

# Forest of Dean District

## Strategic Housing Land Availability Assessment

May 2019

*This document includes the list and methodology for sites included in the Strategic Housing Land Availability Assessment (SHLAA) for 2019. The SHLAA has been completed for the Forest of Dean district annually since 2008, so this iteration is the 11<sup>th</sup> to be completed for the district.*

### Introduction

Local authorities must assess and monitor land availability within their districts to identify future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment (SHLAA) requirement as set out in the National Planning Policy Framework.

This SHLAA assessment is revisited on an annual basis and forms an important part of the evidence base upon which the Local Plan policies and allocations are informed from. However, the SHLAA is not a policy making document and it is the role of the Core Strategy and other elements of the Local Development Framework to make policy making decisions. The SHLAA is simply one part of the evidence base for the Local Development Framework.

### Background

The SHLAA process is complementary to the plan making process and the allocation of sites. Its purpose is to provide a future reserve of sites that can be considered for allocation in order to deliver new dwellings in the next plan review. There is a minimum size threshold of 0.2ha/ 5 dwellings or larger for a site to be considered through the process. Smaller sites are generally not considered for plan allocations. Instead, they form the basis of the supply of unallocated infill or conversions which contribute on average about 74 dwellings per year.

The land supply trajectory for the plan draws from policy compliant approved sites – meaning they are either allocated or have planning permission. In contrast, the SHLAA is compiled from a different starting point, in which the current policy framework is set aside. Instead, sites are assessed as to whether they could reasonably and practically be developed.

The assessment is updated annually on the basis of a “call for sites” - whereby landowners and agents are able to submit sites which they consider suitable for housing and wish to be considered for that purpose. This assessment is carried out by a panel who seek to establish whether or not sites tendered to the Council in an annual “call for sites” are developable. These sites are then considered for allocation should additional land be required as part of a plan review.

The process has been running in the Forest of Dean district since 2008, and the results are cumulative. This means that sites submitted in the annual calls for sites back to 2008 may still be held

on the register. Some have gained permission or have been allocated for development, and some have been built or are under construction. Some have been removed at the request of owners and or agents, or reduced or reconfigured in size. However, the process results in the identification of a list of sites that are considered to be:

1. developable for housing;
2. available by the owners or their agents.

New sites are added each year, but the nature of the process is that the majority are already identified- some having been so for a number of years. Map references show all the current sites and the year in which they were first tendered. In 2008 - the first year in which the study took place- about 300 sites were included. Subsequent years' studies each added somewhere in the region of 25-50 new sites.

The full cumulate set of SHLLA sites for the Forest of Dean district can be found online [here](#).

### **2019 submissions and process**

Sites newly submitted in 2019 vary from four below the 0.2ha threshold to one of over 58ha. In all, about 148.6ha of land was contained within the sites newly submitted in 2019. Most represent new land which could be available, though some areas of land that have been modified from previous years.

There are 47 new sites submitted in the 2018 SHLAA, 23 of which are to be a suitable size and location. There are suggested sites at Coleford, Lydney and Newent as well as at a number of villages. Many sites have been previously represented including those made through the AP process, and also current planning applications. Some relate to land that was being discussed at the AP examination and has now been proposed to be allocated for housing within that plan.

SHLAA submissions are presented to a panel which includes builders, developers, Registered Providers, agents and others involved in housing delivery as well as FoDDC representatives (planning policy, strategic housing and development management). This panel provides the final assessment of sites which usually meets annually. The 2019 meeting took place on 18 April 2019. The panel deliberated on the development potential of new sites. Sites which are considered by the panel to be too remote, too difficult to access or otherwise unsuitable are discounted from the assessment. However, planning policy considerations such as the location of settlement boundaries and the principles of the hierarchy are set aside.

Sites which have permission or are already allocated are reviewed in the SHLAA process, though only as a means of establishing their status in the overall supply. They are included in the planned housing trajectory as their availability and deliverability has already been established through the AP examination. The supply available from this source exceeds that needed by the emerging AP by a considerable margin. Sites not included in the AP are capable of being developed from the pool from which additional allocations may be drawn for future plans. Although some will almost certainly come forward, there may be others that will not be selected despite their technical suitability.

## Housing supply & planning policy in the Forest of Dean district

The current Local Development Framework (LDF) is comprised of the Core Strategy (CS) adopted in 2012, the Allocations Plan (AP) adopted in 2018 and the Cinderford Northern Quarter Area Action Plan. These plans extend to 2026, after which there is a need for new guidance, probably in the form of a single plan current until 2041.

The spatial strategy for the Forest of Dean district is expressed through the adopted Core Strategy (CS) and its settlement hierarchy. The CS and AP take account of this hierarchy; the role and function of existing settlements and the interrelationships between them.

Forest of Dean district has a distinctive settlement pattern with no single dominant centre. The current strategy seeks to both preserve this overall pattern of development and take advantage of the most sustainable locations for future growth. The main towns are connected to a network of large to medium sized villages with services to support some further growth. In particular, Tutshill/ Sedbury which forms a functional part of adjoining town of Chepstow, Monmouthshire is well positioned to accommodate more development.

The current policy framework promotes the existing role and function of the four market towns - Cinderford, Coleford, Lydney and Newent, which are the main population and rural service centres for the Forest of Dean district. Regeneration efforts are largely directed to the Cinderford Northern Quarter and to Lydney's harbour area. Development is promoted in Coleford and Newent that is commensurate with the scale and function of these towns. Current commitments for housing supply are relatively high in all four towns, but especially Lydney. Employment land is identified in all towns but again the greatest opportunity is at Lydney, with a focus on the harbour and a large site to the east of the town. Cinderford has been identified as having the greatest need, which is reflected in relatively high deprivation and educational under-achievement statistics for this community. The existing plan is now delivering key elements of the Cinderford Area Action Plan, including a mixed-use precinct focused on the new Further Education College and associated infrastructure, together with employment and housing.

## Forest of Dean district 2019

Strategic Housing Land Availability Assessment- list of sites with panel feedback

*\*Note: the site name includes a hyperlink which will take you to an interactive map of the site.*

URN	Site name	Address	Land area	Comments
659	<a href="#">Buckets Field, St BRIAVELS</a>	Coleford Road St Briavels GL15 6TW	2.35ha	<ul style="list-style-type: none"> <li>• Adjoins settlement boundary therefore relates well to existing built environment and has access to services and the highway</li> <li>• Within AONB</li> <li>• Natural development site</li> <li>• Close to recreation space</li> <li>• Exception site nearby (Whittington Close) is now within settlement boundary</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
660	<a href="#">Bury Bar, Newent</a>	Foley Road Newent GL18 1JD	7ha	<ul style="list-style-type: none"> <li>• Neighbouring land has a number of permissions. To the west is a Persimmon site granted for 230 dwellings. To the south west is a further 25 dwellings</li> <li>• Relates closely to the existing settlement with an adjoining built form therefore is consistent with direction of growth</li> <li>• Possible issues with access. There would need to be work on this due to the configuration of surrounding new developments</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *but with caveat of highway access being a matter which would need to be addressed.</p>
661	<a href="#">Chasecroft</a>	Road from A48 to Cross Hill Tidenham NP16 7JQ	0.211ha	<ul style="list-style-type: none"> <li>• Small isolated infill plot outside of settlement boundary</li> <li>• Just above the site area threshold required to be considered a SHLAA</li> <li>• Developable but is inconsistent with policy</li> <li>• A48 and diving centre is nearby therefore has access to services</li> <li>• Possible narrow access from the highway</li> <li>• Could possibly be satisfied by a planning application. SHLAA not the best route for this site</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
662	<a href="#">Coleford Garden Centre</a>	Lambsquay Road Coleford	1.3617 ha	<ul style="list-style-type: none"> <li>• Closely related to Milkwall therefore is close to the Settlement boundary of Coleford</li> <li>• Previously developed brownfield site</li> <li>• Former quarry therefore possible land stability issues, contamination and SAC is below</li> </ul>

		GL16 8QA		<ul style="list-style-type: none"> <li>causing biodiversity constraints</li> <li>Number of trees also raise biodiversity issues</li> <li>Ecological issues would be difficult to address</li> <li>Has a good access from Lambsquay road and a level car park</li> <li>Possible viability issues due to constraints</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *but constraints would have to be addressed</p>
663	<a href="#">Copse Adjoining North House</a>	Tewkesbury Road Newent GL18 1LG	0.0863 ha	<ul style="list-style-type: none"> <li>Too small to be considered as a SHLAA site</li> <li>Could be solved through a planning application</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
664	<a href="#">Diagonally Opposite Knockalls Farm</a>	Ross Road Mitcheldean GL17 0DP	2.5810 ha	<ul style="list-style-type: none"> <li>Open countryside therefore does not relate well to an existing settlement</li> <li>Located on sloping land therefore would be landscape issues and possible land stability issues</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
665	<a href="#">Land Adjoining No6 Elmdale</a>	Elmdale Tutshill NP16 7LD	0.0455 ha	<ul style="list-style-type: none"> <li>Too small to be a SHLAA site</li> <li>Within floodzone 3</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
666	<a href="#">Field Opposite Morse Farm</a>	Morse Road Drybrook GL17 9AJ	1.7019 ha	<ul style="list-style-type: none"> <li>Relates well to existing settlement</li> <li>Has some potential but is on sloping land and access would be difficult</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
667	<a href="#">Field to West Side of Edge End Road</a>	Edge End Road Coleford GL16 7DA	0.4385 ha	<ul style="list-style-type: none"> <li>Possible planning history</li> <li>Part is important for the character of the area (not designated)</li> <li>Is within settlement boundary</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
668	<a href="#">Haulage, Storage and Transport Depot</a>	Plump Hill Mitcheldean GL17 0EY	0.3401 ha	<ul style="list-style-type: none"> <li>Has a highway frontage. Located on a narrow lane and on a bending section of the A4136. Access would therefore be difficult and the Highway Authority may raise objection</li> <li>Located away from an identified settlement within an area of scattered/ sporadic development which is the character of the area</li> <li>In terms of policy it is unlikely that anything is likely to be approved in this location</li> <li>Currently being used for caravan storage</li> </ul>

				<b>Inclusion in the SHLAA=No</b>
669	<a href="#">Kirjath</a>	New Road Coalway GL16 7JA	0.1550 ha	<ul style="list-style-type: none"> <li>This is an infill plot which is too small to be considered a SHLAA site, subject to planning application.</li> </ul> <b>Inclusion in the SHLAA=No</b>
670	<a href="#">Knockalls Farm</a>	Ross Road Newent GL17 0DP	0.3470 ha	<ul style="list-style-type: none"> <li>Open countryside therefore does not relate well to an existing settlement</li> <li>Located on sloping land therefore would be landscape issues and possible land stability issues</li> </ul> <b>Inclusion in the SHLAA=No</b>
671	<a href="#">Land adjacent to 6 Rookery Villas</a>	A48 Chaxhill GL2 8LA	0.8946 ha	<ul style="list-style-type: none"> <li>Ribbon development</li> <li>Backs on to Walmore common SPA/ SSSI</li> <li>Distanced from defined settlement boundary</li> <li>Chaxhill has a school</li> <li>Sloping ground which may be liable to flooding</li> </ul> <b>Inclusion in the SHLAA=Yes</b> *subject to SPA/ SSSI and access
672	<a href="#">Land Adjacent to Grove House</a>	Dyke House Lane Bromsberrow Heath HR8 1QY	2.2714 ha	<ul style="list-style-type: none"> <li>Located on tight narrow road</li> </ul> <b>Inclusion in the SHLAA=Yes</b> *subject to access considerations
673	<a href="#">Land at Hawthorn Farm, Puddlebrook</a>	Hawthorns Road Drybrook GL17 9HP	1.5446 ha	<ul style="list-style-type: none"> <li>Open countryside</li> <li>Delete comment re wall</li> <li>Narrow constrained access</li> </ul> <b>Inclusion in the SHLAA=No</b>
674	<a href="#">Land Adjoining the Laurels</a>	Main Road Huntley GL19 3AE	0.3478 ha	<ul style="list-style-type: none"> <li>Settlement boundary located to the west</li> <li>Infill site</li> <li>Highway frontage</li> <li>Consistent with historic development pattern</li> </ul> <b>Inclusion in the SHLAA=Yes</b>
675	<a href="#">Land at Callamore Farm</a>	Callamore Littledean	4.4056 ha	<ul style="list-style-type: none"> <li>Large site with 2 narrow lanes on either side for access</li> <li>Access would be difficult and the site is steep therefore would be prominent within</li> </ul>

		GL14 3LB		<p>landscape</p> <ul style="list-style-type: none"> <li>highways issues, unrelated to settlement and harmful to landscape</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
676	<a href="#">Land at Coalway Road</a>	Coalway Road Coleford GL16 7FG	0.1816 ha	<ul style="list-style-type: none"> <li>Adjoins 4 recent dwellings</li> <li>Always outside of settlement boundary in order to preserve open edge of golf course</li> <li>Enclosed by conifers</li> <li>Possible highway access</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
677	<a href="#">Land at Joyford Hill</a>	Joyford Hill Berry Hill GL16 7AH	0.2982 ha	<ul style="list-style-type: none"> <li>Complicated landscape</li> <li>Slopes downward</li> <li>Located in the Open Countryside</li> <li>Narrow lane</li> <li>Nearby AONB</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
678	<a href="#">Land at Ninewells Road</a>	Nine Wells Road Berry Hill GL16 7AT	0.7258 ha	<ul style="list-style-type: none"> <li>Relatively large site</li> <li>Close to settlement boundary which ends around Sycamore Cottage</li> <li>Landscape issue due to long views</li> <li>Access issues due to narrow access</li> <li>Does not relate well to existing landscape</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
679	<a href="#">Land at the Elms</a>	Staunton Staunton GL16 8NX	0.4236 ha	<ul style="list-style-type: none"> <li>Within advert control area, AONB, Conservation Area</li> <li>Nearby church is listed</li> <li>Difficult access due to being set down from main road</li> <li>Site itself is relatively flat</li> <li>Relates to existing settlement</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
680	<a href="#">Land at Whippingtons Corner</a>	Whippingtons Corner Staunton GL16 8PG	0.1734 ha	<ul style="list-style-type: none"> <li>Access causes the site to be within the size criteria as a SHLAA site</li> <li>Isolated corner of field</li> <li>Close to Conservation Area</li> <li>Does not relate to existing built environment</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
681	<a href="#">Land North of A48,</a>	A48	11.5779	<ul style="list-style-type: none"> <li>Large site which adjoins site being developed by Bellway Homes</li> </ul>

	<a href="#">Tutshill</a>	Tutshill NP16 7JX	ha	<ul style="list-style-type: none"> <li>• Currently a lot of development taking place in Tutshill</li> <li>• Well located site in respect of A48 and Chepstow</li> <li>• Bellway site satisfied matters in relation to landscaping at appeal</li> <li>• Access would possibly need to be through Bellway site</li> <li>• Some nearby Listed Buildings constrains the site</li> <li>• Not within SAC but there are ecology issues</li> <li>• Access from Bishton Lane would be unsuitable</li> <li>• Possible new junction</li> <li>• On plan looks to be a natural extension however has complicated details</li> <li>• Could be a site which takes time to come to fruition therefore further research would be required</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *Possible but many constraints</p>
682	<a href="#">Land off B4231 Pastors Hill Farm</a>	Pastors Hill Bream GL15 6NA	1.3217 ha	<ul style="list-style-type: none"> <li>• Chicken farm nearby which has ruled out previous development at the site due to odour concerns and attractiveness</li> <li>• Possible land stability issues which could be remediated</li> <li>• Bream is a large village with a number of services</li> <li>• Delete one comment (duplicated)</li> <li>• Possible access from Layby on Lydney Road</li> <li>• Access along Highbury Road already an issue therefore would not want to exacerbate this</li> <li>• May not be a viable site</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *subject to odour assessment</p>
683	<a href="#">Land off Crowfield Lane</a>	Crowfield Lane Dymock GL18 2AD	0.5741 ha	<ul style="list-style-type: none"> <li>• Next to the site which was previously refused to be an abattoir therefore retains use as a chicken farm</li> <li>• Open countryside therefore does not relate to settlement</li> <li>• Distanced from village centre</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
684	<a href="#">Land Off Lydney Road</a>	Lydney Road Yorkley GL15 4RR	3.8899 ha	<ul style="list-style-type: none"> <li>• Previous appeal on site dismissed on landscape and highway reasons</li> <li>• Natural extension to built form in terms of appearance</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>

685	<a href="#">Land on the South of Boundary Place</a>	Boundary Place Staunton GL19 3RG	7.4254 ha	<ul style="list-style-type: none"> <li>• Adjoins Staunton settlement boundary and within Locally Valued Landscape</li> <li>• Chartist Settlement with recognisable Chartist properties</li> <li>• Close to Conservation Area</li> <li>• Agricultural access into field immediately east therefore there would be a possible access from this</li> <li>• Access to north not ideal</li> <li>• Nearly as big as the existing settlement</li> <li>• Possible significant harm due to flat landscape</li> <li>• Need to get comments from Conservation Advisor before determining if SHLAA yes or no</li> </ul> <p><b>Inclusion in the SHLAA= Subject to advice from Conservation advisor</b></p>
686	<a href="#">Morse farm</a>	Morse Road Drybrook GL17 9AJ	0.4906 ha	<ul style="list-style-type: none"> <li>• Fronts onto highway</li> <li>• Steep site</li> <li>• Access onto busy road which has had a large amount of development</li> <li>• “frilly” edge to Ruardean</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
687	<a href="#">Old School House, Whitecliff</a>	Road from Newland Street to Mill End Newland GL16 8NB	3.7552 ha	<ul style="list-style-type: none"> <li>• Quarry</li> <li>• Rural area</li> <li>• Well distanced from Settlement Boundary</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
688	<a href="#">Queens Farm</a>	Main Road Churcham GL2 8BA	1.5357 ha	<ul style="list-style-type: none"> <li>• Not related to any settlements other than sporadic development along the A40</li> <li>• Developable but isolated open countryside</li> <li>• Chicken farm in close proximity- odour- delete its not that near</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
689	<a href="#">Rock Farm</a>	Rock Lane Westbury on Severn GL14 1QJ	1.2042 ha	<ul style="list-style-type: none"> <li>• Fairly isolated in open countryside</li> <li>• Not in an easy walking distance to village and services</li> <li>• Too isolated for something of this size</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
690	<a href="#">The Green Barn Complex</a>	The Scarr Newent GL18 1DQ	0.5571 ha	<ul style="list-style-type: none"> <li>• Isolated within nursery complex</li> <li>• Lots of horticultural/ agricultural uses with some limited agricultural</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>

691	<a href="#">The Willows</a>	Horsefair Lane Newent GL18 1RG	0.7054 ha	<ul style="list-style-type: none"> <li>• Outside Settlement Boundary</li> <li>• Constrained by Gloucestershire/ Herefordshire canal route</li> <li>• Access would be difficult. Possible access from Horsefair Lane</li> <li>• Currently an untidy area of land therefore a couple of houses would improve its appearance</li> <li>• To the South is a Bellway site</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
692	<a href="#">Townsend fields</a>	Townsend Ruardean GL17 9TR	2.9156 ha	<ul style="list-style-type: none"> <li>• Not well related to rest of settlement</li> <li>• Topography very steep</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
693	<a href="#">Watery Lane, Newent</a>	Watery Lane Newent GL18 1QG	1.0772 ha	<ul style="list-style-type: none"> <li>• Already allocated</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
694	<a href="#">Well Lane, Drybrook</a>	Well Lane Drybrook GL17 9AH	0.1505 ha	<ul style="list-style-type: none"> <li>• Too small to be considered a SHLAA site</li> <li>• Could be solved through planning application</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
695	<a href="#">Land at Naas Lane, Lydney</a>	Naas Lane Lydney GL15 4ES	7.8123ha	<ul style="list-style-type: none"> <li>• Submission is made up of four parcels</li> <li>• West site already allocated, adjoins former golf course now being developed for housing.</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p> <ul style="list-style-type: none"> <li>• Small north site left over from Hitchins and part of employment allocation.</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p> <ul style="list-style-type: none"> <li>• 2 areas to south- access from Naas Lane- access issues</li> <li>• Proximity of Railway issues</li> <li>• Unlikely to be viable following highway improvements (bypass)</li> </ul> <p><b>Inclusion in the SHLAA=No</b></p>
696	<a href="#">Land adjoining main road, Netherend</a>	Main Road Netherend GL15 6NN	6.0511 ha	<ul style="list-style-type: none"> <li>• Previous submission split for SHLAA purposes</li> <li>• Previously said yes</li> <li>• Close to allocated site for 36 houses at Netherend Farm and Dairy</li> <li>• Access would need to be from A48 layby</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p> <p>*subject to landscape and highway issues</p>

697	<a href="#">Land of Bromsberrow Road</a>	Bromsberrow Road Redmarley GL19 3JU	0.6951ha	<ul style="list-style-type: none"> <li>• Possible but undesirable</li> <li>• Too far removed from settlement</li> <li>• Landscape issues</li> <li>• Ribbon development</li> </ul> <b>Inclusion in the SHLAA=Yes</b>
698	<a href="#">Land at Rock House</a>	Driffield Road Lydney GL15 4EU	0.9615ha	<ul style="list-style-type: none"> <li>• Frontage onto Lane</li> <li>• Unlikely that Driffield Road could handle another development</li> <li>• Needs access improvements</li> </ul> <b>Inclusion in the SHLAA=Yes</b>
699	<a href="#">Land at Dyke House Lane</a>	Dyke House Lane Bromsberrow Heath HR8 1PQ	5.3941ha	<ul style="list-style-type: none"> <li>• Possible access issues</li> <li>• Few services in area</li> </ul> <b>Inclusion in the SHLAA=Yes</b>
700	<a href="#">Land at Beach Lane</a>	Beach Lane Bromsberrow Heath HR8 1PQ	58.0138ha	<ul style="list-style-type: none"> <li>• Close to site which was approved when a 5 year land supply could not be demonstrated and was considered to be a continuation of built form as there was development opposite</li> <li>• Settlement should not be extended further west as this has a different character</li> <li>• Bromsberrow has limited services</li> <li>• Adjacent to settlement boundary</li> <li>• Potential noise issue due to M50</li> <li>• Could be a potential new settlement due to strategic location</li> </ul> <b>Inclusion in the SHLAA=Yes</b>
702	<a href="#">Land north of Bromsberrow Heath Business Park</a>	Road junction with Beach Lane to Ryton Bromsberrow Heath HR8 1PQ	0.427ha	<ul style="list-style-type: none"> <li>• Small infill site</li> </ul> <b>Inclusion in the SHLAA=No</b>
703	<a href="#">Land off Drury Lane, Redmarley</a>	Redmarley D'Abitot Redmarley	0.6951 ha	<ul style="list-style-type: none"> <li>• Possible but not desirable</li> <li>• Too far removed from Settlement boundary</li> <li>• Drury Lane has very poor access</li> </ul>

		D'Abitot GL19 3JX		<ul style="list-style-type: none"> <li>• Smaller site with arbitrary line- not natural field</li> <li>• Ribbon development</li> <li>• Landscape- very high profile</li> <li>• Smaller version of a larger SHLAA site</li> <li>• May not be viable as road would need to be improved</li> <li>• Away from Conservation Area</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *but caveats of access and landscape</p>
704	<a href="#">Land off Severn View Road</a>	Netherend Netherend GL15 6QB	1.6ha	<ul style="list-style-type: none"> <li>• Previous submission split for SHLAA purposes</li> <li>• Previously said yes</li> <li>• Adjoins settlement boundary</li> <li>• Possible landscape issues</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b></p>
659	<a href="#">Land off Eltons Way</a>	Littledean Littledean GL14 3PG	1.958ha	<ul style="list-style-type: none"> <li>• Close to an existing SHLAA which has been allocated for 17 houses</li> <li>• Close to Listed museum</li> <li>• 3 possible accesses</li> <li>• Smaller site than previously submitted SHLAA therefore may be more acceptable</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> * subject to heritage and landscape</p>
703	<a href="#">Land Off Drury Lane</a>	Redmarley Redmarley GL19 3JX	0.4143 HA	<ul style="list-style-type: none"> <li>• Possible but not desirable</li> <li>• Too far removed from Settlement boundary</li> <li>• Drury Lane has very poor access</li> <li>• Smaller site with arbitrary line- not natural field</li> <li>• Ribbon development</li> <li>• Landscape- very high profile</li> </ul> <p><b>Inclusion in the SHLAA=Yes</b> *but caveats of access and landscape</p>

## APPENDIX 1: FoDD SHLAA documents from previous years

The 2018 is available through the link; [Forest of Dean District SHLAA 2018](#)

SHLAA reports previous to last year can be found online here:

- [Strategic Land Availability Forest of Dean District Part 1 Housing December 2017](#)
- [Submissions FoD SHLAA 2014](#)
- [Submissions FoD SHLAA 2015](#)
- [Large Unallocated Sites with Planning Permission](#)
- [Allocated Sites Within The Allocations Plan Submitted Draft 2015](#)

Site lists were published for 2014 and 2015. A report outlining the methodology accompanies the SHLAA report for 2012/13, and these together with the earlier reports can be accessed from the links below. Maps of the sites are available via the link in the individual schedules or from (link to the map).

- [Strategic Housing Land Availability Assessment 2012-2013](#)

The reports below remain relevant; however the appendices within the reports no longer link to the associated maps. To view the site maps please refer to Strategic Housing Land Availability Assessment 2012-2013, which contains all submissions from 2008 - 2013.

- [Strategic Housing Land Availability Report 2011](#)
- [Strategic Housing Land Availability Report 2010](#)
- [Strategic Housing Land Availability Report 2009](#)
- [Strategic Housing Land Availability Report 2008](#)