

FOREST OF DEAN DISTRICT COUNCIL
ANNUAL AUTHORITIES MONITORING REPORT

2023-2024

LOCAL PLAN 2012-2026



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I. Introduction

- I.1 This document is the twentieth Authorities Monitoring Report for the Forest of Dean District Council, and the eleventh to be prepared since the current Core Strategy was adopted in 2012.
- I.2 It covers the period of 1st April 2023 through to 31st March 2024. 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 526.29km² 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 2024 (www.localinsight.org)). This is an increase from 81,961 in the 2011 census. The table 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
87,004	13,958	51,237	21,809	0.70
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/>).

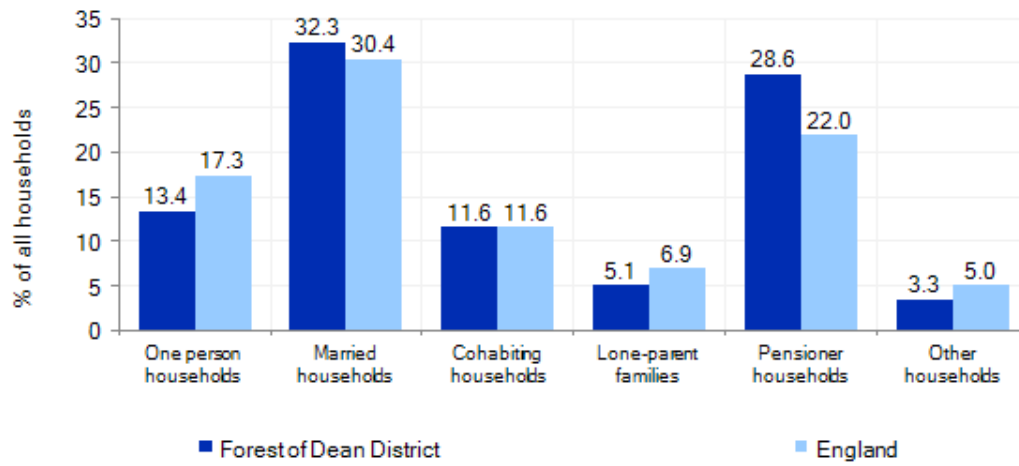
3.3 The following information shows the number of people in the Forest of Dean District by ethnicity, based on each persons perceived ethnic group and cultural background (Source: Local Insight report for FoD April 2023 (www.localinsight.org))

White British	Non-White	White-non-British	Mixed
82,401	2,135	2,468	925
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
625	242	343	1,735
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))

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 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).

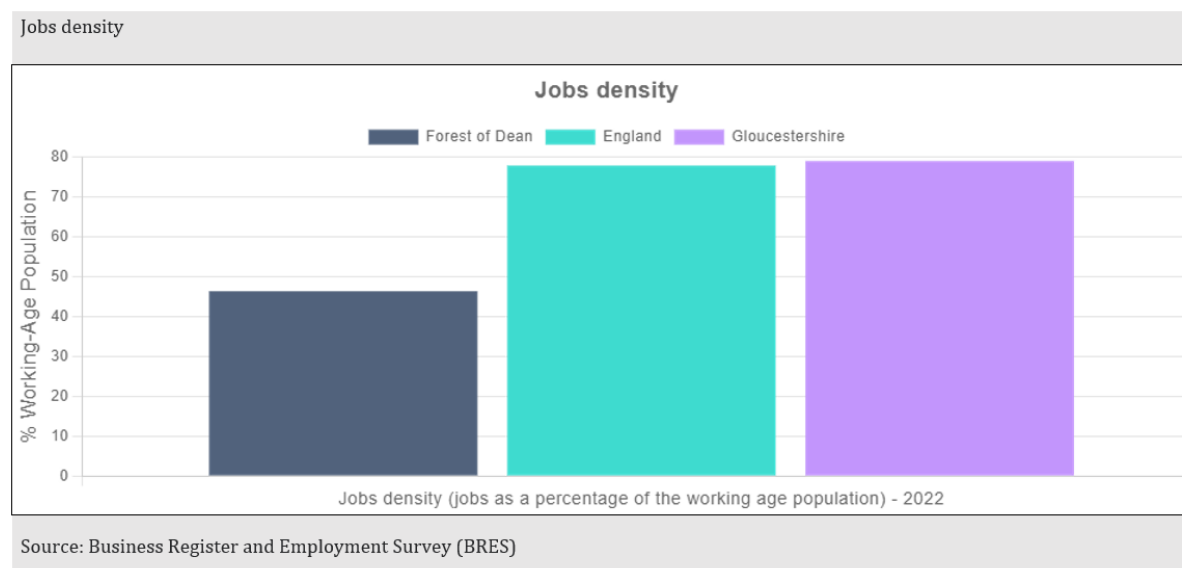
5. Economy

- 5.1 The table below shows figures for the number of people that hold full or part-time roles alongside the figures for those working in either the public or private sectors. A higher proportion of people in Forest of Dean work in the private sector (87.43%) than the public sector (12.55%). People are also more likely to be part-time employed in the Forest of Dean (37.52%) than in England (30.82%) and more likely than in Gloucestershire (34.33%). Source: Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org).

Jobs by type			
Indicator	Forest of Dean	England	Gloucestershire
Full-time employees (2022)	61.45%	69.18%	65.67%
Part-time employees (2022)	37.52%	30.82%	34.33%
Public sector employees (2022)	12.55%	16.84%	14.32%
Private sector employees (2022)	87.43%	83.16%	85.68%

Source: Business Register and Employment Survey (BRES)

- 5.2 The graph below shows that the jobs density (calculated as the number of jobs per 100 working-age people) in the Forest of Dean was 46.33% in 2022. This is lower than the average across England (77.86%) and lower than the average across Gloucestershire (79.01%).



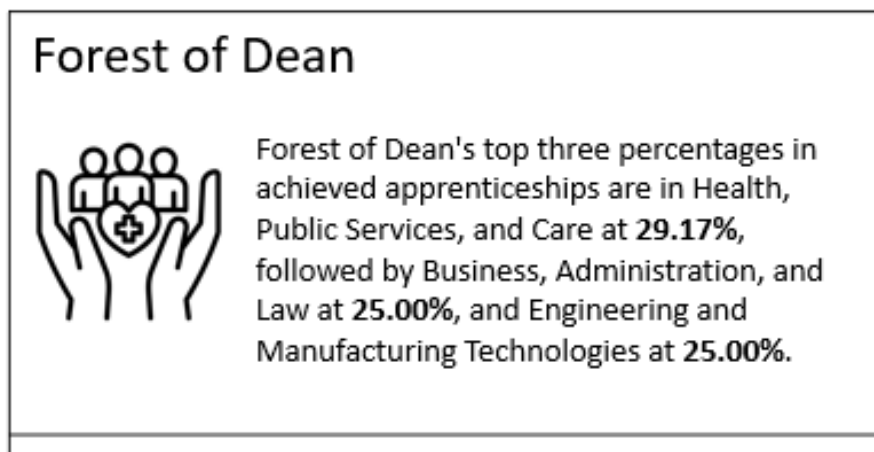
- 5.3 Between April 2023 and March 2024, there was a higher percentage of males in employment in the Forest of Dean compared to females (which is the opposite of last year):

	Total	FoD (%)	South West (%)	England (%)
Males	24,100	87.5%	84.6%	82.5%
Females	20,300	79.9%	77.5%	74.7%

Source: NOMIS

(https://www.nomisweb.co.uk/reports/lmp/la/1946157374/subreports/ea_time_series/report.aspx?)



















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



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

5.5 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

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

Business Counts by Sectors (Top 3)

<p>1) Construction (570)</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>2) Agriculture, forestry & fishing (515)</p> <p>Agriculture, forestry & 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>3) Professional, scientific & technical (465)</p> <p>Professional, scientific & 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

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

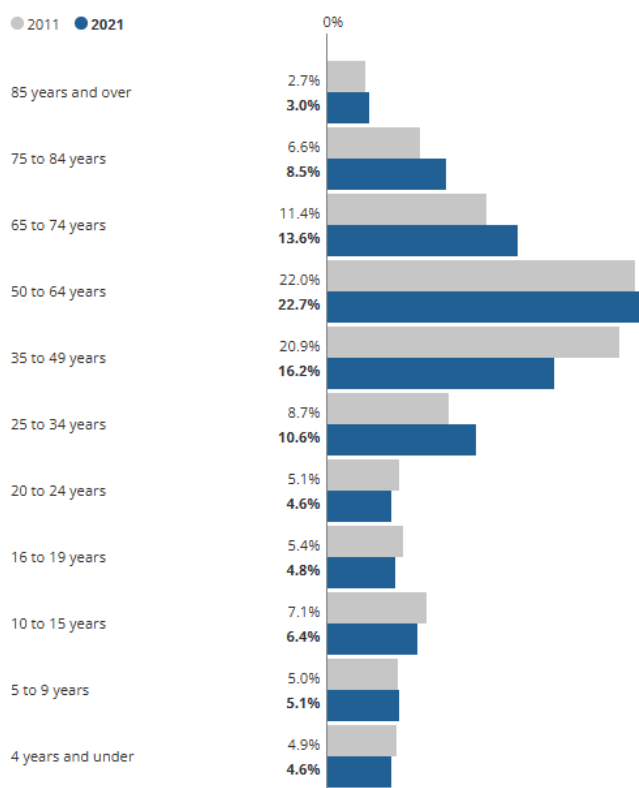
6. Health, Wellbeing and Deprivation

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 Ages 50+ have grown between 2011 and 2021 in the Forest of Dean and this trend is expected to continue throughout the UK (Source: ONS (<https://www.ons.gov.uk/visualisations/censusareachanges/E07000080/>))

The share of residents aged between 65 and 74 years increased by 2.1 percentage points between 2011 and 2021

Percentage of usual residents by age group, Forest of Dean



Source: Office for National Statistics - 2011 Census and Census 2021

- 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 and the South West. The following data has been sourced from 'Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org):
- 6.4 There are 5,845 people in Forest of Dean who are disabled under the equality act and whose day to day activities are limited a lot. This is 8.07% of the working population, which is higher than South West (7.40%) and higher than England (7.33%).

- 6.5 In regards to the provision of unpaid care, there are 2,097 people in Forest of Dean providing 50+ hours of unpaid care a week. This is 3.04% of the working population, which is higher than South West (2.65%) and higher than England (2.63%).

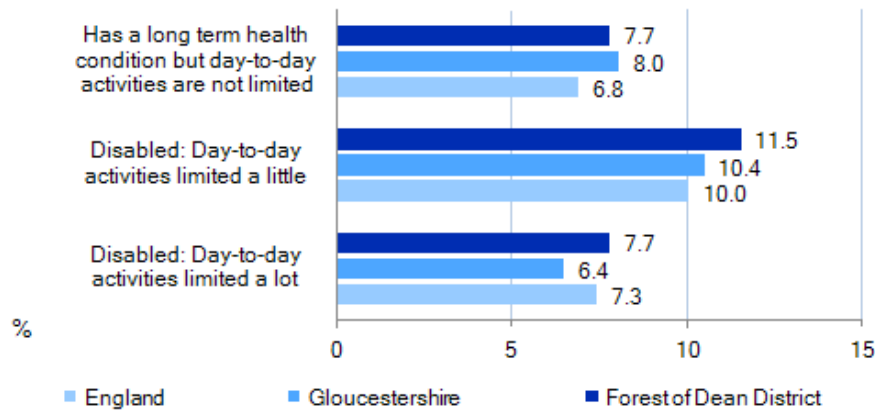
Key health statistics						
Indicator	Forest of Dean		South West		England	
	Count	Rate	Count	Rate	Count	Rate
Disabled under the Equality Act: Day-to-day activities limited a lot (Census 2021) (2021)	5,845	8.07%	421,925	7.40%	4,140,357	7.33%
Disabled under the Equality Act: Day-to-day activities limited a little (Census 2021) (2021)	8,444	11.65%	636,167	11.16%	5,634,153	9.97%
Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited (Census 2021) (2021)	5,580	7.70%	441,674	7.75%	3,856,029	6.83%
Not disabled under the Equality Act: No long term physical or	52,597	72.58%	4,201,420	73.69%	42,859,509	75.87%

Key health statistics						
Indicator	Forest of Dean		South West		England	
	Count	Rate	Count	Rate	Count	Rate
mental health conditions (Census 2021) (2021)						
Very good health (Census 2021) (2021)	31,918	44.05%	2,713,601	47.60%	27,390,829	48.49%
Good health (Census 2021) (2021)	25,759	35.55%	1,950,303	34.21%	19,040,735	33.71%
Very bad health (Census 2021) (2021)	959	1.32%	64,101	1.12%	662,881	1.17%
Bad health (Census 2021) (2021)	3,180	4.39%	224,985	3.95%	2,248,255	3.98%
Provides no unpaid care (Census 2021) (2021)	62,281	90.15%	4,935,783	90.95%	48,734,833	91.24%
Provides 50+ hours unpaid care a week (Census 2021) (2021)	2,097	3.04%	143,960	2.65%	1,404,771	2.63%
Children providing unpaid care (Census 2021) (2021)	88	0.74%	8,930	0.93%	78,810	0.75%

Source: UK Census

- 6.6 There is a lower percentage of people in the Forest of Dean with very good health (44.05%) compared to the South West (47.60%) and England (48.49%), and conversely a higher percentage of people with very bad health (1.32%) compared to the South West (34.21%) and England (33.71%).
- 6.7 Life expectancy for men in the Forest of Dean is 79.72 years which is over the England average (78.75 years). Similarly, life expectancy for woman in the Forest of Dean is 83.54 years, which is slightly higher than the England average of 82.75 years. Source: www.localinsight.org
- 6.8 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)).

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

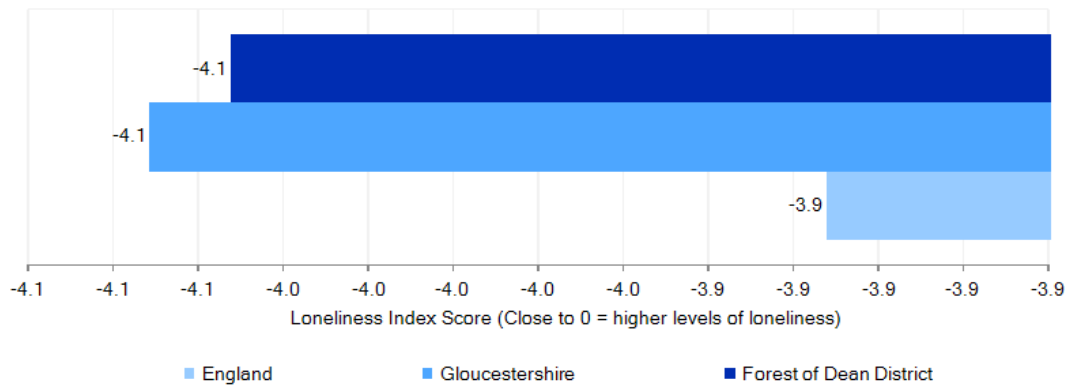


- 6.9 Emergency hospital admissions for children under 5 is 168 (per thousand population) which is higher than England which is 140 (per thousand population).
- 6.10 The prevalence of dementia in the FoD is slightly higher at 1.10% compared to the whole of England 0.76%.
- 6.11 Depression prevalence in the FoD is also marginally higher at 14.54% compared to England at 13.41%.
- 6.12 High blood pressure prevalence is higher in the Forest of Dean at 18.30% compared to England at 14.63%.
- 6.13 Obesity prevalence is also higher at 14.11% compared to England at 11.55%.

(Source of above: Local Insight www.localinsight.org)

6.14 The bar graph below is an indication of loneliness (Source: Local Insight report for FoD April 2023 (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)



Indices of Multiple Deprivation

6.15 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)).

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
1,492 1.7% (England average = 20.0%)	8,356 9.6% (England average = 20.0%)	10,785 12.4% (England average = 19.5%)	13,010 15.0% (England average = 19.8%)
Health domain	Barriers to Housing and Services domain	Living Environment domain	Crime domain
1,492 1.7% (England average = 19.6%)	29,795 34.3% (England average = 21.4%)	26,557 30.6% (England average = 21.0%)	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)

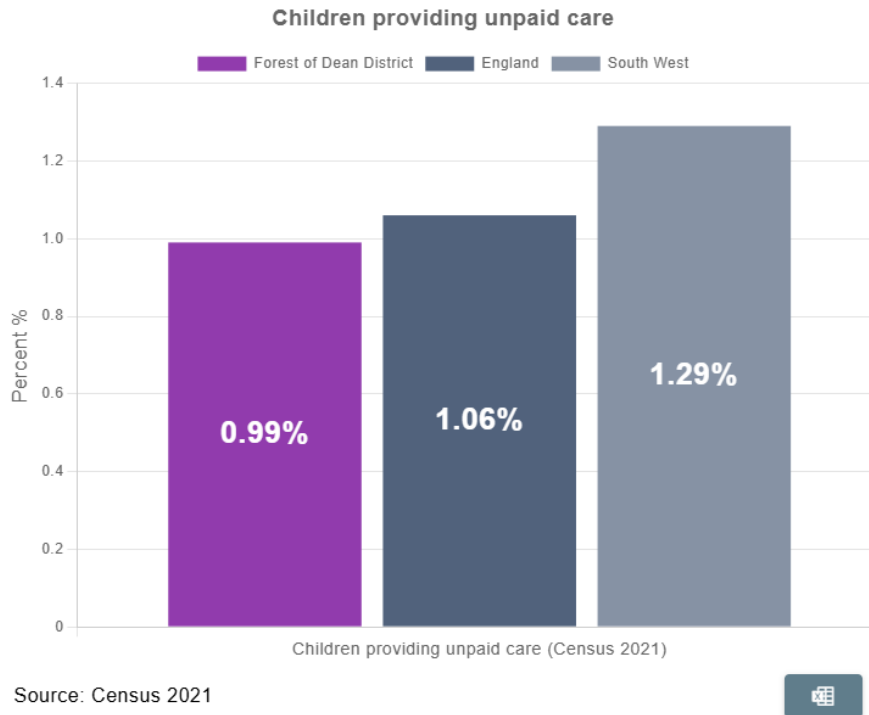
Children

6.16 As can be seen below, there is 18.78% of children living in relative low-income families in the Forest of Dean District, which is lower than the England average of 19.69% but higher than the South West average of 16.97%. However, the Forest of Dean experiences a higher percentage of children in relative low-income in-work families and lone parent families than the English average. (Source: Local Insight 2023)

Children living in relative low-income families						
Indicator	Forest of Dean District		England		South West	
	Count	Rate	Count	Rate	Count	Rate
Children aged 0-19 in relative low-income families	3,457	18.78%	2,599,372	19.69%	208,942	16.97%
Children 0-19 in relative low-income out of work families (as % of all in relative low-income families)	888	25.69%	858,201	33.02%	53,486	25.60%
Children 0-19 in relative low-income in-work families (as % of all in relative low-income families)	2,573	74.43%	1,741,171	66.98%	155,454	74.40%
Children 0-19 in relative low-income lone parent families (as % of all in relative low-income families)	1,794	51.89%	1,307,050	50.28%	108,423	51.89%
Children 0-19 in relative low-income couple families (as % of all in relative low-income families)	1,665	48.16%	1,292,319	49.72%	100,519	48.11%

Source: Department for Work and Pensions (DWP)

6.17 The bar chart below shows the proportion of children (aged 0-15) that are providing informal unpaid care (Census 2021). This proportion is 0.99%, which is similar to the England proportion of 1.06% and similar to the South West (1.29%).



6.18 The following table demonstrates the proportion of children in either reception year (aged 4-5) or year 6 (10-11) classified as obese. It can be seen that from 2021-2024, 10.48% of children aged 4-5 were categories as obese in the Forest of Dean (England was 9.64% and South West was 8.65%). From 2012-2024, 22.29% of children aged 10-11 were categorised as obese (England was 22.73% and South West was 19.4%).

Obesity in Children			
Indicator	Forest of Dean District	England	South West
Reception prevalence of obesity (including severe obesity), 3 years data combined	10.48%	9.64%	8.65%
Year 6 prevalence of obesity (including severe obesity), 3 years data combined	22.29%	22.73%	19.40%

Source: National Child Measurement Programme, NHS Digital

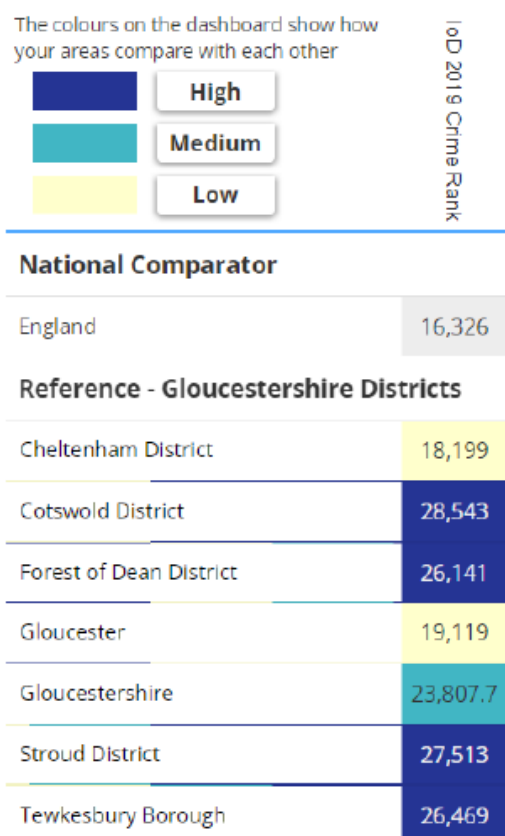
7. Crime and Safety

- 7.1 Overall, the district experiences much lower crime rates than the England average. Below the table shows counts and rates for a selection of main crime types and anti-social behaviour, comparing the Forest of Dean against the South West and England between March 2023 to February 2024. Source: Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org). This data highlights that there were 7,557 total crime offences in Forest of Dean between Mar-2023 to Feb-2024, with the overall crime rate being 103.4 per 1,000 population. This is higher than the average across South West (84.3) and lower than the average across England (131.3).

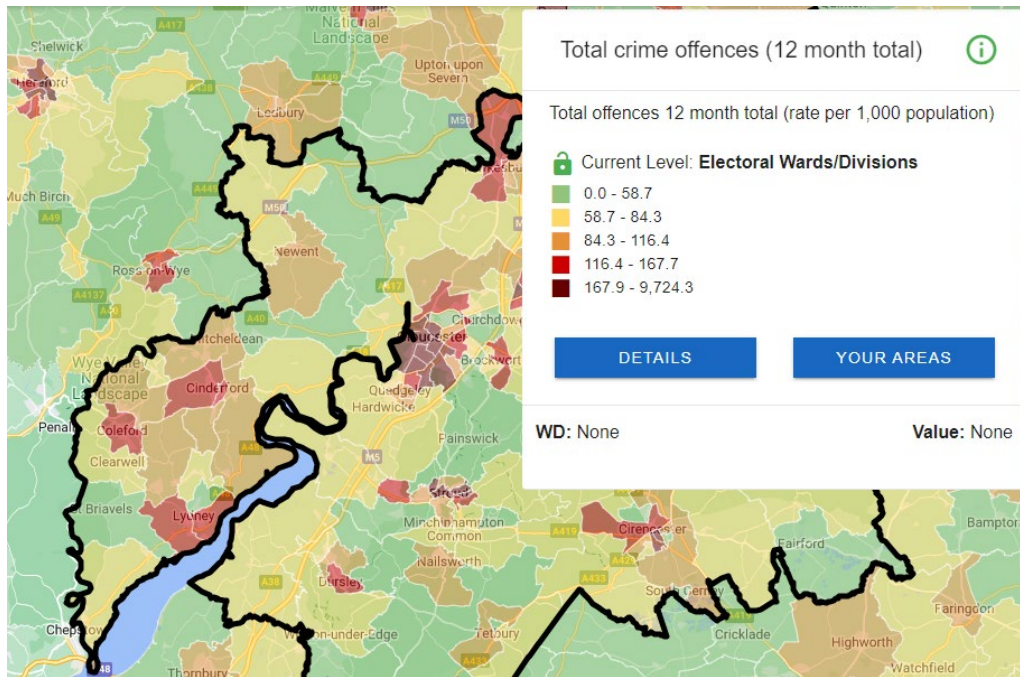
Indicator	Forest of Dean		South West		England	
	Count	Rate	Count	Rate	Count	Rate
Total crime offences (12 month total) (Mar-2023 to Feb-2024)	7,557	103.4	485,891	84.3	7,500,363	131.3
Anti-social behaviour (12 month total) (Mar-2023 to Feb-2024)	1,316	18.0	83,393	14.5	1,086,606	19.0
Burglary (12 month total) (Mar-2023 to Feb-2024)	281	9.0	19,438	7.9	334,898	14.3
Criminal damage (12 month total) (Mar-2023 to Feb-2024)	558	7.6	40,651	7.1	588,991	10.3
Drug crime offences (12 month total) (Mar-2023 to Feb-2024)	130	1.8	7,542	1.3	201,703	3.5
Shoplifting offences (12 month total) (Mar-2023 to Feb-2024)	192	2.6	36,303	6.3	490,748	8.6

Possession of weapons offences (12 month total) (Mar-2023 to Feb-2024)	42	0.6	3,157	0.5	66,926	1.2
Public order offences (12 month total) (Mar-2023 to Feb-2024)	726	9.9	41,106	7.1	571,712	10.0
Vehicle crime (12 month total) (Mar-2023 to Feb-2024)	3,357	45.9	24,996	4.3	2,614,495	45.8
Violent crime and sexual offences (12 month total) (Mar-2023 to Feb-2024)	3,357	45.9	176,294	30.6	2,614,495	45.8

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.

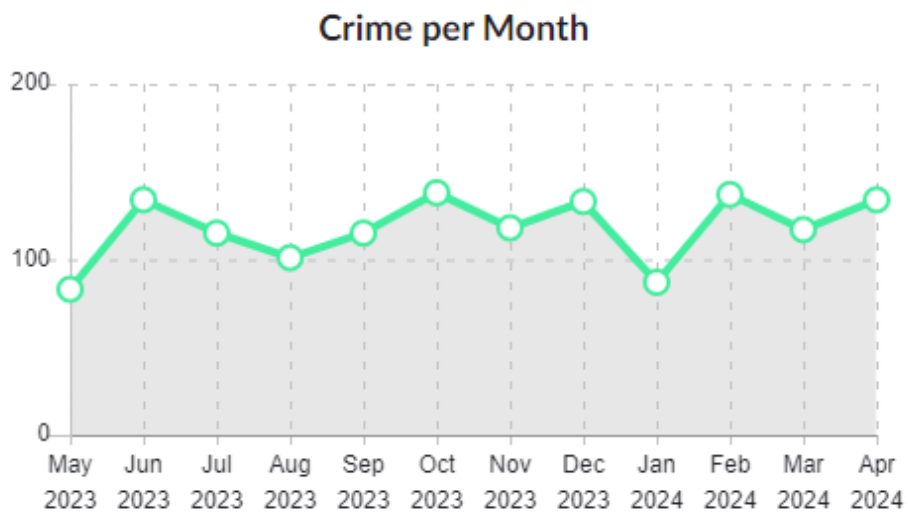


7.3 The following map illustrates the distribution of crime offences geographically across the district in a 12-month period (this period runs from March 2023 to Feb 2024). Unsurprisingly, the highest incidence of crime is clustered around three of the four market towns of Cinderford, Coleford and Lydney,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

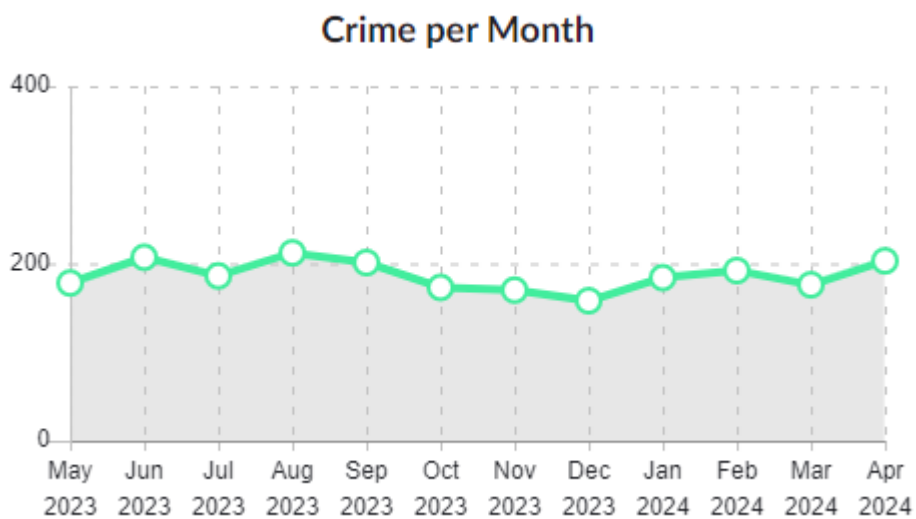


7.4 The following graphs show the total number of all reported crimes per month for each of the four main market town areas of the district, over a 12 month period (May 2023 onwards). Note that the areas are larger than just the town centres. It can be seen that Cinderford has a higher number of reported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

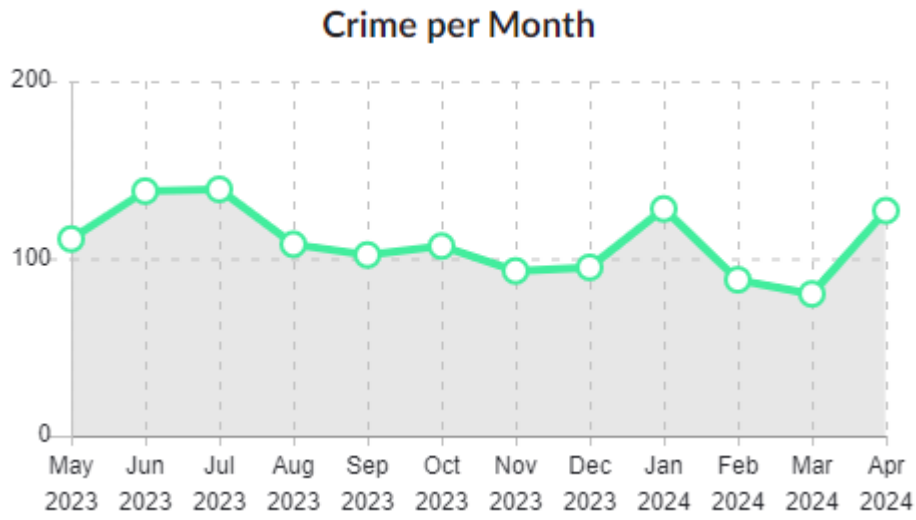
Coleford:



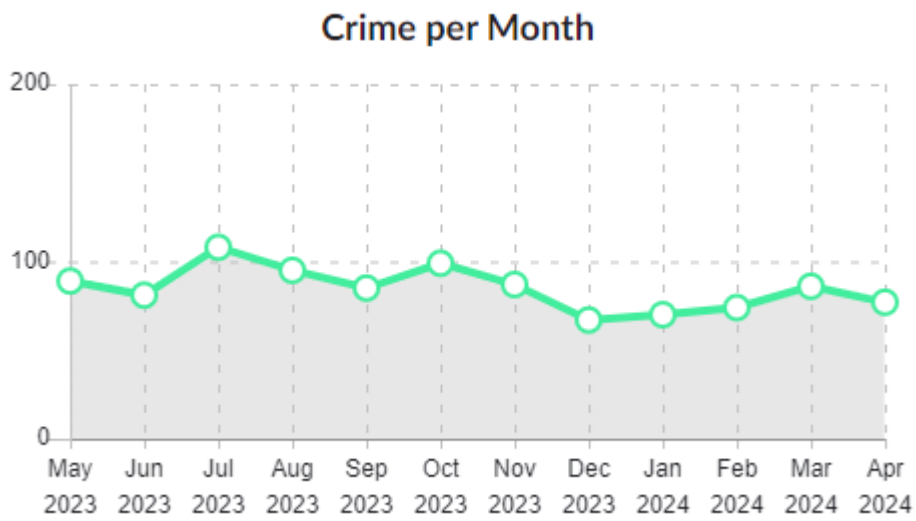
Cinderford:



Lydney:



Newent:



8. Education

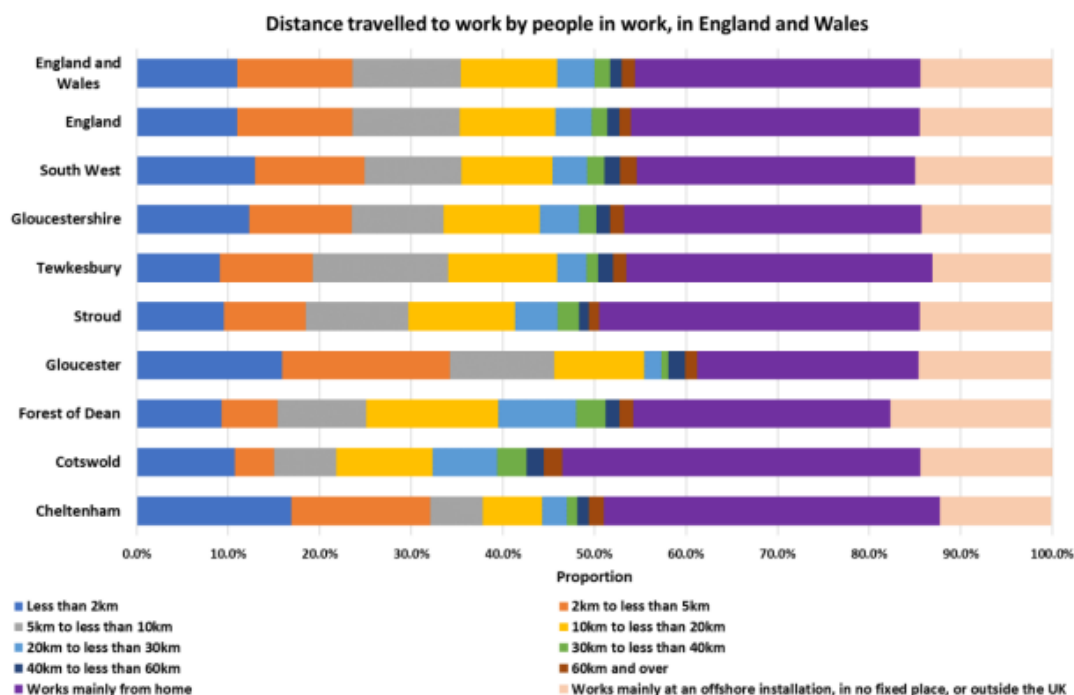
- 8.1 Approximately 20% of people have no qualifications in Forest of Dean (taken from 2021 census) compared with ca. ca. 16% in South West and 18% in England. The data below also highlights that there is a lower percentage of people in the Forest of Dean with the Highest Level (Level 4/5) of qualifications compared to England as a whole. Source: Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org).

Indicator	Forest of Dean		South West		England	
	Count	Rate	Count	Rate	Count	Rate
People with no qualifications (Census 2021) (2021)	11,520	19.18%	741,183	15.65%	8,317,789	18.08%
Highest level of qualification: Apprenticeship (Census 2021) (2021)	4,055	6.75%	283,597	5.99%	2,446,935	5.32%
Highest level of qualification: Other qualifications (Census 2021) (2021)	1,644	2.74%	123,429	2.61%	1,268,468	2.76%
Highest level of qualification: Level 1 qualifications (Census 2021) (2021)	6,452	10.74%	465,970	9.84%	4,456,198	9.69%
Highest level of qualification: Level 2 qualifications (Census 2021) (2021)	9,314	15.51%	678,280	14.32%	6,126,130	13.32%
Highest level of qualification: Level 3 qualifications (Census 2021) (2021)	10,498	17.48%	876,607	18.51%	7,784,977	16.92%
Highest level of qualification: Level 4/5 (degree or higher) qualifications (Census 2021) (2021)	16,568	27.59%	1,566,774	33.08%	15,606,458	33.92%

9. Transport, Commuting and Internet Access

Commuting

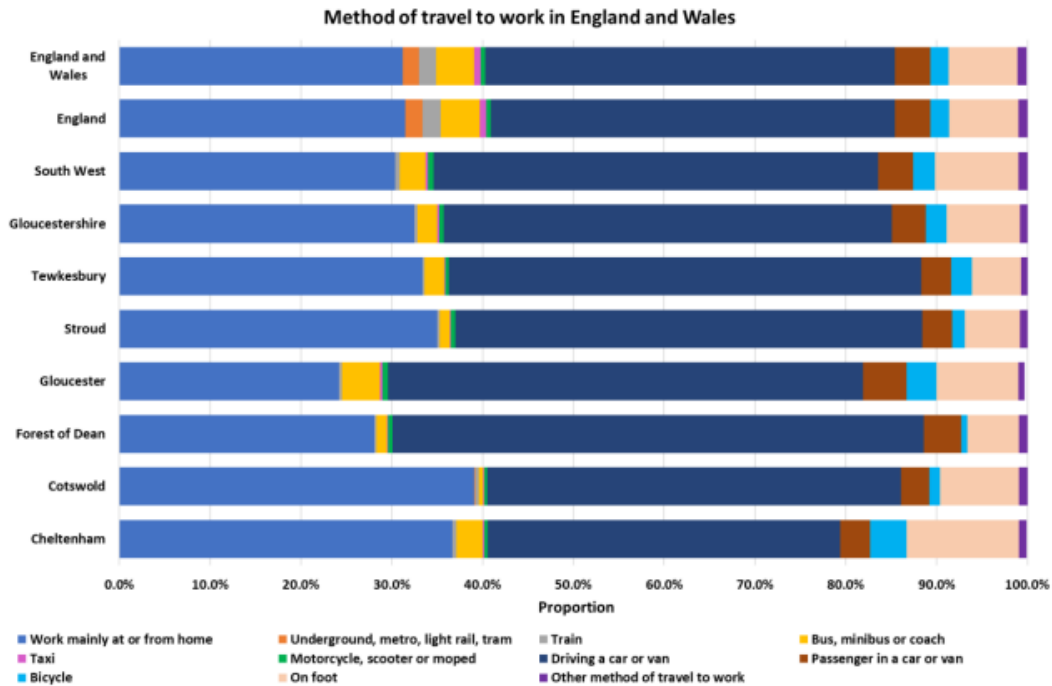
- 9.1 The graph below shows that a significant proportion of people in the Forest of Dean work mainly from home, which is a long-term consequence of the Covid crisis. It also shows that it has a smaller percentage of people working less than 2km away, possibly owing to the rural nature of the district. 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:

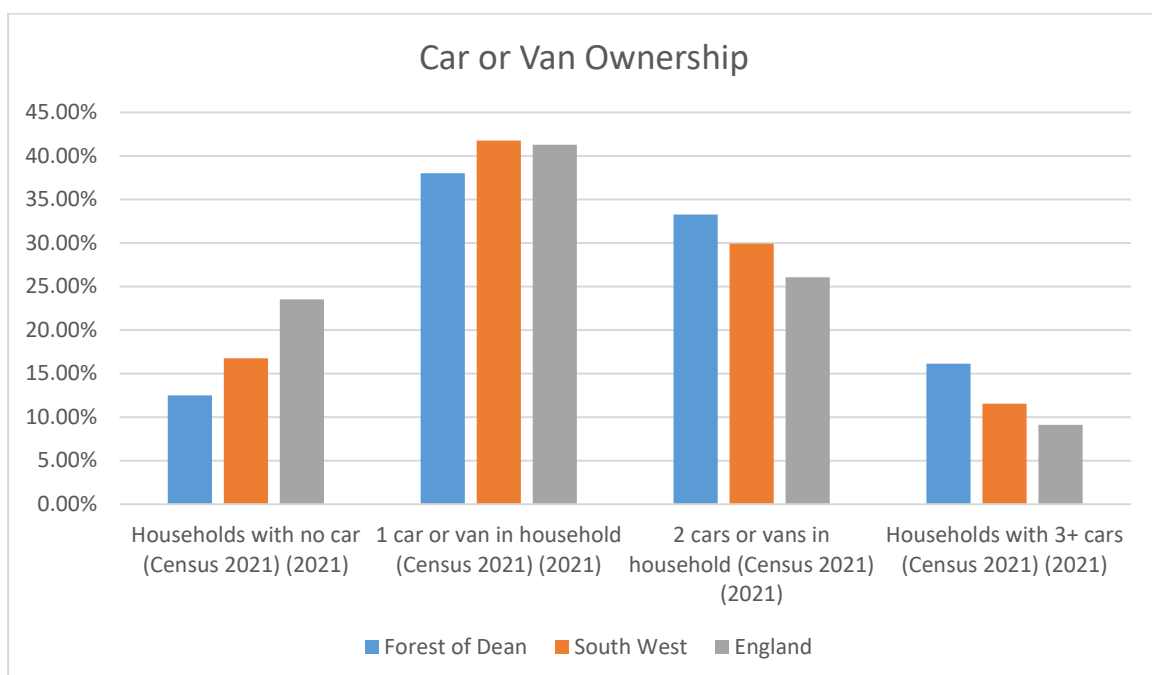
- Fewer people work mainly from home when compared to other districts and the whole of England (with the exception of Gloucester city).
- A higher proportion of people in the Forest of Dean drive a car or van to their place of work, which denotes the rural nature of the district and the fact that local 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](#)

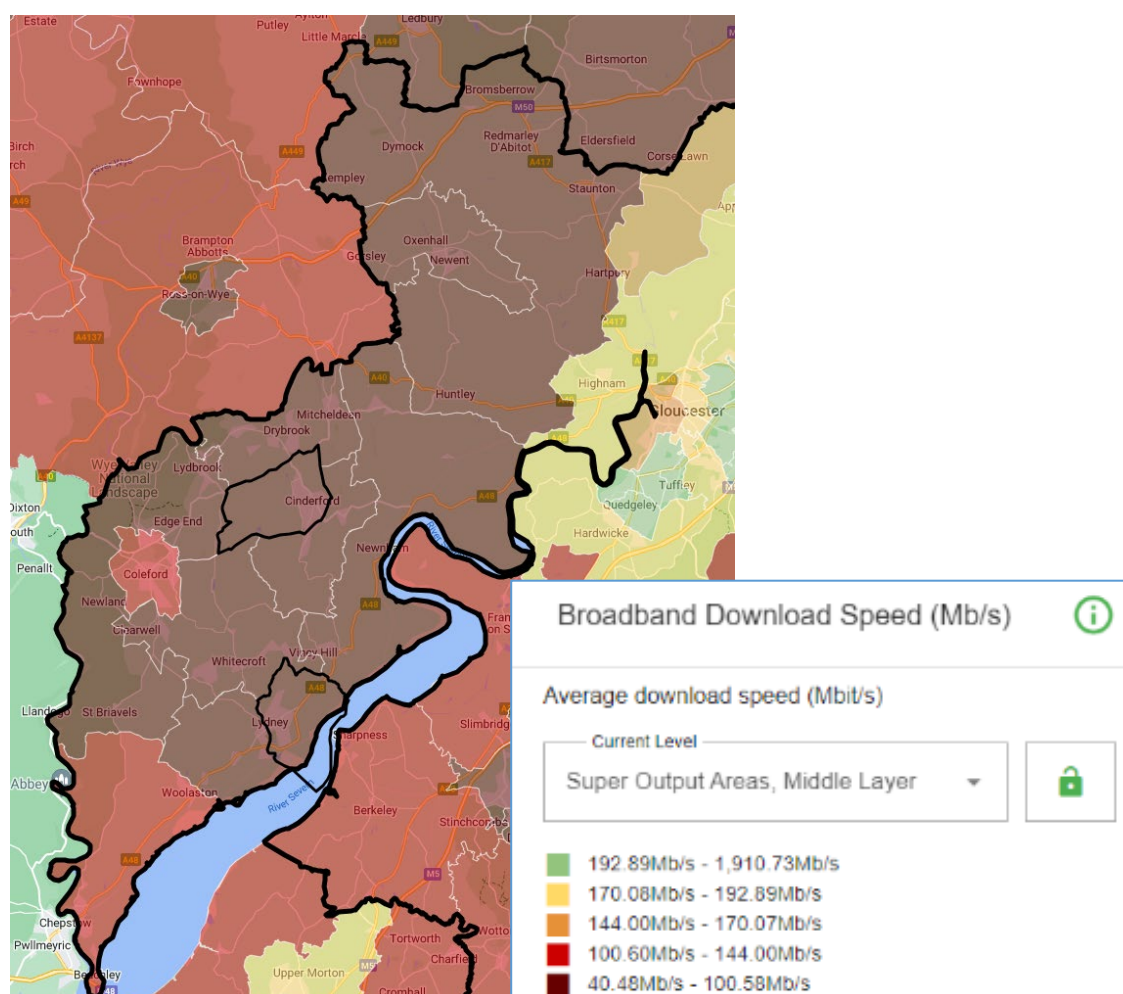
Car ownership

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 South West and the whole of England, as can be seen from the bar graph 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. (Source: Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org)).



Internet Access

9.4 Good quality broadband speeds are becoming ever more necessary for personal and business use, particularly with an increase in home working. The map below shows the Broadband Download Speed (Mb/s) across the district (Source: Ofcom www.localinsight.org). What is highly noticeable is that large swathes of the district have the lowest broadband speeds with pockets to the south and around Coleford fairing marginally better. However, the median average broadband speed in the UK in 2023 is 73.21Mbps (Source: www.uswitch.com), and therefore the Forest of Dean is not at any more of a disadvantage compared to the average UK broadband user.



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 th 2018
Coleford Neighbourhood Development Plan	Made 1 st October 2018
Cinderford Area Action Plan	Adopted February 2012
Lydney Neighbourhood Development Plan	Made 1 st March 2016
Longhope Neighbourhood Development Plan	Made 1 st March 2018
Berry Hill, Christchurch & Edge End Neighbourhood Development Plan	Made 1 st March 2018
Coleford Neighbourhood Development Plan	Made 1 st October 2018
Mitcheldean Neighbourhood Development Plan	Made 1 st March 2020
Alvington Neighbourhood Development Plan	Made 1 st June 2021
Huntley Neighbourhood Development Plan	Made 1 st October 2023

10.2 The following Neighbourhood Development Plans were in development over the **April 2023-March 2024** 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.
- Forest Edge South (formerly called Pillowell) – Forest Edge South was designated as a Neighbourhood Area, in line with the details of the application from West Dean Parish Council, on 1 November 2017.

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.

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

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

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.
Facilitate regeneration -to support a stronger more sustainable economy in a better-quality environment.	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. 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
Creating safer communities with better facilities.	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.

	<p>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>
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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.

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), variation of conditions and approval of reserved matters. 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 – 355

(Full applications – 236; PQ3PA – 9;
AG – 27; PO3PA – 5; PM3PA – 0;
PR3PA – 2; Variation/Removal of
condition – 60; PIP – 10; Approval of
reserved matters - 6)

Core Strategy Policies:

14. Policy CSP.1 Design and Environmental Protection

Implementation	Monitoring Method
All developers and local authority	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.

CSP.1 was referred to in 93% of all reports (300 out of 355 applications) for the 2023-2024 period.

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

This slightly up from 92% 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 2023/2024 financial year:

Protected site (including historic and natural sites)	<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>
National Landscape (Areas of outstanding natural beauty (AONB))	<p>The National Landscape 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 National Landscapes and development impacts of scenic values are weighted more highly. Planning applications within the National Landscapes are assessed against the relevant National Landscape (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. National Landscape (AONB) management plans do have a particular status</p>

	and local planning authorities are required to take them into account – however, 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.
Areas of flood risk	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.
Areas of land contamination	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.
Development impact of water quality and water resource use	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 I has been reviewed and updated. 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.
Areas which are unstable due to past mining activities or ground instability	Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.
Waste minimisation and management	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. Recycled plastic can be made into drainage pipes, compost bins, water butts, carrier bags and fibres for clothing such as fleeces and carpets. Plastic bottles are sent to Veolia (Dagenham), Biffa (Polymers, Redcar), Trading Products (Berwick Upon Tweed) and PET plastic bottles to DTS (Solihull). Steel cans are sent to Tata Steel (Port Talbot), Morris & Co Handlers Ltd (Doncaster) and Waste2Resource (Shropshire).

	<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 www.wastedataflow.org</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 ₂) 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 (NO₂) levels which exceed the national air quality objectives at the time the AQMA was declared. The AQMA has seen the annual mean for NO₂ concentrations below the national objective for three consecutive years. However, due to the unusual circumstances of 2020 & 2021, where trends in air quality are likely to be dominated by the pandemic effect on local traffic, we intend to keep this in place for now.</p> <p>Source: https://www.fdean.gov.uk/media/xemmksbz/forest-of-dean-air-quality-annual-status-report-2023.pdf</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. It is noted that CSP.1 is less heavily relied upon in applications and 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 2023-2024 period, the new design guidelines were still in consultation and draft form.
- 14.5 Over the reporting period there was a lot of national activity around achieving Biodiversity Net Gain (BNG) through planning permissions. Biodiversity Net Gain is an approach to development that leaves biodiversity in a measurably better state after development than before, after first avoiding and minimising harm. From 12 February 2024 all major developments in England have to deliver 10% BNG and from 2 April 2024 all developments (except for some [exceptions](#), such as householder applications) have to deliver 10% BNG.
- 14.6 This requirement does not replace, but is in addition to, the existing policy and legal requirements related to biodiversity and development. Planning applicants will need to provide information on the biodiversity value of their application site and how they plan to deliver 10% BNG as part of their application. In most cases, BNG should be provided on the development site (particularly where proposals impact designated sites, irreplaceable habitats or priority habitats), but in some cases, and in agreement with the council, it may be necessary to provide the net gain off-site. This could be on land within the planning applicant's control or via another landowner or BNG broker. The council has worked with the [Gloucestershire Nature](#)

[and Climate Fund](https://www.fdean.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/) to enable a supply of potential off-site BNG delivery locations. Source: <https://www.fdean.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>

- 14.7 With regards to Green Infrastructure (GI), the Core Strategy only provides cursory references it; 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. 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/>
- 14.8 The GLNP is also developing a draft strategic framework for Green Infrastructure (GI) across the county of Gloucestershire.
- 14.9 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 and BNG 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.
- 14.10 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.
- 14.11 Only two years after the scheme began, great crested newt presence was 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](#)
- 14.12 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.
- 14.13 From January 2024, a new scheme to help recreational impacts on the Severn Estuary (SAC, SPA and Ramsar sites) through a Recreation Mitigation Strategy (<https://www.fdean.gov.uk/planning-and-building/wildlife-and-biodiversity/habitats-regulations-assessment-severn-estuary/>). It was recognised that new developments within the Forest of Dean District have the potential to impact on internationally important biodiversity sites including the [Severn Estuary SAC, SPA and Ramsar](#), from visitors (walking, biking, exercising

dogs, etc) and the recreational impact is likely to increase as more houses and holiday accommodation are built, leading to more visitors.

- 14.14 To prevent and mitigate this damage, it is crucial that ways are found to prevent and mitigate this damage, the strategy sets the Severn Estuary Zone of Influence (zoi) at 6.2km based on an analysis of visitors to the site. All planning applications (and prior approvals) for residential or holiday accommodation within the 6.2km zoi, will be subject to Habitats Regulations consideration.
- 14.15 Planning applicants of the types of development listed within the zoi can submit their own shadow Habitats Regulations Assessment detailing the likely recreation impacts caused by the development and the mitigation that will be put in place to address those impacts. These shadow HRAs can be costly and complicated assessments to prepare, and it can be difficult to demonstrate that any proposed mitigation could adequately address the impacts on the SAC. Alternatively, applicants can choose to opt into the district council's strategic solution. To enable planning applicants to mitigate the impacts of their development on the SAC, financial contributions can be made by planning applicants to help pay for the mitigation measures set out in the Strategy.
- 14.16 The Strategy details mitigation measures (on-site e.g., rangers and signage) along with costings for these measures. The cost of the strategic mitigation contribution has been calculated at £286 (July 2023) per unit subject to CPI (+ admin charge – currently £125).

15. Policy CSP.2 Climate Change

Implementation

Developers

Monitoring Method

Development proposals evaluated against a checklist of measures.

CSP.2 was referred to in 54.4% of all reports (193 out of 355 applications) for the 2023-2024 period.

This is slightly down from 56.85% 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 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
Water Management including: <ul style="list-style-type: none"> • Rainwater harvesting and greywater reuse • Sustainable drainage systems (SuDS) • Managing flood risk 	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. Incorporation of rainwater harvesting and grey water recycling systems into developments appears to be relatively underutilised in new developments, despite statements encouraging its uptake in this policy.
Heating and cooling including: <ul style="list-style-type: none"> • Passive solar gain • Orientation of buildings 	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.
Biodiversity, including: <ul style="list-style-type: none"> • Green Infrastructure • Biodiversity enhancements • Habitat protection 	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

	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 8.45% of all reports (30 out of 355 applications) for the 2023-2024 period.

This is down from 10.47% 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 8 small to large scale renewable energy schemes (with one 9m wind turbine being refused).
- 16.3 In the 2023/2024 period, the following energy developments were dealt with:

Application reference	Development	Address	Approved/Refused
P0361/23/FUL	Installation of a ground mounted 10kWh Solar PV system.	24 Redmarley Road Newent Gloucestershire	Approved
P0384/23/FUL	Proposed Installation of 15 Panel ground mount Solar PV System.	Winterfold Trinity Road Harrow Hill	Approved
P0587/23/PJ14PA	Prior notification for the Installation 102 No PV solar panels with a maximum output of 42.35 kWp.	Offas Mead Primary School Beachley Road Sedbury	Prior Approval not Required (approved)
P0808/23/FUL	Installation of ground-mounted solar array panels. (Retrospective).	Bramble Dean Popes Hill Newnham	Approved

P0265/22/FUL	Installation and operation of a renewable energy generating station comprising ground mounted photovoltaic fixed tilt solar arrays and battery based electricity storage containers together with switchgear container, inverter/transformer units, DNO Substation, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.	Land Near Highleadon Highleadon Gloucestershire	Approved
P0969/23/FUL	Installation of Solar Panels to Roof	Speech House Hotel Speech House Coleford	Approved
PI681/23/FUL	Installation of 3 No. solar panels on a painted metal framework to also provide shading to the rear (south) elevation.	Johnstown Whitecroft Road Bream	Approved
P0358/22/FUL	Erection of wind turbine (9 metres to hub and 11.8m to blade tip)	Land near High Meadows, Yartleton Lane May Hill	Refused

16.4 The most recent Department for Business, Energy & Industrial Strategy (BEIS) local authority CO₂ emissions data for the Forest of Dean District, published in June 2021, shows net CO₂ emissions in 2019-20 of approximately 438.9 ktCO₂, equating to around 5.1 tCO₂e 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 CO₂ emissions fell by 17.3 kt CO₂ (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 CO₂ (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	Monitoring Method
Developers and local authority; Public agencies providing finance, Utility companies and Service providers.	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 70.42% of all reports (250 out of 355 applications) for the 2023-2024 period.

This is the same as 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
1	2005/6	233
2	2006/07	205
3	2007/08	405
4	2008/09	310
5	2010/11	228
6	2011/12	265
7	2012/13	230
8	2013/14	343
9	2014/15	372
10	2015/16	303
11	2016/17	247
12	2017/18	256
13	2018/19	270
14	2019/20	336
15	2020/21	358
16	2021/22	493
17	2022/23	516
18	2023/24	431
19	2024/25	0
20	2025/26	0
	Total	5801

Net Housing completions from 2012 – 2023/2024 Source: Forest of Dean District Council – Housing Data (Local Plans) 2024

- 17.3 Overall there has been a reduction in the number of completions recorded in this year. A total net figure of 431 (442 gross) housing completions was recorded for 2023/24 compared with 516 for the previous year and 493 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 gross completions recorded shows 105 in Lydney, 20 in Cinderford and Ruspidge, 80 in Coleford (incl. Coleford West Dean), 134 in Newent and 44 in Newnham-on-Severn.
- 17.5 With a Plan requirement to provide 6600 dwellings over the 20 years 2006-26, the net total now provided is 5801, which equates to an average of 322 per year, or 88% of the total provision that the LP seeks. In order to provide the entire LP requirement over the next two years (to the end of the plan period) 400 dwellings per year would need to be completed.

- 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 3.32 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 2023/24. Source: Forest of Dean District Council Housing Data (Local Plans) 2024.

Town (housing target as per the Core Strategy)	Completed and Under Construction in 2023/2024 (the figures are gross completions during the year and the number under construction at the end of the year (ie. 31 st March 2024))
Lydney	105 completions 8 under construction
Cinderford & Ruspidge (C)	12 completions 36 under construction
Cinderford and Ruspidge (R&S)	8 completions 9 under construction
Coleford (Coleford parish)	77 completions 11 under construction
Coleford (West Dean)	3 completions 9 under construction
Newent	134 completions 49 under construction
TOTAL	339 completions 122 under construction

Major Villages	47 completions 9 under construction
Group Villages	5 completions 6 under construction
Service Villages	22 completions 20 under construction
Outside Settlement Boundary	16 completions 129 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 41.7% of all reports (148 out of 355 applications) for the 2023-2024 period.

This is down from 49.3% 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 2023/24 (this is commitments to 31st March 2024 and yearly completions):

Gross completions	442 (522 last year)
Net completions	431 (518 last year)
Gross not started	1632 (1884 last year)
Gross under construction	308 (535 last year)
Gross for outstanding and under construction	1940 (2419 last year)

Source: Forest of Dean District Council – Housing Data (Local Plans) 2024

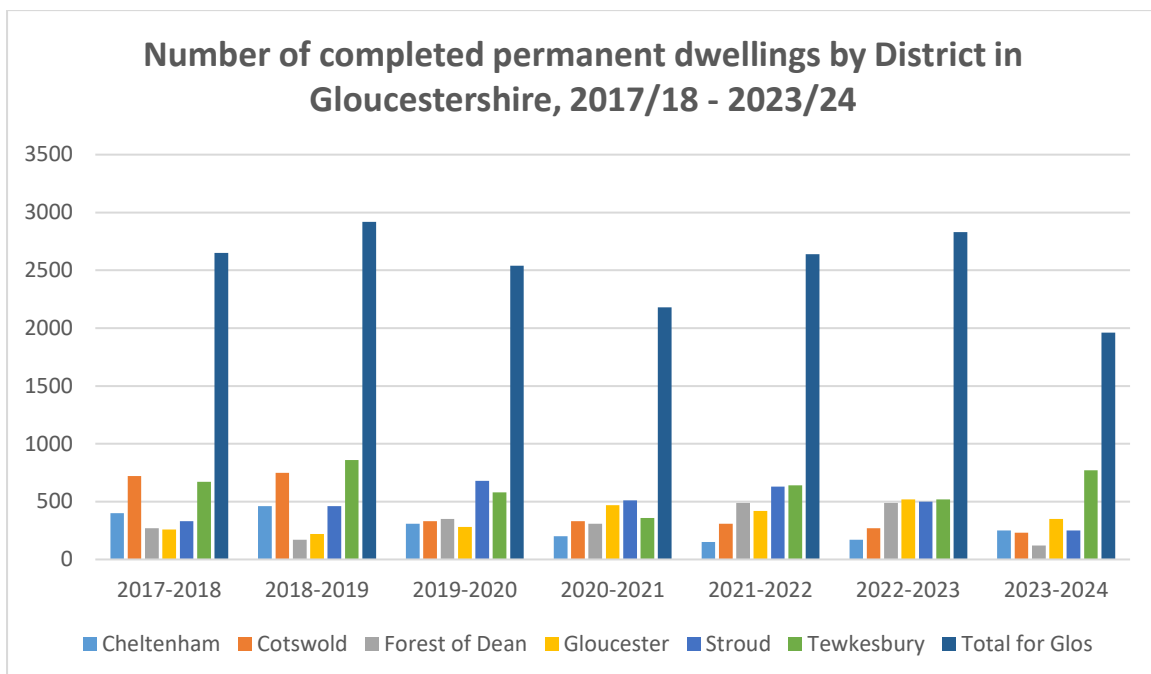
18.2 These housing completion figures are further split into permissions granted on Greenfield, Brownfield or Infill sites. Greenfield is a term that refers to undeveloped land, whereas brownfield is a construction term that describes previously developed land, which are typically old industrial areas. 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 2023/24 period.

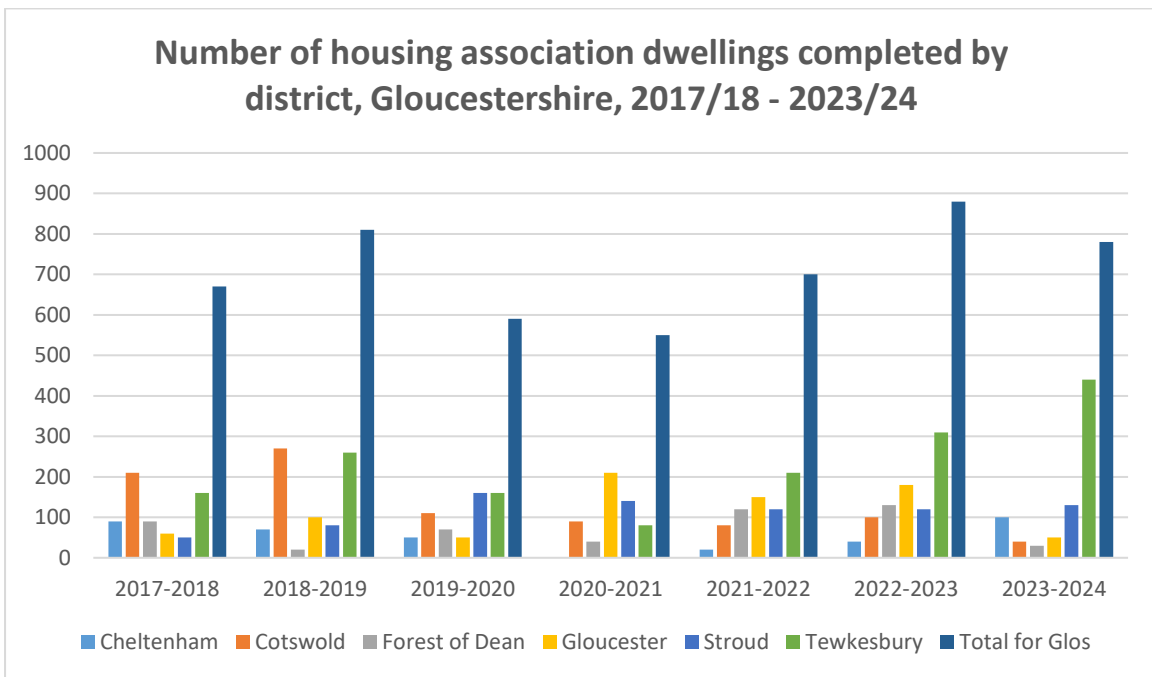
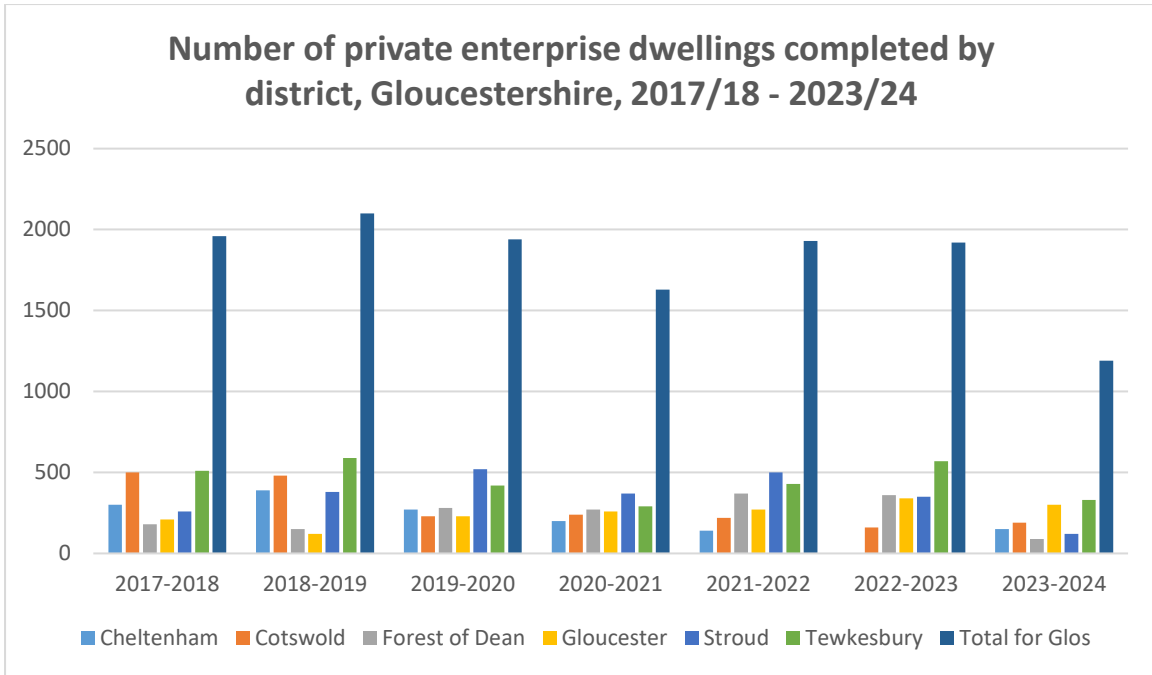
	Brownfield		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
1st Quarter (Apr to Jun)	14	17	95	95	109	112
2nd Quarter (Jul to Sept)	18	20	95	95	113	115
3rd Quarter (Oct to Dec)	18	20	34	34	52	54
4th Quarter (Jan to Mar)	23	27	134	134	157	161
Cumulative Total	73	84	358	358	431	442

Breakdown of Housing Delivery by Quarter over Greenfield and Brownfield (previously developed land) for Forest of Dean District for 2023/24. Source: Forest of Dean District Council Housing Data (Local Plans) 2024.

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

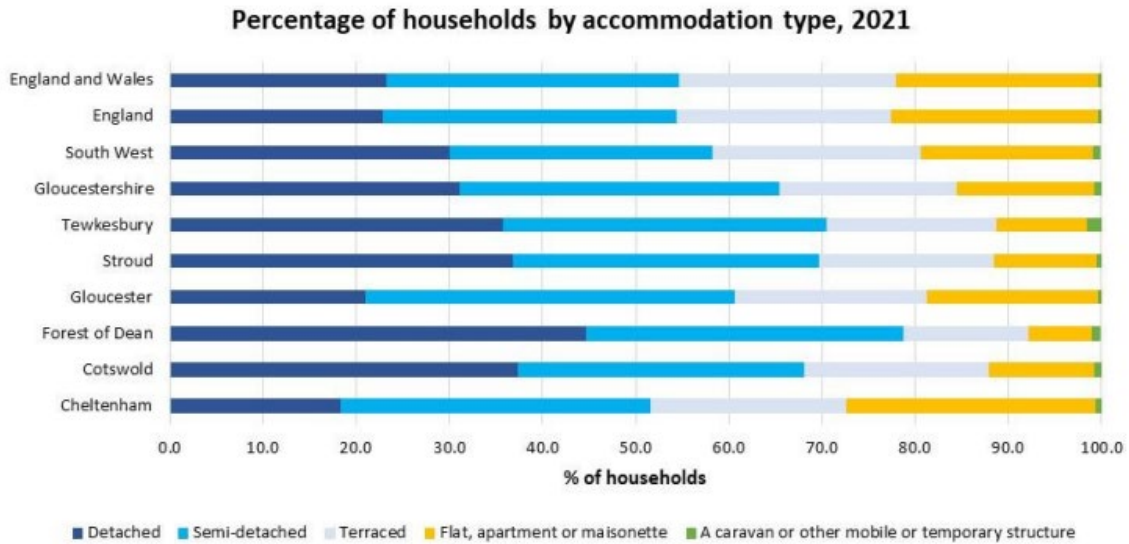
- 40% affordable housing contribution on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district;
- Average development density of 30 dwellings per ha;
- Tenure mix 70:30 in favour of rented accommodation sought;
- Total of up to 70 affordable dwellings district wide per year.
- The following tables represent how many dwellings have been completed (private and housing association) in the district as compared with other districts in Gloucestershire, over 7 consecutive years.



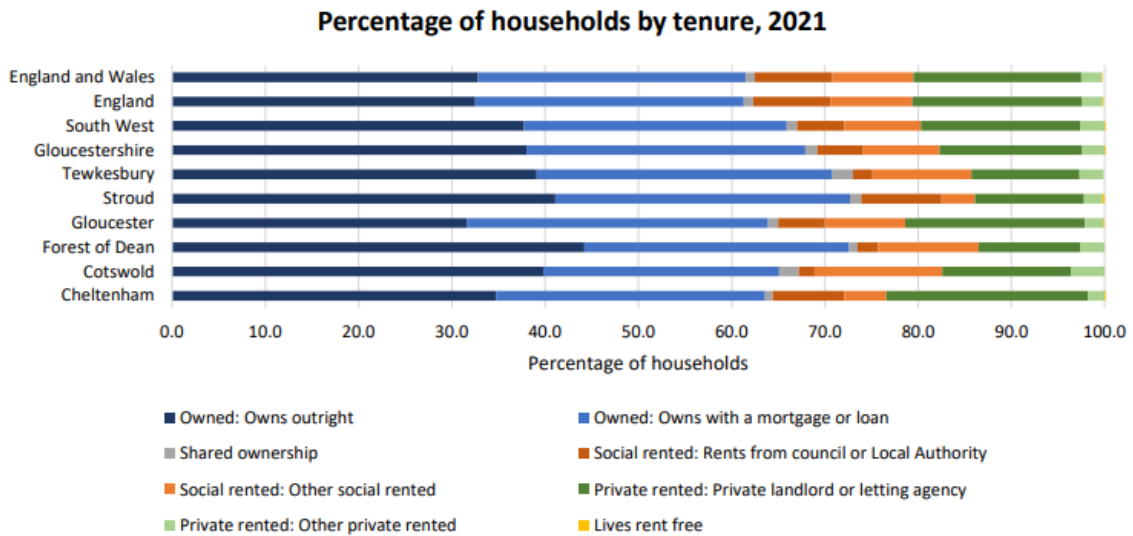


Source: All of the data for the 3 graphs above has been taken from the gov.uk website ([Live Tables on Housing \(Table 253\)](#)).

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. Note that this data is from the 2021 census.



Source of both tables (above and below):
<https://www.gloucestershire.gov.uk/media/h55pn3ft/housing-briefing.pdf>



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 2023, although it is at its highest in the Forest of Dean. Homelessness is still an issue, albeit in low numbers, 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
2023	5	0	4	19	1	2

Snapshot Count/Estimate of rough sleepers in district, 2017-2023 (on a single night in autumn).

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

Affordable Housing

18.6 House prices at Q4 of the financial year for the district were as follows:

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
2023/24	£420,373	£246,189	£253,804	£107,000	£329,277
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 (2024)

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 had been consistently tracking upwards over the years. However, some decreases in house prices are seen during the 2023/2024 4th quarter, particularly with regards to detached, semi-detached and flat/maisonette types of housing. Overall, the cost of housing has marginally dipped. Nevertheless, 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.

Affordable Housing Delivery

18.9 For the period 1 April 2023 – 31st March 2024, **128** affordable homes were **delivered** (down from 165 in the previous period). These new affordable homes were **delivered** in the following locations:

Parish	No. of units
Alvington	4
Berry Hill	27
Hartpury	4
Longhope	3
Lydney	28
Newent	56
Newnham	6

The Delivery (completed dwellings) of affordable housing in the Forest of Dean District in the 2023-2024 financial period. Source: Forest of Dean District Housing Data (2024)

18.10 The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2023/24, 92 rented and 36 shared ownership dwellings were delivered in the following formats:

1 bed	27 (down from last year's figure of 48)
2 bed house	45 (down from last year's figure of 77)
3 bed house	37 (slightly up from last year's figure of 35)
4 bed house	19 (much higher than last year's figure of 5)
Total	128 (down compared to last year's total of 165)

Breakdown of delivered housing type by Number of Bedrooms for 2023/24. Source: Forest of Dean District Council Housing Data.

Affordable Housing Permissions

18.11 During 2023/24, a further 107 affordable housing units were **permitted** (as opposed to delivered). This is a significant increase from 33 in the previous year. These have been permitted in the following locations:

Parish	No. of units
Cinderford	4
Coleford	14
Hartpury	2
Huntley	4
Longhope	12
Lydney	58
Staunton	22
Woolaston	5

Affordable housing permitted in 2023/24 in the Forest of Dean District. Source: Forest of Dean District Housing Data (2024)

18.12 In 2023/24, 78 rented, 20 shared ownership and 9 First Homes dwellings were permitted.

18.13 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. The number of permissions in 2023/2024 will obviously go some way to next year's housing need, provided they are delivered in that period.

Housing Need

18.14 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 2024 is **1638** (it was 1641 in the last period). This need is categorised into the following types of housing requirements:

18.15 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.

18.16 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	47
Awre	72
Aylburton	71
Bromsberrow	10
Churcham	9
Cinderford	391
Coleford	485
Drybrook	164
Dymock	31
English Bicknor	14
Hartpury	25
Hewelsfield & Brockweir	3
Huntley	35
Kempley	8
Littledean	62
Longhope	60
Lydbrook	56
Lydney	521
Mitcheldean	181
Newent	196
Newland	41
Newnham	69
Oxenhall	3
Redmarley	25
Ruardean	56
Rudford & Highleadon	9
Ruspidge & Soudley	64
St. Briavels	35
Staunton (Coleford)	9
Staunton/Corse	27
Taynton	6
Tibberton	18
Tidenham	137
Upleadon	9
West Dean	441
Westbury-on-Severn	50
Woolaston	35

Housing Need by Parish Location. Source: Forest of Dean District Council Housing Register 2024

18.17 The table below demonstrates the number of households on the Council housing register for affordable housing for rent (with the total households on the housing waiting list at 31st March 2024 being 1638).

Households requiring 1 bedroom	917
Households requiring 2 bedrooms	424
Households requiring 3 bedrooms	230
Households requiring more than 3 bedrooms	67

Affordable Housing Requirements in the FoD. Source: Forest of Dean District Housing Data (as at 31st March 2024)

18.18 The ratio of affordable housing compared with market delivered is 128 affordable houses of the 431 net dwelling units completed for 2023/24. This represents 29.7% 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.

18.19 It is noted that the above provides a snapshot of 2023/24 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 0.56% of all reports (2 out of 355 applications) for the 2023-2024 period.

This is up from 0% (0 applications) in the preceding 12 months.



19.1 The [Gloucestershire Gypsy and Traveller Accommodation Assessment November 2022](#) provides data on housing needs within the Gloucestershire. The data within the report shows that there is:

- A Travelling Show people accommodation need for the years between 2021-2041 in the Forest of Dean of 8 plots (a total of 83 needed plots throughout the whole of Gloucestershire).
- A need for 42 pitches for Gypsy and Travellers (Ethnic definition) for the years between 2021-2041 in the Forest of Dean (a total of 240 needed pitches throughout the whole of Gloucestershire).

19.2 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.

19.3 Over this financial period, there were only 2 applications received for Gypsies, Travellers and Travelling Show People. Noticeably, both of these applications were refused:

Application No.	Proposal	Location	Refused/Permitted
P1292/23/FUL	Retention and use of residential mobile home as a traveller pitch with parking provision for a single touring caravan, improvements to access and associated landscaping.	Old Hill Orchard Kempley Road Dymock	Refused
P0732/23/FUL	Removal of condition 02 (occupancy) relating to planning permission P0523/20/FUL to dissolve the site	1 The Stables Southend Lane Newent	Refused

	managers tie to the existing bungalow and the adjoining travellers' site 'The Stables'.		
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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% of all reports (117 out of 355 applications) for the 2023-2024 period.

This is marginally down from 33.92% 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 jobs density (calculated as the number of jobs per 100 working-age people) in Forest of Dean was 46.33% in 2022. This is lower than the average across England (77.86%) and lower than the average across Gloucestershire (79.01%) (Source: Local Insight England Summary Report for Forest of Dean 27 June 2024 (www.localinsight.org)).
- 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	31000
2023	Not Available

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

20.3 The table below shows that the Forest of Dean has a higher percentage of economically active people compared to the South West and Great Britain and a lower unemployment percentage.

Employment and unemployment (Jul 2023-Jun 2024)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
All People				
Economically Active†	43,500	82.7	80.8	78.4
In Employment†	43,100	81.8	79.0	75.5
Employees†	30,400	59.4	67.3	66.1
Self Employed†	12,600	22.3	11.6	9.2
Unemployed (Model-Based)§	900	2.0	2.2	3.7

Source: [Breakdown of Economically Active People in the Forest of Dean \(2023-2024\)](#)

Employment Generators

20.4 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 (Jul 2023-Jun 2024)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Soc 2020 Major Group 1-3	26,400	61.3	51.6	52.9
1 Managers, Directors And Senior Officials	7,400	17.1	10.6	11.0
2 Professional Occupations	13,300	30.8	26.1	26.6
3 Associate Professional Occupations	#	#	14.8	15.3
Soc 2020 Major Group 4-5	#	#	18.8	18.2
4 Administrative & Secretarial Occupations	#	#	8.3	9.4
5 Skilled Trades Occupations	#	#	10.5	8.7
Soc 2020 Major Group 6-7	#	#	14.6	14.6
6 Caring, Leisure And Other Service Occupations	#	#	8.4	8.4
7 Sales And Customer Service Occs	!	!	6.2	6.2
Soc 2020 Major Group 8-9	8,600	19.9	15.0	14.3
8 Process Plant & Machine Operatives	#	#	5.4	5.4
9 Elementary Occupations	6,400	14.8	9.5	8.9

Source: ONS annual population survey

Sample size too small for reliable estimate (see definitions)

! Estimate is not available since sample size is disclosive (see definitions)

- The sample size is too small to allow data to be produced (see definitions)

Notes: Numbers and % are for those of 16+

% is a proportion of all persons in employment

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Employee jobs (2023)

	Forest Of Dean (Employee Jobs)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Total Employee Jobs	24,000	-	-	-
Full-Time	15,000	62.5	66.0	68.8
Part-Time	9,000	37.5	34.0	31.2

Employee Jobs By Industry

B : Mining And Quarrying	10	0.0	0.1	0.1
C : Manufacturing	3,500	14.6	8.1	7.5
D : Electricity, Gas, Steam And Air Conditioning Supply	15	0.1	0.4	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	300	1.2	1.0	0.7
F : Construction	1,750	7.3	6.0	4.8
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	3,500	14.6	14.7	13.7
H : Transportation And Storage	700	2.9	3.9	5.0
I : Accommodation And Food Service Activities	2,000	8.3	9.6	8.0
J : Information And Communication	600	2.5	3.8	4.6
K : Financial And Insurance Activities	250	1.0	2.8	3.4
L : Real Estate Activities	500	2.1	1.8	1.9
M : Professional, Scientific And Technical Activities	1,250	5.2	8.1	9.3
N : Administrative And Support Service Activities	1,250	5.2	7.1	8.7
O : Public Administration And Defence; Compulsory Social Security	400	1.7	4.6	4.7
P : Education	3,000	12.5	8.5	8.6
Q : Human Health And Social Work Activities	3,000	12.5	15.0	13.9
R : Arts, Entertainment And Recreation	500	2.1	2.5	2.6
S : Other Service Activities	400	1.7	1.7	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](#)

- 20.5 The most dramatic differences of these is the 3,500 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 around 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/Lucozade) 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, retail, and education are also above both regional and national averages.
- 20.6 Conversely, residents employed in professional, admin, financial and insurance activities are 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 (2024)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (Numbers)	South West (%)
Enterprises				
Micro (0 To 9)	3,375	90.6	210,165	89.0
Small (10 To 49)	300	8.1	21,625	9.2
Medium (50 To 249)	45	1.2	3,590	1.5
Large (250+)	5	0.1	780	0.3
Total	3,725	-	236,160	-
Local Units				
Micro (0 To 9)	3,595	86.8	232,675	84.0
Small (10 To 49)	485	11.7	36,720	13.3
Medium (50 To 249)	60	1.4	6,815	2.5
Large (250+)	5	0.1	920	0.3
Total	4,140	-	277,120	-
Source: Inter Departmental Business Register (ONS)				
Note: % is as a proportion of total (enterprises or local units)				

Source: [UK Business Counts](#)

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

Earnings by place of work (2024)			
	Forest Of Dean (Pounds)	South West (Pounds)	Great Britain (Pounds)
Gross Weekly Pay			
Full-Time Workers	616.2	689.9	729.6
Male Full-Time Workers	710.7	734.5	776.8
Female Full-Time Workers	590.1	625.8	673.4
Hourly Pay - Excluding Overtime			
Full-Time Workers	15.42	17.60	18.72
Male Full-Time Workers	15.78	18.28	19.36
Female Full-Time Workers	13.70	16.55	17.92

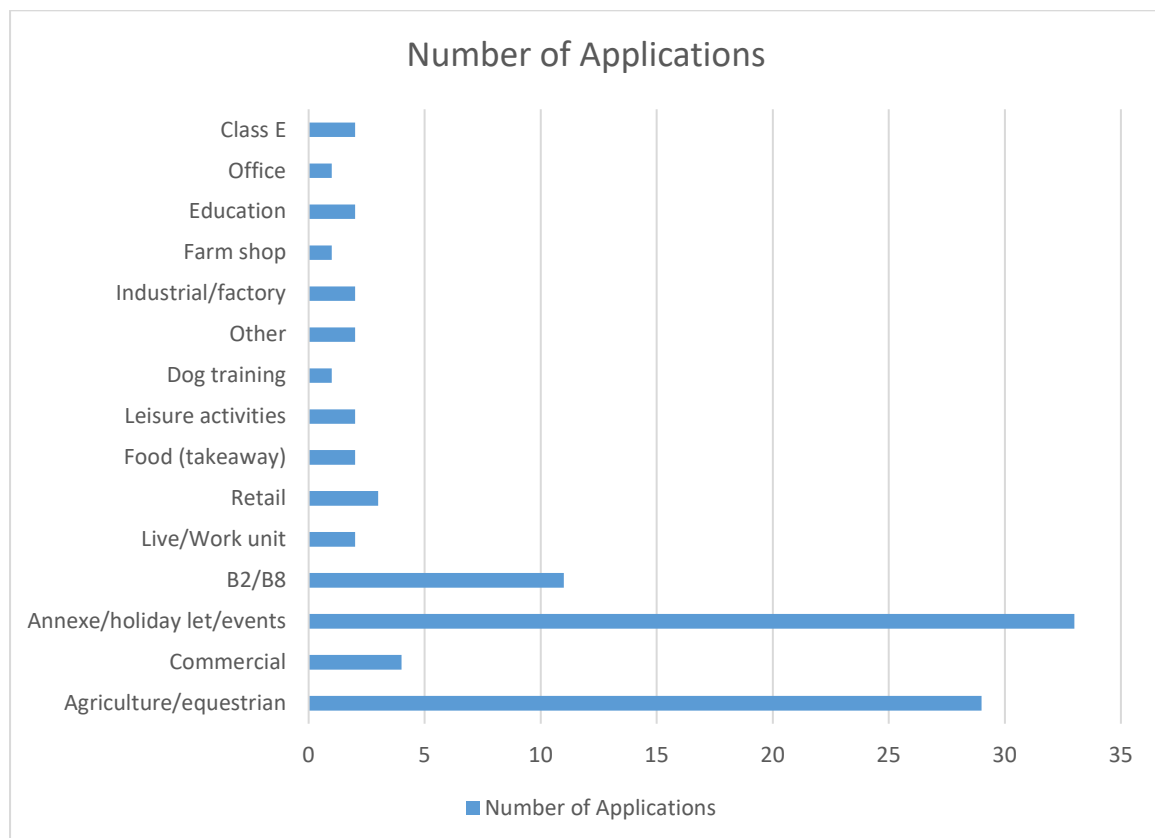
Source: ONS annual survey of hours and earnings - workplace analysis
Notes: Median earnings in pounds for employees working in the area.

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

20.8 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

20.9 The following chart displays the breakdown of applications using policy CSP.7 for **new** commercial uses only in the 2023/24 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 2024.

20.10 The District Council has determined **117** applications for commercial development (those involving the economy in some way) for the period 2023/24. This is lower than the previous year (136 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. 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.



20.11 13 of the applications received were within a designated employment area or town centre:

- Conversion of unit into No.2 retail units – Coleford Job Centre
- Erection of x7 class use B2/B8 units – Forest Vale Road, Cinderford
- Change of use to flexible use for the land to be used for storage, retail and indoor recreation, and community meeting place – East of Onslow Road, Newent
- Change of use from Class E to Sui Generis – Newerne Street, Lydney
- Erection of a B8 storage/distribution unit – Pingry Business Park, Milkwall
- Change of use from Class F1 to Class E – 22 Broad Street, Newent
- Installation of 'Timpson' Pod & x7 Ramraid bollards – Tesco Store, Lydney
- Erection of extension to building to provide 2 industrial units – Staunton Court Business Park
- Change of use to mixed use to allow for retail sales from the unit to the public – Longhope Business Park
- Proposed portacabins - Dayhouse Quarry, Tidenham
- Change of use from Class E to sui generis – St John St, Coleford
- Erection of a factory workshop – Lydney Industrial Estate
- Change of use of an agricultural building – Churcham House

20.12 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 high
- Tourism uses form the majority of the commercial enterprise applications
- 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:

20.13 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 3 full applications to change the business use to residential.

Application Number	Description of Proposal	Location	Approved or Refused?
P0054/23/FUL	Conversion of former Lloyds Bank to 6 self-contained apartments	8 Broad Street, Newent	Approved
P0840/23/FUL	Proposed conversion of old post office to two bedroom residential dwelling	Newent Post Office, 29 Church Street, Newent	Approved
P0120/24/FUL	Change of use of ground floor room from retail/shop and Post Office to additional residential accommodation	London House, Hart Lane, Ruardean	Approved

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

20.14 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). PQ3PA applications were received in this period. 2 applications had prior approval approved and 2 applications were determined as prior approval not required. The details of the applications are below:

Application Number	Description of Proposal	Location	Approved or Refused?
PI203/23/PQ3PA	Prior approval for change of use of agricultural building to 1 dwelling and for building operations reasonably necessary for the conversion.	Cotshill Farm Lower Ley Lane Minsterworth	Prior Approval refused
P0178/23/PQ3PA	Prior approval for the change of use from agricultural building to dwelling house (c3) and for building operations reasonably necessary for the conversion.	Oakbank Newent Road Staunton	Prior approval refused
P0144/23/PQ3PA	Prior notification for the change of use and conversion of an existing agricultural building to two (large) residential dwellings	Lower House Farm Blue Lane Kilcot	Prior approval refused

	(C3) with building operations reasonably necessary for the conversion.		
P0348/23/PQ3PA	Prior approval for the change of use of agricultural building to 2 dwellings and for building operations reasonably necessary for the conversion.	Barn Windcross Farm Leominster Road Dymock	Prior approval refused
P0532/23/PQ3PA	Prior approval for the change of use of an agricultural barn to 2 residential dwellings and for building operations reasonably necessary for the conversion.	Furnace Farm (Barn At) Furnace Lane Newent	Prior approval approved
P0482/23/PQ3PA	Prior approval for the change of use of agricultural building to 1 dwelling and for building operations reasonably necessary for the conversion.	Roseland Leominster Road Dymock	Prior approval refused
P0635/23/PQ3PA	Prior approval for the change of use from agricultural building to dwelling house (C3) and for building operations reasonably necessary for the conversion.	Oakbank Newent Road Staunton	Prior Approval approved
PI055/23/PQ3PA	Prior approval for the conversion of agricultural building to single storey dwelling and for building operations reasonably necessary for the conversion.	Agricultural Building At Chelten Elms Boughspring Lane Tidenham Chase	Prior approval not required
P0198/24/PQ3PA	Prior approval for the conversion of existing agricultural building to residential (C3) including provision of private amenity garden space and for building operations reasonably necessary for the conversion	Hill Farm Barn Forge Lane Upleadon	Prior approval not required

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

20.15 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). 5 applications of these types were received and 1 refused in this period. The details of the applications are below:

Application Number	Description of Proposal	Location	Approved or Refused?
P0791/23/PO3PA	Prior approval for Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouse (Use Class C3)	Chapel Farm Over Old Road Hartpury	Prior Approval not required

PI099/23/PO3PA	Prior approval for change of use of offices (Class E) and land within its curtilage to a dwellinghouse (Class C3).	Overbrook Garage Hawkwell Green Cinderford	Prior approval refused
PI275/23/PO3PA	Prior approval Change of use from use Class E (Commercial, Business and Service) to two flats, (Use Class C3) with boundary fences and associated works.	Unit 1 Silverbourne Court Regent Street Lydney	Prior Approval not required
PI532/23/PO3PA	Prior approval for change of use from Commercial, Business and Service (Use Class E) to a single dwelling house (Use Class C3).	31 High Street Cinderford Gloucestershire	Prior Approval Approved
PI699/23/PO3PA	Prior approval for the change of use from Commercial, Business and Service (Use Class E) to dwellinghouse (Use Class C3).	Grove House 24 Grove Road Lydney	Prior Approval not required

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

20.16 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). No applications of these types were received and approved in this period, which is 2 less than last year.

Existing capacity

20.17 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 allocate more.

20.18 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

20.19 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%

20.20 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%).

20.21 The following figure provides an overall district picture across all existing designated employment sites, as it stood in 2022 (latest figures). 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.

Total estimated employees	Total estimated infill capacity	Average estimated occupancy rates
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

20.22 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.

20.23 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.

20.24 The continued number of tourism applications over the 2023/24 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, and this trend is set to continue.

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 4.5% of all reports (16 out of 355 applications) for the 2023-2024 period.

This is down from 5.2% in the preceding 12 months.



21.1 In the 2023/24 period, the following applications using CSP.8 (community facilities) were dealt with:

Date Decided	Application Reference	Address	Description	Permitted or Refused?
25.05.2023	P0452/23/FUL	Former St. Whites Primary School, Cinderford	Variation of Condition 2 (accordance with approved plans), Condition 10 (accordance with approved vehicle parking and EVC), Condition 11 (accordance with approved cycle storage) and Condition 12 (accordance with approved access arrangements) to allow improvements to detail in respect of details relevant to Plot 7 and to access arrangements relating to planning permission P2073/21/FUL.	Permitted
23.06.2023	P0260/23/FUL	77 Ruspidge Road, Ruspidge	Change of use of restaurant and first floor flat into dwellinghouse.	Refused
28.06.2023	P0460/23/FUL	United Reform Church, 22 Broad Street, Newent	Change of use from Class F1 to Class E (business use)	Permitted
12.07.2023	PI457/22/FUL	Corner House, Yorkley Wood Road, Yorkley	Change of use of paddock to tourism for campers, campervans and parking of caravans, Yurts and Tipis and the erection of a reception building and toilet/shower block with boarded fence. New vehicular access.	Permitted

21.03.2024	P0103/24/FUL	33 High Street, Lydney	Variation of condition 2 of planning permission P1095/18/FUL to reflect the as built situation and to regularise the planning consent.	Permitted
29.09.2023	P0829/23/FUL	Alison House, Barbers Bridge, Rudford, Glos	Application to change the use the use of the land and pre-existing outbuilding to a F1 specialist education use (ie. school) together with the retention of an extension to the aforementioned outbuilding (retrospective)	Permitted
15.11.2023	PI530/22/FUL	Old Ferry Inn Business Centre Road From Buttington Terrace To The Old Ferry Inn Beachley	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. (REVISED SCHEME)	Permitted
15.11.2023	P0840/23/FUL	Newent Post Office, 29 Church Street, Newent	Proposed conversion of old post office to two bedroom residential dwelling	Permitted
28.11.2023	P0343/23/FUL	Hartpury Court, Hartpury, Glos	Conversion and repair of redundant forge to provide a meeting room, WC and storage in connection with St Mary's Church and the Old Chapel Hall	Permitted
30.11.2023	P0863/23/FUL	115 High Street, Cinderford	Conversion and extension of former vet practice and flat into 2 no. dwellings with associated works	Permitted
06.12.2023	PI305/23/FUL	Horseshoe Inn House, Brooms Green, Dymock	Change of use of Bed and Breakfast accommodation to residential use ancillary to main dwelling	Refused
07.12.2023	PI288/23/FUL	Sacred Heart Church, Grahamstown Road, Sedbury	Change of use and conversion of church into office space using Class E with associated works	Permitted
24.01.2024	P0960/23/FUL	Former Wesleyan Chapel, Brockhollands Road, Bream	Change of use of redundant former Wesleyan Chapel into live/work unit, artist studio with attached living accommodation	Permitted
14.02.2024	PI435/23/FUL	Forest Leisure Coleford, Beech	Refurbishment of Speedwell building into community	Permitted

		Avenue, Five Acres, Coleford	facilities, plus the addition of a new build sports hall and atrium to create a leisure use that is flexible for a community hub and leisure centre. External works, including soft landscaping and car parking. Separate cycle store, and sports pavilion.	
20.02.2024	P1328/23/FUL	5 Heywood Road, Cinderford, Glos	Change of use of existing ground floor (retail shop) to residential and erection of a two storey rear extension to form two 1 bedroom and two 2 bedroom residential flat units.	Refused
25.03.2024	P0120/24/FUL	London House, Hart Lane, Ruardean, Glos	Change of use of ground floor room from retail/shop and post Office to additional residential accommodation	Permitted

21.2 The applications which are highlighted in the table above shows the number of community facilities which were affected/lost through planning permission for conversions/re-development. It is notable that shops and places of worship, particularly in rural locations are systematically lost over 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 3.4% of all reports (12 out of 355 applications) for the 2023-2024 period.

This is down from 4% 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 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 The following table provides the data on the applications received during this financial period, all of which involved recreational land (referencing CSP.9):

Application Reference	Address	Description	Refused/permitted
PI435/23/FUL	Forest Leisure Coleford Beech Avenue Five Acres	Refurbishment of Speedwell building into community facilities, plus the addition of a new build sports hall and atrium to create a leisure use that is flexible for a community hub and leisure centre. External works, including soft landscaping and car parking. Separate cycle store, and sports pavilion.	Permitted
PI186/22/FUL	Land North Of The A48/West Of Naas Lane Lydney	Residential development consisting of 70 homes and associated works and infrastructure, including; access, appearance, landscaping, layout and scale. (Revised description)	Permitted
P0635/19/OUT	Land At And To The Rear Of 75 North Road	Outline application for residential development (up to 35 dwellings) with 40%	Permitted

	Broadwell Coleford	affordable homes. (All Matters Reserved).	
P0391/23/FUL	Land Parcel East Of 40 - 43 Edmunds Way Cinderford	Erection of a pair of 3-bedroom semi-detached houses with associated access, parking and amenity area.	Refused
P0346/23/OUT	Land North West Of Blue Rock Crescent Bream	Outline permission for the erection of No. 4 dwellings and amendment to access. (some matters reserved)	Refused
P0198/23/FUL	Wye Garage And Adjoining Land Lower Lydbrook Lydbrook	Removal of condition 20 (open watercourse channel) relating to outline permission P1303/13/OUT	Permitted
P1769/22/FUL	1 Sunnyside Oakwood Road Bream	Erection of a detached dwelling and associated works.	Refused
P0463/23/FUL	Land North Of Southend Lane Newent	Variation of condition 01 (approved plans) of P0816/21/FUL to lift plots 110-112 by 450mm to remove the requirement of a boundary retaining wall. Variation of condition 01 (approved plans) of P0816/21/FUL to lift plots 110-112 by 450mm to remove the requirement of a boundary retaining wall.	Permitted
P0198/23/FUL	Wye Garage and Adjoining Land Lower Lydbrook Gloucestershire	Removal of Condition 20 (open watercourse channel) relating to outline permission P1303/13/OUT.	Permitted
P0876/23/APP	Land Off Lydney Bypass & Naas Lane Lydney Gloucestershire	Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale), for the delivery of circa 200 homes pursuant to following outline planning permission (ref: P0745/18/OUT) for mixed use development comprising up to 320 residential dwellings, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping.	Permitted
P1165/17/APP	Wye Garage And Adjoining Land Lower Lydbrook Lydbrook	Approval of Reserved Matters for Outline Planning Permission P1303/13/OUT for the erection of 26 dwellings with ancillary works.	Permitted
P1768/22/APP	Netherend Farm Netherend Woolaston	Approval of reserved matters (Appearance, Landscaping, Layout and Scale) of outline permission P1995/18/OUT for	Permitted

		the erection of up to 36 dwellings.	
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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 3.4% of all reports (12 out of 355 applications) for the 2023-2024 period.

This is slightly up from 3% in the preceding 12 months.



23.1 Of the 12 applications, there was approval for:

- Variation of condition (design amendments and approved materials) for scheme of 9 residential units and variation of conditions for a scheme of 7 dwellings in the former St White School site;
- Erection of 10 dwellings at different sites around Cinderford and 1 in Ruspidge;
- Conversion of a former vet practice and flats into 2 dwellings;
- Change of use of existing ground floor (retail shop) to residential;
- Change of use of residential dwelling to holiday let.

Hierarchy Status

23.2 One of the largest towns in the district, and serves a catchment including Littledean, Mitcheldean, Drybrook and Ruardean.

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.

23.4 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 within the current Development Plan. 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 any 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). The draft Local Plan 2021-2041 has reduced the area of the Northern Quarter into 2 parts and no further expansion is envisaged:

- In area A proposals for continued employment generating uses will be supported in principle, providing that the development proposed can be satisfactorily accommodated within the environment in which it is proposed.
- In area B further consideration will be given to the use of the land identified for development in the context of the current planning permission and the approved AAP, taking full account of the viability and environmental requirements arising from the proposal.

- 23.5 No planning applications have been received in this period for the Cinderford Northern Quarter (Policy CSP.11).
- 23.6 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 2023/2024	Comments
Housing – 1050 dwellings over plan period	12 Cinderford & Ruspidge (C) 8 Cinderford & Ruspidge (R&S)	Cumulative total of 282 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

- 23.7 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

- 26.8 The Council Regeneration Team carries out yearly [Town Centre Audits](#) and Cinderford is included in these. The audit evaluates the overall health of the town by considering the following factors:

- 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

Employment Land

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

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
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.

2023-2024 Significant Development

23.10 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 or small numbers of units around the town.

Appeal Outcomes

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

24. Policy CSP.12 Lydney

CSP.12 was referred to in 1.7% of all reports (6 out of 355 applications) for the 2023-2024 period.

This is slightly down from 2% of applications in the preceding 12 months.



24.1 Of the 6 applications, there was approval for:

- ‘Timpson’ Pod & x7 Ramraid bollards for Tesco Store
- 70 houses and associated works at land north of the A48/west of Naas Lane
- Factory workshop at Lydney Industrial Estate
- Approval of reserved matters for circa 200 houses
- 1 single dwelling
- Variation of condition to regularise planning consent at 33 High Street.

Hierarchy Status

24.2 According to the 2021 census, Lydney has a population of 10,043 but with more development having occurred since then, more permissions in the pipeline, and 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	105	Cumulative total of 1138 completions from 2012/2013 (CS adoption) to 2022/23. A further 8 are under construction and 720 have permission.
Affordable Housing – 40% sought on sites of 10 units/0.3ha or more.	28	26.7% of dwellings completed in 2023/2024 were affordable.
Employment generating uses – 30ha identified 15ha at Hurst Farm and 5ha as part of the east of Lydney		Mead Lane is 60% occupied with estimated infill opportunity of 1.2ha plus 12.45 ha on adjoining allocated site.

development, and 7ha at Mead Lane.		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 Council Regeneration Team carries out yearly [Town Centre Audits](#) and Lydney is included in these. The audit evaluates the overall health of the town by considering the following factors:

- 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

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
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	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

						<p>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%	2.561 ha	<p>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</p>

						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 be redeveloped subject to planning consent. A recent permission for part has provided a new use for the former foundry Jones Food Company.

2023/2024 Significant Development

24.12 In the last 12-month period, there has been permission for the following significant applications:

- 70 houses and associated works at land north of the A48/west of Naas Lane
- Approval of reserved matters for circa 200 houses

Appeals Outcomes

24.13 There was 1 appeal relating to Lydney for this period.

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/ Comments
APP/P1615/W/23/3323415 (P0407/23/PIP)	Land adjacent Dene Hollow, Highfield Lane, Lydney	One dwelling	Allowed	CSP.4, LYD ENV 1, CSP.1, CSP.4, CSP.5 AP.1, CSP.2	The proposed residential development would not result in the erosion of the open countryside. The site is well located in relation to services, facilities, employment and public transport. Thus, the site would be suitable for the residential development proposed having regard to the location, land use and amount, with regard to local and national planning policies.	

25. Policy CSP.14 Coleford

CSP.14 was referred to in 1.7% of all reports (6 out of 355 applications) for the 2023-2024 period.

This is down from 3% of applications in the preceding 12 months.



25.1 Of the 6 applications, there was approval for:

- Approval of reserved matters for 2 dwellings
- Variation of condition (amend plans for housing)
- Permission in principle for one detached dwelling
- Refurbishment of Speedwell building into community facilities, plus addition of new build sports hall and atrium (leisure centre/community hub) at Five Acres
- Outline application for up to 35 dwellings at Broadwell

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 England 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	77 (Coleford Parish) 3 (West Dean)	Cumulative total of 698 from 2012/13 (Core Strategy adoption) to 2022/23. A further 20 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	Berry Hill – 27	33.8% of new dwellings completed were affordable.
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 Council Regeneration Team carries out yearly [Town Centre Audits](#) and Newent is included in these. The audit evaluates the overall health of the town by considering the following factors:

- 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

Employment Land

25.6 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 & Musher 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.

Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Pingry Farm	AP61	15-20	100%	0ha	Site Summary: 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.
Tufthorn Ave	AP67	550-600	80%	0.7ha	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 the rear of the site; there is a corner block

					that could offer an opportunity for infill.
Mushet Ind Park	AP61				Big site with 8 business occupying it.
Lawnstone House	AP56	180		0	<p>The Lawnstone House site accommodates the Forest of Dean District Council, which (through Publica, Ubico etc) employs 150 people.</p> <p>The site also contains the Coleford job centre plus.</p> <p>An infill area at the front of the site has been developed with new buildings which include 10 dwelling units and three commercial premises.</p>
Suntory Factory (and land adjoining)	AP60	360	50%	6.73ha	<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</p>

					any overflow from nearby Tufthorn Ave.
Whitecliffe Quarry		15	10%	0.25ha	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.
Staunton Road	AP62	<10	5%	0.6ha	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.

2023/2024 Significant Development

25.7 Two permissions for significant development in and around Coleford were given:

- Refurbishment of Speedwell building into community facilities, plus addition of new build sports hall and atrium (leisure centre/community hub) at Five Acres
- Outline application for up to 35 dwellings at Broadwell

Appeal Outcomes

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/22/3303430 (P0812/21/FUL)	Former 59 Tufthorn Ave, Coleford	Erection of 23 dwellings and	Dismissed	CSP.7, AP.67, NDP Policy	Loss of employment allocation	Inspector concluded the Council's ERS officer had incorrectly used the British

		associated works.		CE2, CSP.I	and fail to create adequate living environments for future occupiers with regard to noise.	Standards for assessing noise and that whilst this mistake was made on the previous permission granting dwellings at the wider site this did not mean that this should be repeated. It is important therefore to note that BS8233:2014 indicates that where industrial noise sources affect residential areas, the methods for rating the noise in BS4142 should be applied.
APP/PI615/W/22/3295082 (P1137/21/FUL)	Fairways, 37a Woodgate Rd, Mile End	Erection of a bungalow	Dismissed	CSP.I, CSP.4, AP.5 NDP – CNEI, CHI, CH2	More intensive use of driveway which would materially increase noise and disturbance to neighbouring properties. No harm to character and appearance of the area.	Noise assessment should have been undertaken and EHO officers consulted.
APP/PI615/W/22/3296764 (P1360/21/OUT)	Land to east of Harpers Close, Coalway Road, Coleford	Erection of 5 dwellings, construction of vehicular access and associated works.	Allowed	AP.69, AP.4, CSP.I, AP.I, AP.69, CNDP-CC4 and CNEI	Council cannot demonstrate a 5 year supply of deliverable housing sites. No highway or flooding issues.	Council needs a 5yr Housing Land Supply. 3.8 year supply is significant.
APP/PI615/W/23/3317402 (P1305/22/FUL)	4 Wood Road, Mile End, Glos	Erection of a bungalow with ancillary works and alterations to access.	Dismissed	CSP.I, CSP.4, CSP.5, CSP.14, AP.I, AP.4, NDP	Proposal would appear unduly cramped and incongruous	Lack of 5 yr HLS, Council's housing policies deemed out of date. Para 11 applies.

				CHI, CH2, CHEI, CNEI	s with streetscen e.	
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26. Policy CSP.15 Newent

CSP.15 was referred to in 0% of all reports (0 out of 355 applications) for the 2023-2024 period.

This is down from 1.2% of applications in the preceding 12 months.



Hierarchy Status

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

Description

26.2 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.

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

Target	Completed	Comments
Housing – 350 dwellings over plan period	134	Cumulative total of 684 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 49 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	56	41.8% 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 Council Regeneration Team carries out yearly [Town Centre Audits](#) and Newent is included in these. The audit evaluates the overall health of the town by considering the following factors:

- 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

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.

2023/24 Significant Development

26.12 Whilst there have been a number of smaller planning applications in and around Newent town, there have been no applications for significant development in Newent over this period.

Appeals Outcomes

26.13 There were 2 appeals relating to Newent for this period.

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/ Comments
APP/P1615/W/22/3313050 (P0946/22/FUL)	33 Ford House, The Scarr, Newent, Gloucestershire	Change of use to extend existing holiday home park to accommodate the stationing of up to an additional 15 static holiday homes.	Allowed	CSP.1, CSP.4, CSP.7, AP.1	No material harm to character and appearance of the area. No harm to highway safety.	The caravans already formed part of the character of the existing area and hedging helps to screen.
APP/P1615/W/23/3321199 (P1556/22/FUL)	3 Ross Road, Newent, Glos	Eco-flat with covered parking area below	Dismissed	CSP.1, AP.1, AP.4, RDG	Harm only in relation to the adverse impacts on the living conditions of neighbouring occupiers created through noise, disturbance and privacy arising from vehicle movements associated with the proposal,	

					and concluded that as the proposal conflicted with the Development Plan as a whole, and there were no material considerations, including the framework, that would overcome this.	
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27. Policy CSP.16 Villages

CSP.16 was referred to in 22.5% of all reports (80 out of 355 applications) for the 2023-2024 period (which is down on last year's 27%).



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 2023-2024 period. The list is not exhaustive, but gives a flavour of the types of applications which have been submitted.

Blakeney – small village with few facilities

Reference Number	Approved/Refused	Description of Proposal	Address
P0038/23/FUL	Refused	Erection of No. 6 one bedroom holiday let flats with associated parking, landscaping and works.	Former Garden of the Kings Head, High Street, Blakeney

Bream – large village, closely related to Lydney.

Reference Number	Approved/Refused	Description of Proposal	Address
PI769/22/FUL	Refused	Erection of a detached dwelling and associated works	1 Sunnyside, Oakwood Road, Bream
P0346/23/OUT	Refused	Outline permission for the erection of No. 4 dwellings and amendment to access (some matters reserved)	Land north west of Blue Rock Crescent, Bream
PI129/23/FUL	Approved	Conversion of garage into a detached dwelling, including the increased height of the eaves to provide first floor level and erection of No. 3 single storey extensions with associated works.	Shreaves House, Parawell Lane, Bream

Bromsberrow Heath – small village with few facilities

Reference Number	Approved/Refused	Description of Proposal	Address
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PI138/22/FUL	Refused	Conversion of redundant Barn and Stables to three separate 3 bedroom residential dwellings with proposed new drive off existing access and associated works.	Grove House, Dyke House Lane, Bromsberrow Heath
PI140/22/FUL	Refused	Conversion of redundant Byre Barn to a 3 bedroom dwelling with mezzanine home office and associated works.	Grove House, Dyke House Lane, Bromsberrow Heath

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

Reference Number	Approved/Refused	Description of Proposal	Address
P0517/23/OUT	Refused	Outline application for 50 dwellings with public open space, landscaping and SUDS. All matters reserved except access and layout.	Land at Gloucester Road, Corse

Hartpury – small village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0342/23/FUL	Refused	Conversion of existing annexe to a separate dwelling.	May View, Gloucester Road, Hartpury
P0782/23/FUL	Approved	Change of use of land from agricultural to equestrian, use of existing farm building for stabling, construction of manege, exercise yard and horse walker.	Green Farm, Blackwells End, Hartpury

Huntley – small village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0197/23/APP	Approved	Approval of reserved matters (Access, appearance, landscaping, layout and	Land adjoining Poplars Cottage, Tibberton Lane, Huntley

		scale) of outline permission P0946/20/OUT for the erection of up to 11 dwellings with associated works.	
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Lydbrook – small village with limited services

Reference Number	Approved/Refused	Description of Proposal	Address
PI382/22/FUL	Approved	Change of use from Bakery to No. 1 self contained flat (1 bed) and division of existing first floor flat into 2 flats (1 x 3 bed and 1 x 1 bed) with associated internal alterations and car parking both on site and across the road and associated works. (Retrospective)	Central Bakery, Central Lydbrook

Longhope – a small village with some services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI249/22/FUL	Approved	A full application for the erection of a detached four bedroomed house to be occupied by the Manager/Operator of the adjacent public house known as the Yew Tree Inn.	Yew Tree Inn, Monmouth Road, Longhope
P0641/23/FUL	Refused	Erection of a bungalow with access and landscaping.	Land at Highbank Barn, Monmouth Road, Longhope
PI266/21/FUL	Approved	The construction of 12 no. new affordable homes comprised of 1 bed flatted units and 2 and 3 bed houses, all with associated access, parking, amenity and landscaping.	Land at Church Road, Longhope

PI710/23/FUL	Refused	Erection of 18 no. dwellings and associated works including the creation of a new access, open space, landscaping and drainage infrastructure.	Land to the east of Church Road, Longhope
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Mitcheldean – a large village which has the benefit of 26ha of employment land and a range of local services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI395/23/FUL	Refused	Erection of residential development comprising eight apartments, provision of vehicular parking and associated works.	Land north east of Colchester Close, Mitcheldean

Ruardean – small village with limited services

Reference Number	Approved/Refused	Description of Proposal	Address
P0397/23/FUL	Approved	Erection of a sustainable self-build bungalow and associated works. Construction of new vehicular access. Demolition of existing outbuilding.	Land off Varnister, Ruardean
P0120/24/FUL	Approved	Change of use of ground floor room from retail/shop and post office to additional residential accommodation.	London House, Hart Lane, Ruardean

Staunton –village with some services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0097/22/FUL	Approved	Erection of No. 20 dwellings and associated landscaping, parking and works. Demolition of existing residential buildings	1-27 Johnstone Close, Staunton

P0731/22/FUL	Approved	Proposed residential development (Use Class C3) for the erection of No. 16 dwellings and associated infrastructure, landscaping, parking and works. Demolition of existing garden centre.	Garden Centre, Ledbury Road, Staunton
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Yorkley – village with some services

Reference Number	Approved/Refused	Description of Proposal	Address
PI639/22/FUL	Approved	Erection of new dwelling with associated works.	20 Harold Road, Yorkley

28. Allocations Plan Policies

- 28.1 The Allocations Plan was adopted on the 28 June 2018. During the monitoring period of 1st April 2023 to 31st March 2024, the district wide Allocations Plan policies were referred to in the majority of 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.

AP Policy	Number/% of references in planning reports (out of 355 applications)	Development Outcomes
AP.1 Sustainable Development	246 (69%)	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	9 (2.5%)	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 decreased from 3.5% of the total applications (14 reports) in the last year.
AP.3 Mixed Uses & Proximity	3 (0.8%)	This policy has been cited fewer times than last year (6 reports (1.5%)). It has been mainly used for applications changing uses to employment, including the erection of an agricultural shed, a solar pv farm with continued agricultural use and the diversified use of guesthouse to include events venue, café, and glamping site.
AP.4 Design of Development	244 (68.7%)	Similar to CSP.1, this policy is cited in a majority of all planning reports, as it is a simple policy approach to providing general principles of good design for all types of proposals. However, it was used less frequently than in the previous year (91%).
AP.5 Historic Character & Local Distinctiveness	78 (22%)	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 is on a par with last year (22.5% of applications).
AP.6 Locally Distinctive Areas	10 (2.8%)	Provides a policy mechanism for development proposals which fall within designated Locally Distinctive Areas. Applications in this period are mainly for change of uses and erection of new dwellings. The % of applications citing this policy is very similar to last year (2.75%).
AP.7 Biodiversity	181 (51%)	This policy refers to national and European guidance on designated habitat sites. It is referred to in just over half 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 lower than last year (66.8%).
AP.8 Green Infrastructure	147 (41.4%)	This policy is referred to in almost just over 40% of all planning reports, which is just over 7% less than the previous year.
AP.9 Herefordshire & Gloucestershire Canal	4 (1.1%)	Permission for change of use of mission hut to showers and toilets (caravan site). Permission for renewable energy generating station (pv solar arrays). Two permissions for variation of condition (change to approved plans)
AP.13 – Hartpury College	1 (0.3%)	Erection of two-storey detached building and associated facilities to be used as a veterinary nursing technical skills centre.
AP.14 – Locally Valued Landscape May Hill	2 (0.5%)	Erection of a detached Passivhaus dwelling with detached dwelling. Demolition of existing detached dilapidated dwelling. Erection of wind turbine.
AP.21 – Staunton Court	1 (0.3%)	Erection of extension to building to provide 2 industrial units (B2 & B8).
AP.23 – National Diving and Activity Centre	1 (0.3%)	Proposed portacabins to be used for workspace, medical & wellbeing, erection of temporary staff accommodation.
AP.29 – Wye Valley	1 (0.3%)	Change of use of land to mixed agricultural and equestrian.
AP.30 – Cinderford Town Centre	1 (0.3%)	Change of use of existing ground floor (retail shop) to residential and erection of a two storey rear extension to form ½ bedroom residential flat units.
AP.35 – Land off Sneyd Wood Road	1 (0.3%)	Erection of residential development of 11 dwellings.
AP.36 – Forest Vale Employment Area	1 (0.3%)	Erection of x7 class use B2/B8 units.
AP.39 – Lydney Town Centre	2 (0.5%)	Permission for variation of condition (change to approved plans).

		Installation of 'Timpson' pod & x7 ramraid bollards.
AP.40 – Lydney Town Centre – Retail, mixed use including public space	1 (0.3%)	Installation of 'Timpson' pod & x7 ramraid bollards.
AP.41 – Lydney Town Centre Highway Improvements	1 (0.3%)	Installation of 'Timpson' pod & x7 ramraid bollards.
AP.42 – Lydney Harbour	1 (0.3%)	Erection of 1 x steel storage container unit.
AP.44 – Lydney Industrial Estate	1 (0.3%)	Erection of a factory workshop.
AP.47 - East of Lydney	1 (0.3%)	Approval of reserved matters for mixed use development (up to 320 dwellings, neighbourhood centre, employment land)
AP.51 – Railway Station Area	1 (0.3%)	Temporary planning permission for change of use of land from car park to open storage (B8).
AP.55 – Coleford Town Centre	2 (0.5%)	Conversion of unit into No. 2 retail units. Change of use from Class E to sui generis.
AP.59 – Land at Berry Hill	1 (0.3%)	Refurbishment of Speedwell building into community facilities, plus the addition of a new build sports hall and atrium to create a leisure use.
AP.61 – Tuffthorn Avenue and Pingry Farm – Employment Sites	2 (0.5%)	Erection of B8 storage/distribution unit. Development of site to provide No. 2 restaurants with takeaway and drive through.
AP.65 – North Road, Broadwell	1 (0.3%)	Outline application for residential development up to 35 dwellings with 40% affordable homes.
AP.70 – Newent Town Centre: Environment and Uses	3 (0.8%)	Conversion of former Lloyds Bank to 6 apartments. Change of use from Class F1 to Class E. Proposed conversion of old post office to two bedroom residential dwelling.
AP.71 – Newent Town Centre: Mixed Development Allocation	4 (1.1%)	Conversion of former Lloyds Bank to 6 apartments. Change of use from Class F1 to Class E. Erection of single storey dwelling. Proposed conversion of old post office to two bedroom residential dwelling.
AP.75 – North of Southend Lane, Newent	1 (0.3%)	Permission for variation of condition (change to approved plans)
AP.86 – Hartpury, Land adjoining Village Hall	1 (0.3%)	Permission for variation of condition (change to approved plans)
AP.87 – Land adjacent to The Poplars, Huntley	2 (0.5%)	Permission for variation of condition (change to approved plans). Approval of reserved matters for up to 11 dwellings.
AP.90 – Transport Depot A4136	1 (0.3%)	Change of use to mixed use to allow for retail sales from the unit to the public.
AP.92 Former Tinplate Works, Lydbrook	2 (0.5%)	Permission for removal of condition (open watercourse channel).

		Approval of reserved matters for erection of 26 dwellings.
AP.109 Staunton and Corse Locally Valued Landscape	6 (1.7%)	Permission for variation of condition (change to approved plans). Erection of no. 20 dwellings. Erection of extension to building to provide 2 industrial units (B2 & B8). Residential development (Use Class C3) for the erection of No. 16 dwellings. Change of use of land to residential and erection of self-contained annex. Outline application for 50 dwellings.
AP.113 Netherend Farm, Woolaston	1 (0.3%)	Approval of reserved matters for erection of up to 36 dwellings.

29. Appeals Outcomes

29.1 There have been 28 planning appeals and 3 enforcement appeals decided between 1st April 2023 to 31st March 2024 for full application proposal types (not householder). Of the 30 appeals relating to planning and enforcement applications:

- 9 have been allowed in full.
- 21 were dismissed

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/22/3301487 (P1348/21/FUL)	Sunray, Baptist Way, Ruardean Hill, GL17 9AR	Erection of a bungalow and construction of a new vehicular access and associated works.	Allowed	CSP.4, CSP.5, CSP.16, AP.1.	Lack of 5 yr housing land supply and considered there wouldn't be a loss of view/harm to character.	Inspector took last appeal into account but decided that the character of the area had changed. Inspector also notes that there is an appreciable under-supply of housing (particularly since the previous appeal decision in 2016).
APP/P1615/W/22/3307880 (P1443/21/FUL)	Sunnygarth, Woodland Place, Yorkley, GL15 4SA	The erection of a three-bedroom detached dwelling along with associated parking and the formation of a new access.	Allowed	AP.1, AP.4, CSP.1,	Council unable to demonstrate the supply of housing sites as required by the Framework. Para.11 is engaged. No relevant protected areas or assets that provides a clear reason for refusing development.	Council needs to be able to supply more housing (5 year housing land supply).

APP/P1615/W/22/3302838 (P1489/21/FUL)	Heath Farm, Ledbury Road, Redmarley, GL19 3ND	Siting of three log cabins and associated works (farm diversification, holiday use) and removal of open sided pole barns.	Dismissed	CSP.1, CSP.4, CSP.7, AP.1, AP.4, AP.5 FoD Landscape Character Assessment	Proposal would have unacceptable effect on the character and appearance of the surrounding area.	Proposed hedging would not screen the site sufficiently (the proposal would still be visible). Can also take into account viewpoints from high vehicles and horse riders.
APP/P1615/W/22/3311165 (P0458/22/FUL)	Tintern View, Hollywell Lane, Brockweir, Glos. NP16 7PJ	Proposed holiday lodge cabin with associated parking and access and landscaping.	Dismissed	AP.1, AP.4, CSP.1, CSP.4 and CSP.7	Proposal would detract from the open feel of the wider area and the quality of the surrounding landscape. Harm to the special character and interest of the AONB.	Whilst no formal business plan has been submitted, there is no requirement for such justification to be provided.
APP/P1615/W/22/3303430 (P0812/21/FUL)	Former 59 Tufthorn Ave, Coleford	Erection of 23 dwellings and associated works.	Dismissed	CSP.7, AP.67, NDP Policy CE2, CSP.1	Loss of employment allocation and fail to create adequate living environments for future occupiers with regard to noise.	Inspector concluded the Council's ERS officer had incorrectly used the British Standards for assessing noise and that whilst this mistake was made on the previous permission granting dwellings at the wider site this did not mean that this should be repeated. It is important therefore to note that BS8233:2014 indicates that where industrial noise sources affect residential areas, the methods for rating

						the noise in BS4142 should be applied.
APP/P1615/W/22/3312967 (P2066/21/OUT)	George Hotel, Stars Pitch, Mitcheldean	Conversion of existing stone outbuilding to residential accommodation.	Appeal A & B dismissed	AP.96, CSP./I, AP.4, AP.5	Unacceptable harm to the character and appearance of surrounding area and fails to preserve or enhance character or appearance of Mitcheldean CA. No substantive evidence to conclude that a different layout to that proposed under appeal A would not enable the retention of building 2. Not proved that demolition of building 2 would protect or enhance heritage assets.	Inspector would wish a structural survey, a viability assessment, evidence that a different layout could retain Building B
APP/P1615/W/22/3307140 (P1817/21/FUL)	Northington Lane, Awre	Battery Storage Facility & ancillary Western Power Distribution 132kV electricity substation with associated access track to highway	Allowed	CSP.I, AP.4	Battery storage facilities are key component in the energy facilities of the country. Store excess electricity generated by renewable energy when demand is low and release to the grid at periods of high demand or when renewable sources are low. Country needs more electricity storage facilities to balance	Reflects direction of travel by government on renewable energy and the need to harness power generated in the daytime and to release this in the night and periods of peak demand.

					demand. Substantial weight given to this.	
APP/P1615/W/22/3295082 (P1137/21/FUL)	Fairways, 37a Woodgate Rd, Mile End	Erection of a bungalow	Dismissed	CSP.1, CSP.4, AP.5 NDP – CNE1, CH1, CH2	More intensive use of driveway which would materially increase noise and disturbance to neighbouring properties. No harm to character and appearance of the area.	Noise assessment should have been undertaken and EHO officers consulted.
APP/P1615/W/22/3313582 (P0210/22/FUL)	Prospect House, Main Road, Huntley, Gos	Conversion of existing outbuilding into new dwelling and new detached garage	Allowed	CSP.1, AP.1, AP.4	No harm to character and appearance of the area.	The 2 nd reason for refusal (overlooking) was overcome by demolition of bungalow. Inspector expected to be told which part of the FoD RDG applies.
APP/P1615/W/22/3296764 (P1360/21/OUT)	Land to east of Harpers Close, Coalway Road, Coleford	Erection of 5 dwellings, construction of vehicular access and associated works.	Allowed	AP.69, AP.4, CSP.1, AP.1, AP.69, CNDP-CC4 and CNE1	Council cannot demonstrate a 5 year supply of deliverable housing sites. No highway or flooding issues.	Council needs a 5yr Housing Land Supply. 3.8 year supply is significant.
APP/P1615/W/21/3287436 (P1966/20/FUL)	Land at Park Hill, Woolaston, Gloucester	Siting of a temporary rural worker's dwelling for three years, treatment plant, stables and hay barn, use of existing access.	Dismissed	CSP.4, CSP.1, AP.1	Financial evidence is not sufficiently robust to demonstrate that the enterprise would become viable and remain so. Contrary to CSP.1, CSP.4 and AP.1.	
APP/P1615/W/23/3317225 (P0276/22/OUT)	91 High Street, Aylburton, Gos	Erection of two dwellings and improvements to	Dismissed	CSP.1, AP.4, AP.5	The proposal would have a harmful effect on the character and	Inspector noted lack of 5 year housing land supply.

		vehicular access and associated works (all matters reserved)			appearance of the CA as a whole and on the setting of the LB, thus failing to preserve them.	
APP/P1615/W/23/3317402 (P1305/22/FUL)	4 Wood Road, Mile End, Glos	Erection of a bungalow with ancillary works and alterations to access.	Dismissed	CSP.1, CSP.4, CSP.5, CSP.14, AP.1, AP.4, NDP CHI, CH2, CHE1, CNE1	Proposal would appear unduly cramped and incongruous with streetscene.	Lack of 5 yr HLS, Council's housing policies deemed out of date. Para 11 applies.
APP/P1615/W/23/3318587 (P1550/21/FUL)	Land at Chapel Cottage, Playley Green, Redmarley	Provision of 8 caravan, campervan or motorhome holiday pitches. Erection of a washroom block. Improvement to existing vehicular access.	Dismissed	CSP.1, AP.4	Harm to character and appearance of the area.	
APP/P1615/W/22/3313050 (P0946/22/FUL)	33 Ford House, The Scarr, Newent, Gloucestershire	Change of use to extend existing holiday home park to accommodate the stationing of up to an additional 15 static holiday homes.	Allowed	CSP.1, CSP.4, CSP.7, AP.1	No material harm to character and appearance of the area. No harm to highway safety.	The caravans already formed part of the character of the existing area and hedging helps to screen.
APP/P1615/W/23/3316465 (P1501/22/OUT)	Woodcroft, Tibberton Lane, Tibberton, Glos	Erection of 1 No detached self-build dwelling house and associated works.	Dismissed	CSP.4, CSP.5, CSP.16, AP.1, AP.4, AP.8	Site would not provide a suitable location for housing having regard to the Council's spatial strategy, particularly given its poor access to	Not in built-up area, but can be considered PDL. Cannot rely on electric car being used by occupant so does

					local facilities and services, including public transport.	not qualify as sustainable transport.
APP/P1615/C/22/3304038 (EN/0066/20 – Enforcement Notice)	Land north of Rookery Lane, Newjoy, Newland, Coleford, Glos	Material change of use of the land from equestrian to a leisure plot with residential use and canine training/facility, use of stable block for storage and residential use, ancillary touring caravan and campervan with residential use and storage.	Dismissed	AP.5, CSP.4, CSP.1, CSP.7	Enforcement notice to be amended to delete the words 'equestrian'. Enforcement notice is upheld and planning permission refused (for dog training element). Concern re. parking on site for dog training courses and traffic.	Much of the use had ceased prior to the appeal.
APP/P1615/W/23/3323415 (P0407/23/PIP)	Land adjacent Dene Hollow, Highfield Lane, Lydney	One dwelling	Allowed	CSP.4, LYD ENV 1, CSP.1, CSP.4, CSP.5 AP.1, CSP.2	The proposed residential development would not result in the erosion of the open countryside. The site is well located in relation to services, facilities, employment and public transport. Thus, the site would be suitable for the residential development proposed having regard to the location, land use and amount, with regard to local and national planning policies.	

APP/P1615/D/23/3327094 (P1152/22/FUL)	Constables House, The Village, Dymock, Glos.	Double garage associated driveway and landscaping and removal/demolition of existing outbuildings.	Dismissed	CSP.1, CSP.9, AP.9,	Harm to the character and appearance of the CA.	
APP/P1615/C/23/3320007 (EN/0228/22)	Bluebell Cottage, Lower Wye Valley Road, Bigsweir, Lydney, Glos	Creation of an access onto a Class I road, driveway, parking area.	Dismissed	AP.4, AP.7, AP.29, CSP.2	Do not agree that appellant's personal circumstances outweigh the clear and serious harms identified. Serious highway safety.	
Appeal A: APP/P1615/C/22/3303152 (EN/0096/20) Appeal B: APP/P1615/C/22/3303146	Land adjoining Bullo Pill Dock, Bullo Pill, Newnham, Glos	Appeal A: material change of use of the land, to a mixed use of residential (static caravans) with associated residential paraphernalia, and the raising of ground levels. Appeal B: the material change of use of the land to a mixed use of residential caravans, camper vans with associated residential	Both appeals dismissed, enforcement notices upheld and planning permission refused.	CSP.1, AP.4, AP.5	Unsustainable location. Highway safety concerns. No evidence of historic use of site for residential purposes.	

		paraphernalia) and workshop.				
APP/P1615/W/23/3322509 (P0144/23/PQ3PA)	Lower House Farm, Blue Lane, Kilcot, Glos	Change of use and conversion of an existing agricultural building to two (large) residential dwellings (C3) under the provisions of Class Q of the GPDO.	Dismissed	No policies considered.	Given their very close proximity, should the adjacent farm buildings become used for housing of livestock on a more permanent basis, or more intense agricultural processes, there is a real risk that it could cause significant harm to the living conditions of future residents of the proposed development with regards to noise and disturbance. Thereby, making the siting of the proposed dwellings both impractical and undesirable.	Inspector considers partial demolition acceptable and in line with Part II Class B of the GPDO.
APP/P1615/W/23/3317214 (P1266/22/FUL) APP/P1615/Y/23/3322560 (P1315/22/LBC)	Middleton Hall, Woolaston Grange, Lydney	Renovation works to the existing roof structure to form necessary additional head height for the existing first floor habitable rooms.	Appeal A: Dismissed Appeal B: Dismissed	AP.7, CSP.1, CSP.2, AP.4, AP.8	Detrimental impact on the architectural significance of the appeal building, which comprises part of the special interest and significance of the Grade II listed farmhouse. Hence, this would run counter to the expectations of	

					sections 16(2) and 66(1) of the Act.	
APP/P1615/W/23/3317423 (P0686/22/FUL)	10 Loop Road, Beachley, Glos	New dwelling	Dismissed	CSP.1, CSP.4, AP.1, AP.4, CSP.16	Proposal would not be served by a suitable standard of private external garden space. It would therefore not provide acceptable living conditions for potential future occupiers of the proposed development.	
APP/P1615/W/23/3316233 (P0277/22/FUL)	Alan's Cottage, Netherend, Woolaston, Lydney	Erection of 5 dwellings with associated garages, landscaping and works.	Dismissed	CSP.1, CSP.2, CSP.5, CSP.16, AP.1, AP.7, AP.8, AP.112,	No affordable housing. Contrary to the no.12 dwellings expected in the policy AP.112.	Need for affordable housing is acute. Applicants need to submit viability assessment if not providing the required affordable housing.
APP/P1615/W/23/3322289 (P1031/22/FUL)	Badgers, Yorkley Wood, Lydney	Erection of dwellinghouse with attached workshop/garage.	Dismissed	CSP.4, CSP.5, CSP.16, CSP.1	Poor location for housing with poor access to services and facilities. Harm to character and appearance.	Noted lack of 5 yr Housing Land Supply. Gave passive and active energy design and self-build limited weight.
APP/P1615/W/23/3324477 (P2006/21/OUT)	Foley Rise, Hartpury	Up to 17 dwellings and associated works	Dismissed	AP.4, CSP.1, CSP.4, CSP.5, CSP.16	Impacts on character and appearance of the area and site location outside settlement boundary.	
APP/P1615/W/23/3322571 (P0243/23/FUL)	Dutch Barn east of Green Croft Farm, Taynton	Conversion of Dutch Barn to residential dwelling	Allowed	CSP.4, CSP.1, AP.4, RDG	Acknowledged that building conversions was one of a small number of exceptions where housing may be acceptable in the	Barn was structurally sound and capable of conversion.

					countryside. Satisfied that works required to make the building suitable for residential occupancy were reasonable and would not cause harm to the character and appearance of the area, which would be enhanced by the proposed works as a whole which included the removal of adjacent agricultural	
APP/P1615/W/23/3320356 (P1652/22/FUL)	Land off Lime Street, Eldersfield, Glos	Change of use of agricultural building to dwellinghouse with associated works	Allowed	CSP.4, CSP.5, CSP.16, AP.1, CSP.1, AP.4	The Inspector agreed it was not a conversion as all the external walls and roof were to be replaced. However Inspector considered that the fallback position that the building could be converted (retaining the existing external coverings), as a consequence of a previous approval was a material consideration particularly as the resultant proposal the subject of the appeal would have a very same appearance to that	Consider any fall-back position.

					previously approved, and in this context considered no harm was caused to the character and appearance of the area.	
APP/P1615/W/23/3321199 (P1556/22/FUL)	3 Ross Road, Newent, Glos	Eco-flat with covered parking area below	Dismissed	CSP.1, AP.1, AP.4, RDG	Harm only in relation to the adverse impacts on the living conditions of neighbouring occupiers created through noise, disturbance and privacy arising from vehicle movements associated with the proposal, and concluded that as the proposal conflicted with the Development Plan as a whole, and there were no material considerations, including the framework, that would overcome this.	

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 2023-2024 period):
- Lydney
 - Longhope
 - Coleford
 - Mitcheldean
 - Alvington
 - Berry Hill
 - Huntley
- 30.3 As of 3rd March 2024, 3 further neighbourhood plans were at different stages of production (Dymock, Forest Edge South and Newent).
- 30.4 The table below identifies the planning applications which were dealt with in the 2023-2024 period where NDP policies were engaged.

Neighbourhood Development Plan	Application	Policies
Lydney	P0876/23/APP – Approval of reserved matters application – Permitted	LYD ENVI - Location of New Development LYD ENV2 - Protecting the Natural Environment LYD GEN1 - Water Management LYD GEN 2 - Fibre to Residential, Retail and Commercial Premises LYD TRAN 1 - Improvements to the Highway Infrastructure LYD TRAN 2 - Pedestrian Infrastructure: Safer Walking LYD TRAN 3 - Public Rights of Way and Wildlife Corridors
Lydney	P0103/24/FUL – Variation of condition 2 of planning permission P1095/18/FUL to reflect the as built situation and to regularise the planning consent - Permitted	LYD ENVI - Location of New Development LYD ENV2 - Protecting the Natural Environment LYD GEN1 - Water Management LYD TRAN1 - Improvements to the Highway Infrastructure LYD TRAN2 - Pedestrian Infrastructure: Safer Walking

		LYD TRAN3 - Public Rights of Way and Wildlife Corridors
Lydney	P0420/23/FUL – Change of use from Class E to Sui Generis (hot food takeaway) – Permitted	LYD ENV 1 Location of new development LYD CEN 1 – Lydney Town Centre Improvements
Lydney	P0535/23/FUL – Installation of ‘Timpson’ Pod & x7 Ramraid Bollards - Permitted	LYD ENV 1 - Location of New Development LYD CEN 1 - Lydney Town Centre Improvements
Lydney	P0778/23/FUL - Temporary planning permission for change of use of land from car park to open storage (B8) - Refused	LYD ENV 18- Protecting the Natural Environment LYD GEN 1- Water Management
Lydney	P0726/23/FUL – Erection of 1 x steel storage container unit – Permitted	LYD ENV 1 - Location of New Development LYD ENV 2 - Protecting the Natural Environment LYD HAR 1 - Lydney Harbour Area
Lydney	PI 186/22/FUL – Residential development consisting of 70 homes – Permitted	LYD ENVI - Location of New Development LYD ENV2 - Protecting the Natural Environment LYD GEN1 - Water Management LYD GEN 2 - Fibre to Residential, Retail and Commercial Premises LYD TRAN 1 - Improvements to the Highway Infrastructure LYD TRAN 2 - Pedestrian Infrastructure: Safer Walking LYD TRAN 3 - Public Rights of Way and Wildlife Corridors
Lydney	PI 529/23/FUL – Erection of a factory workshop – Permitted	Lydney Neighbourhood Development Plan (2014-2024)

Neighbourhood Development Plan	Application	Policies
Longhope	PI 248/23/FUL - Variation of Conditions 2 (approved plans), 13 (details of boundary features) 14 (driveway built in accordance with approved plans) - Refused	Policy PE1a Development within the Conservation Area Policy PE2 Biodiversity and Landscape Policy H2a Design Standards Policy H2c. Residential Car Parking Spaces
Longhope	PI 249/22/FUL – Erection of a detached house to be occupied by the	PE1b – Development outside the Conservation Area

	Manager/Operator of adjacent Public House - Permitted	PE2 – Biodiversity and Landscape H1c – Infill Development H2a – Design Standards H2c – Residential Car Parking Spaces AM2 – Pedestrian Access
Longhope	P1775/22/FUL – Erect a new dwellinghouse - Refused	Policy PE2 - Biodiversity and Landscape Policy H2a Design Standards Policy H2c Residential car parking spaces Policy AM2 - Pedestrian Access
Longhope	P0530/23/FUL – Change of use to mixed use to allow for retail sales from the unit to the public - Permitted	PE1b Development outside the Conservation Area AM1a Traffic Congestion AM2 Pedestrian Access If1 Flood Risk Management If2 Water and Waste
Longhope	P0476/23/FUL – Change of use of part of agricultural yard to storage of scaffolding materials - Refused	E1a- Small Scale Business
Longhope	P0358/22/FUL – Erection of wind turbine - Refused	PE2 - Biodiversity and Landscape
Longhope	P0641/23/FUL – Erection of a bungalow - Refused	Policy PE1a Development within the Conservation Area PE1b- Development outside the Conservation Area Policy PE2 Biodiversity and Landscape Policy H2a Design Standards Policy H2c. Residential Car Parking Spaces
Longhope	P1266/21/FUL – Construction of 12 no. new affordable homes - Permitted	PE2- Biodiversity and Landscape H1a- Meeting Local Needs H1e- Density of Housing H2a- Design Standards H2b- Secured by Design H2c- Residential Car Parking Spaces
Longhope	P1710/23/FUL – Erection of 18 no. dwellings - Refused	PE1a - Development Within the Conservation Area PE2 - Biodiversity and Landscape H1a - Meeting Local Needs H1d - Developer Contributions H1e - Density of Housing H2a - Design Standards

		H2b - Secured by Design H2c - Residential Car Parking Spaces AM1a - Traffic Congestion AM2 - Pedestrian Access IF1 - Flood Risk Management IF2 - Water and Waste
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Neighbourhood Development Plan	Application	Policies
Coleford	P0746/23/PIP – Erection of one detached dwelling - Permitted	CHI - Small housing development sites CH2 - New Housing Development CHE1 - Protecting and Enhancing Local Character CNE1 - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements
Coleford	P0345/23/APP – Approval of reserved matter for two dwellings - Refused	Policy CHI – Small housing development sites Policy CH2 – New housing development Policy CC3 – Local Green Spaces
Coleford	P0508/23/FUL – Variation of condition 2 (approved plans) - Permitted	CH2 - New Housing Development CCI - Retaining and enhancing community facilities CC3 - Local green spaces CHE1 - Protecting and enhancing local character CNE1 - Protecting and enhancing local landscape character in Coleford and surrounding settlements CNE3 - Green infrastructure CITPA1 - Transport and Movement CITPA4 - Flooding and increased capacity in water systems
Coleford	P0127/23/FUL – Conversion of unit into no.2 retail units – Permitted	CTC1 Site Allocations in the Town Centre CTC3 Enhancing Town Centre Retail CTC4 Supporting Town Centre Retail and Service Provision CHE Protecting Heritage Assets CITPA1 Transport and Movement

Coleford	P1911/21/FUL – Erection of a two-storey residential dwelling - Permitted	Policy CH1 Small Housing Development sites Policy CH2 New Housing Development Policy CH3 Sites outside the Town Centre, within the Parish of Coleford (NDP area) which are Part or wholly Housing Policy CHE1 Protecting and Enhancing Local Character Policy CNE1 Protecting and Enhancing Local Landscape Character in Coleford and its surrounding settlements Policy CNE3 Green Infrastructure Policy CITPA1 Transport and Movement Policy CITPA4 Flooding and Increased Capacity in water systems
Coleford	P0110/22/FUL – Erection of detached dwelling and garage – Permitted	CH2 - New housing development CHE1 - Protecting and Enhancing Local Character CNE1 - Protecting and Enhancing Local Landscape Character in Coleford and the Surrounding Settlements
Coleford	P0339/23/FUL – Erection of a B8 storage/distribution unit - Permitted	Policy CE2 – Protecting and supporting the development of local employment outside of the Town Centre Policy CNE1 – Protecting and enhancing local landscape character in Coleford and its surrounding settlements Policy CNE2 – Green Ring
Coleford	P1003/22/FUL – Development of site to provide no.2 restaurants with takeaway and drive through - Refused	CE2- Protecting and Supporting the Development of Local Employment Outside the Town Centre CC2- Shops and Services in the Arc of Settlements within Coleford Parish but outside the Town Centre CHE1 - Protecting and Enhancing Local Character CITPA1 - Transport and Movement CITPA2- Through Routes and Gateways

Coleford	P0531/23/FUL – Erection of 1.5 storey timber framed barn style garage with holiday let accommodation - Refused	CHE1 – Protecting and enhancing local character CNE1 – Protecting and enhancing local landscape character in Coleford and its surrounding settlements CNE2 – Green Ring CITPA4 – Flooding and increased capacity in water systems
Coleford	P0635/19/OUT – Outline application for residential development (up to 35 dwellings) - Permitted	CH2 – New Housing Development CCI – Retaining and enhancing community facilities CC3 – Local green spaces CHE1 – Protecting and enhancing local character CNE1 – Protecting and enhancing local landscape character in Coleford and surrounding settlements CNE3 – Green infrastructure CITPA1 – Transport and Movement CITPA4 – Flooding and increased capacity in water systems
Coleford	P0596/23/FUL – Demolition of existing dwelling and erection of replacement – Permitted	Policy CH2 – New Housing Development Policy CHE1 – Protecting and enhancing local character Policy CNE2 – Green Ring Policy CNE3 – Green Infrastructure
Coleford	PI 170/23/FUL – Change of use from Class E to sui generis to allow dog grooming salon - Permitted	Policy CTC3 – Enhancing Coleford Town Centre Policy CTC4 – Supporting Town Centre Retail and Service Provision
Coleford	PI 138/23/FUL – Change of use of outbuilding to a music room to a holiday let - Permitted	CE1 - Supporting Tourism Development CHE1 - Protecting and Enhancing Local Character

Neighbourhood Development Plan	Application	Policies
Mitcheldean	PI048/23/FUL – Erection of a workshop building – Permitted	Policy B1 - Supporting Local Businesses Development and Tourism Policy E4 - Bio-diversity Policy E5 - Landscape impact of developments outside of the settlement boundary

Mitcheldean	P0836/23/FUL – Change of use from C3 to C4 to provide HMO accommodation – Refused	Policy HI – Housing within Mitcheldean Village
Mitcheldean	PI285/22/FUL – Erection of new dwelling and demolition of existing bungalow – Permitted	Policy HI – Housing within Mitcheldean Village Policy EI - Protecting the Conservation Area and encouraging high quality design across the Parish Policy E3 – Protecting and enhancing local character Policy E4 - Biodiversity
Mitcheldean	PI454/23/FUL – Change of use from C3 to C4 to provide HMO accommodation – Permitted	Policy HI – Housing within Mitcheldean Village Supplementary Guidance
Mitcheldean	PI395/23/FUL - Erection of residential development comprising eight apartments - Refused	HI - Housing within Mitcheldean Village EI - Protecting the Conservation Area and encouraging high quality design across the Parish TI - Transport and Accessibility

Neighbourhood Development Plan	Application	Policies
Alvington	PI347/23/OUT – Erection of up to 1 no. self-build dwelling - Refused	Policy FI – Reducing Flood Risk Policy NE1- Protecting and Enhancing Local Wildlife Policy NE2 – Protecting and Enhancing Local Landscape Character
Alvington	PI332/23/FUL – Change of use of existing residential annexe to an independent dwelling - Refused	Policy NE2 - Protecting and Enhancing Local Landscape Character Policy BE1 - Design Guidance for New Buildings and Extensions in the Alvington Conservation Area Policy BE2 - General Building Design Principles for Development within the Settlement Boundary Policy HMI - Housing Mix

Neighbourhood Development Plan	Application	Policies
Berry Hill	P0205/23/FUL – Conversion of existing	Housing Policy 1 Housing Policy 2

	building into 2 flats – Permitted	Housing Policy 4 Transport Policy 1 Economy Policy 1 Community Policy 1
Berry Hill	PI612/23/FUL – Variation of conditions to PI583/20/FUL to allow for changes to proposed site levels, minor amendments to the site layout plan and planning design along with amendments to the external facing materials – Permitted	Housing Policy 2 Housing Policy 3 Housing Policy 4
Berry Hill	P0717/23/FUL – Change of use of building to home office, gym and store to holiday let, home office and gym – Permitted	Countryside and Environment Policy CE.5.1 Economy Policy EC.2.1
Berry Hill	P0834/23/OUT – Outline application for erection of a detached dwelling - Permitted	Housing Policy 1.1 Housing Policy 1.3
Berry Hill	PI435/23/FUL – Refurbishment of Speedwell building into community facilities plus addition of new build sports hall - Permitted	TR.1.1 - Transport TR.2.1 - Transport CE.1.1 - Countryside and Environment CE.2.1 - Countryside and Environment CE.3.1 - Countryside and Environment CE.3.2 - Countryside and Environment CE.5.1 - Countryside and Environment EC.1.2 - Economy CO.1.4 - Community FA.1.1 - Five Acres
Berry Hill	P0719/23/APP – Approval of reserved matters for erection of one dwelling - Permitted	HPI.1 - Development inside the settlement boundary. HPI.3 - Development to harmonise with existing properties TRI.1 - Transport Policy

Neighbourhood Development Plan	Application	Policies
Huntley	P0142/23/PIP – Erection of no. 2 dwellings - Refused	HM2 - New Housing outside the Settlement Boundary C3 - Green Space

		<p>NE1 - Protecting and Enhancing the Local Landscape Character</p> <p>NE2 - Protecting Wildlife and Securing Biodiversity Net Gain</p> <p>NE3 - Dark Skies</p> <p>TT1 - Sustainable Transport and Travel</p>
Huntley	PI409/23/FUL – Variation of condition 01 (approved plans) - Permitted	<p>HMI - New Housing within the Settlement Boundary</p> <p>BE2 - Building Design for New Buildings and Extensions</p> <p>BE3 - Promoting Sustainability</p> <p>NE1 - Protecting and Enhancing the Local Landscape Character</p> <p>NE2 - Protecting Wildlife and Securing Biodiversity Net Gain</p> <p>NE3 - Dark Skies</p> <p>TT1 - Sustainable Transport and Travel</p>
Huntley	P0296/23/FUL – Change of use to existing outbuildings to form 3 no. 1 bedroom holiday let - Permitted	<p>Policy BE2 - Building Design for New buildings and Extensions</p> <p>Policy BE3 - Promoting Sustainability</p> <p>Policy NE1 - Protecting and Enhancing the Local Landscape Character</p> <p>Policy NE2 - Protecting Wildlife and Securing Biodiversity Net Gain</p> <p>Policy NE3 - Dark Skies</p> <p>Policy TT1 - Sustainable Transport and Travel</p> <p>Policy TMI - Rural and Farm Tourism Development</p>
Huntley	PI133/23/FUL – Replacing a caravan with (larger) caravan for reception, office and managers accommodation - Refused	<p>HM2 - New Housing Outside the Settlement Boundary</p> <p>BE2 - Building Design for New Buildings and Extensions</p> <p>BE3 - Promoting Sustainability</p> <p>NE1 - Protecting and Enhancing the Local Landscape Character</p> <p>NE2 - Protecting Wildlife and Securing Biodiversity Net Gain</p> <p>NE3 - Dark Skies</p> <p>TT1 - Sustainable Transport and Travel</p> <p>E1 - Small-scale Local Employment Development</p> <p>E4 - Homeworking and Live-Work Units</p>

		TMI - Tourism
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30.5 The following tables also demonstrate how the number/percentage of planning applications using particular NDP policies have changed (increased/decreased) since the previous 2022-2023 period:

LYDNEY		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
ENV1	6 (1.7%)	10 (2.49%)
ENV2	4 (1.1%)	8 (2%)
ENV 18	1 (0.3%)	0
TRAN1	3 (0.8%)	3 (0.75%)
TRAN2	3 (0.8%)	0
TRAN3	3 (0.8%)	0
CEN1	2 (0.6%)	2 (0.5%)
GEN1	4 (1.1%)	4 (1%)
GEN2	2 (0.6%)	1 (0.25%)
No specific policy	1 (0.3%)	0
HAR1	1 (0.3%)	0

LONGHOPE		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
PE1.A	3 (0.8%)	0
PE1.B	3 (0.8%)	1 (0.25%)
PE.2	7 (2%)	5 (1.25%)
HI.A	2 (0.6%)	0
HI.E	2 (0.6%)	0
AM1A	2 (0.6%)	4 (1%)
AM2	4 (1.1%)	0
IF1	2 (0.6%)	0
IF2	2 (0.6%)	3 (0.75%)
HI.B	0	1 (0.25%)
HI.C	1 (0.3%)	1 (0.25%)
HI.D	1 (0.3%)	0
H2.A	6 (1.7%)	0
H2.B	2 (0.6%)	0
H2.C	6 (1.7%)	2 (0.5%)
EIA	1 (0.3%)	0
EIB	0	1 (0.25%)
EIC	0	1 (0.25%)

COLEFORD		
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NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
CH.1	2 (0.6%)	5 (1.25%)
CH.2	7 (2%)	9 (2.25%)
CH.3	1 (0.3%)	1 (0.25%)
CC.1	2 (0.6%)	0
CC.2	1 (0.3%)	0
CC.3	3 (0.8%)	1 (0.25%)
CE.1	1 (0.3%)	1 (0.25%)
CE.2	2 (0.6%)	3 (0.75%)
CE.3	0	0
CHE.1	10 (2.8%)	11 (2.75%)
CHE.2	1 (0.3%)	0
CITPA.1	5 (1.4%)	4 (1%)
CITPA.2	1 (0.3%)	
CITPA.4	4 (1.1%)	1 (0.25%)
CNE.1	7 (2%)	9 (2.25%)
CNE.2	3 (0.8%)	0
CNE.3	4 (1.1%)	2 (0.5%)
CC.4	0	1 (0.25%)
CTC.1	1 (0.3%)	0
CTC.3	2 (0.6%)	2 (0.5%)
CTC.4	3 (0.8%)	3 (0.75%)

MITCHELDEAN		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
E1	2 (0.6%)	3 (0.75%)
E2	0	2 (0.5%)
E3	1 (0.3%)	5 (1.25%)
E4	2 (0.6%)	4 (1%)
E5	1 (0.3%)	2 (0.5%)
T1	1 (0.3%)	3 (0.75%)
Ac1	0	0
H2	0	2 (0.5%)
H1	4 (1.1%)	5 (1.25%)
No specific policy	0	0
B1	1 (0.3%)	0
B2	0	0
T2	0	0

ALVINGTON		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
C2	0	0
F1	1 (0.3%)	0

NE1	1 (0.3%)	1 (0.25%)
NE2	2 (0.6%)	1 (0.25%)
BE1	1 (0.3%)	0
BE2	1 (0.3%)	0
HMI	1 (0.3%)	0

BERRY HILL		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
HPI.1	2 (0.6%)	0
HPI.2	0	0
HPI.3	2 (0.6%)	1 (0.25%)
CE1.1	1 (0.3%)	0
CE2.1	1 (0.3%)	0
CE3.1	1 (0.3%)	0
CE3.2	1 (0.3%)	0
CE4.1	0	0
CE5.1	2 (0.6%)	1 (0.25%)
CO1.4	2 (0.6%)	0
EC1.2	2 (0.6%)	0
EC2.1	1 (0.3%)	0
ED1.1	0	0
FA1.1	1 (0.3%)	0
HP2.1	2 (0.6%)	1 (0.25%)
HP2.2	0	1 (0.25%)
HP3.1	1 (0.3%)	1 (0.25%)
HP3.2	0	1 (0.25%)
HP4.1	2 (0.6%)	3 (0.75%)
HP4.2	0	1 (0.25%)
HP4.3	0	0
HP5.1	0	0
TRI.1	3 (0.8%)	2 (0.5%)
TR2.1	1 (0.3%)	2 (0.5%)
TPI.1	0	0

HUNTLEY		
NDP Policy	Number/% of applications for 2023-2024 (out of a total of 355 applications)	Number/% of applications in previous year (2022-2023) (out of a total of 401 applications)
HMI	1 (0.3%)	N/A
HM2	2 (0.6%)	N/A
BE2	3 (0.8%)	N/A
BE3	3 (0.8%)	N/A
EI	1 (0.3%)	N/A
E4	1 (0.3%)	N/A
NE1	4 (1.1%)	N/A
NE2	4 (1.1%)	N/A
NE3	4 (1.1%)	N/A

C3	1 (0.3%)	N/A
TMI	2 (0.6%)	N/A
TTI	4 (1.1%)	N/A

30.6 What is clear from this data, is that the planning reports are continuing to use 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. It is vital that local communities and local plans ensure that the special characteristics of their area are retained.