains the same despite substantial text changes to that outlined in March 2015.

4.5 Consideration has also been given to the potential for the modifications to have changed the settlement assessments. In respect of Cinderford, Newent, Coleford, Hartpury, Huntley, Newent, Sedbury/Tutshill, Whitecroft/Pillowell/Yorkley and Staunton/Corse the modifications are considered to make very little change to the existing settlements assessments with no further assessment necessary.

4.6 The sum of the site assessments, with the exception of district and town general policies, for the reasons set out above, is illustrated through the summary table. There are three main effects as a result of the October 2017 MM's. Firstly there is a positive effect in relation to meeting local housing needs as a result of the increase in housing allocations. Secondly, and as a result of the first point, there is an additional negative impact on the landscape, although this relatively localised. Negative landscape impacts as a result of allocations such as those at Tutshill, (AP104), Ross Road (AP75) and North Southend Lane (AP75) are mitigated to a substantial degree by extensive open space requirements at all three locations. Thirdly there is a small decrease in the allocation of employment land

4.7 In terms of the impacts of the overall AP, as a result of the October 2017 main modifications, they remain consistent with the impacts as identified in table 12 of the submission draft SA (26th February 2015), the September 2016 and December 2016 SA Addendum's. The allocations are also considered to be in line with the settlement hierarchy approach set out in the SA options assessment.

4.8 Therefore no additional changes to the SA or SEA are considered necessary. No specific recommendations were generated as a result of the assessment of the October 2016 Main Modifications.

