



Forest of Dean District Council  
**LOCAL PLAN**

Forest of Dean District  
Revised Draft Local Plan  
Regulation 18 Consultation Version  
2025-2045

# Contents

1	Preface	8
2	Context	11
	Overview	13
	Vision and objectives	14
	Forest of Dean Biosphere	17
	Plan Order	17
3	Context for Strategic and Core Policies	18
4	Strategic Policies	20
5	Homes and Communities	37
6	Strategic Sites and settlements	54
	Cinderford	55
	Coleford	71
	Lydney	90
	Newent	111
	Beachley Barracks	120
	Glynchbrook (Redmarley Parish)	126
	West of Severn (Churcham Parish)	130
7	Other settlements	133
	Alvington	135
	Aylburton	138
	Blakeney	142
	Beachley village	145
	Bream	147
	Brierley	151
	Brockweir	153
	Bromsberrow Heath	155
	Clearwell	158
	Drybrook and Harrow Hill	160
	Dymock	163
	Edge End	165
	Ellwood	167
	English Bicknor	169
	Hartpury (including University and College)	171
	Huntley	177
	Kempley Green	180
	Littledean	182
	Longhope	185
	Lydbrook, Joys Green and Worrall Hill	188

Mitcheldean	191
Newland	195
Newnham on Severn	197
Northwood Green	201
Oldcroft	203
Parkend	205
Redbrook	207
Redmarley	209
Ruardean	211
Ruardean Hill	213
Ruardean Woodside	215
Saint Briavels	217
Sedbury and Tutshill	220
Sling	223
Staunton (Coleford)	226
Staunton and Corse	229
Tibberton	234
Upleadon	236
Upper Soudley	238
Viney Hill	240
Westbury on Severn	242
Whitecroft, Pillowell and Yorkley	245
Woodcroft	251
Woolaston	253
Small Settlements	257
8      Economy and Infrastructure	258
9      Environment	282
10     Monitoring	307

## Appendices

Appendix 1. Key to map extracts	313
Appendix 2. Glossary	314
Appendix 3. Lydney European Sites	325

## List of policies

Policy RLP. 1     Sustainable Development	20
Policy RLP. 2     Infrastructure	21
Policy RLP. 3     Settlement Hierarchy	23
Policy RLP. 4     A Quality Living and Working Countryside (Outside Settlement Boundaries)	26

Policy RLP. 5	Strategic Sites	30
Policy RLP. 6	Other Housing Sites	33
Policy RLP. 7	Housing Delivery	37
Policy RLP. 8	Sites For Gypsies, Travellers And Travelling Showpeople	38
Policy RLP. 9	Affordable Housing Delivery	39
Policy RLP. 10	Affordable housing on Rural Exception Sites	42
Policy RLP. 11	Development proposals for First Homes Exception Schemes	43
Policy RLP. 12	Accessible And Adaptable Homes	44
Policy RLP. 13	Custom And Self Build Housing	45
Policy RLP. 14	Proposals For Purpose Built Or Specialist Accommodation	47
Policy RLP. 15	New Housing (Small Groups Or Single Dwellings)	48
Policy RLP. 16	Nationally Described Space Standards	49
Policy RLP. 17	Land of Recreation And Amenity Value	50
Policy RLP. 18	New recreation land and uses	51
Policy RLP. 19	Cinderford Steam Mills / Northern Quarter	59
Policy RLP. 20	Causeway Road, Cinderford	60
Policy RLP. 21	Station Street, Cinderford	61
Policy RLP. 22	St Whites Farm and Sneyd Wood	62
Policy RLP. 23	Foxes Bridge Road (former Mobility Aid/Adult Training Centre) Cinderford	65
Policy RLP. 24	Valley Road, Cinderford	66
Policy RLP. 25	Land off Newton Road Steam Mills, Cinderford	67
Policy RLP. 26	Forest Vale employment area	68
Policy RLP. 27	Cinderford Town Centre	69
Policy RLP. 28	Poolway Farm and land to the North of the Hospice, Coleford	74
Policy RLP. 29	Owen Farm	76
Policy RLP. 30	North Rd, Broadwell	77
Policy RLP. 31	Land to the South of Lords Hill and Broadwell Road	78
Policy RLP. 32	Kings Meade	79
Policy RLP. 33	Poolway Road Broadwell	80
Policy RLP. 34	Broadwell Farm (land to rear of Memorial Hall), Broadwell	81
Policy RLP. 35	Land at Parkend Walk, Coalway	82
Policy RLP. 36	Coleford Town Centre	84
Policy RLP. 37	South of Railway Drive, Coleford	84
Policy RLP. 38	Locally Valued Landscape (LVL)	85
Policy RLP. 39	Five Acres mixed development	86
Policy RLP. 40	Employment land off B4228	88
Policy RLP. 41	Harbour area regeneration, harbour, lakes and industrial areas	93
Policy RLP. 42	Lydney East	95
Policy RLP. 43	West of Lydney	97
Policy RLP. 44	Land at Junction of Highfield Road and A48	99

Policy RLP. 45	Land South of the bypass adjoining Station Link Road	100
Policy RLP. 46	Land off Augustus Way and Court Road Lydney	101
Policy RLP. 47	Land off Driffield Road	102
Policy RLP. 48	Land West of Allaston Road Lydney	103
Policy RLP. 49	Land at Holms Farm, Lydney	104
Policy RLP. 50	Mead Lane, Lydney	105
Policy RLP. 51	Land between the A48 and Mead Lane Lydney	106
Policy RLP. 52	Lydney Railway Station	107
Policy RLP. 53	Lydney Town Centre	109
Policy RLP. 54	Lydney Town Centre Highway Strategy	109
Policy RLP. 55	South East Newent	113
Policy RLP. 56	Cleeve Mill Lane, Newent	115
Policy RLP. 57	North Of Ross Road, Newent	117
Policy RLP. 58	Newent Town Centre	118
Policy RLP. 59	Beachley Barracks	122
Policy RLP. 60	Glynchbrook Garden Village (Redmarley Parish)	127
Policy RLP. 61	Land West of Severn (Churcham Parish)	131
Policy RLP. 62	Garland Road Alvington	137
Policy RLP. 63	Chapel Hill Aylburton	140
Policy RLP. 64	Land off Stockwell Lane, Aylburton	140
Policy RLP. 65	Aylburton Business Centre	140
Policy RLP. 66	Land off Colsty Meadow Blakeney	144
Policy RLP. 67	Land off Ryelands Road, Bream	149
Policy RLP. 68	Land at the Rugby Club, High street, Bream	149
Policy RLP. 69	Land at Lydney Road Bream	149
Policy RLP. 70	Land at Winding Wheel, Bream	150
Policy RLP. 71	Land to North of Beach Lane, Bromesberrow	157
Policy RLP. 72	Land to West of Croft Farm, Bromesberrow Heath	157
Policy RLP. 73	Land to North of Business Park, Bromesberrow Heath	157
Policy RLP. 74	Drybrook Farm and to the rear of High Street Drybrook	162
Policy RLP. 75	Land at Over Old Road	174
Policy RLP. 76	Land South of Broad Street, Hartpury	174
Policy RLP. 77	Land North of Broad Street, Hartpury	174
Policy RLP. 78	Hartpury University and College	175
Policy RLP. 79	Former Golf Course Huntley	179
Policy RLP. 80	Sutton Road Littledean	184
Policy RLP. 81	Beech Way, Littledean	184
Policy RLP. 82	Land at the Wend, Longhope	187
Policy RLP. 83	Land at the Church Road, Longhope	187
Policy RLP. 84	Former Wye Garage, Lydbrook	190

Policy RLP. 85	Land off Carisbrook Road	193
Policy RLP. 86	St Michaels Way and High St, Mitcheldean	193
Policy RLP. 87	Land at Vantage Point Mitcheldean	193
Policy RLP. 88	Land to the North of Newnham	199
Policy RLP. 89	Former Victoria Hotel, Newnham On Severn	199
Policy RLP. 90	Policy Area- High Street Newnham On Severn	199
Policy RLP. 91	South of The Patches, Ruardean Woodside.	216
Policy RLP. 92	Hewelsfield Lane, St Briavels	219
Policy RLP. 93	Land South of the A48 at Tutshill.	221
Policy RLP. 94	Land Adjoining Wyedean School, Sedbury	222
Policy RLP. 95	Land off Sedbury Lane, Sedbury	222
Policy RLP. 96	Land at The Miners Arms, Sling	224
Policy RLP. 97	Land at New Dunn Business Park	225
Policy RLP. 98	Whippington Corner, Forest Close, Staunton	228
Policy RLP. 99	Land at Swan Inn, Staunton	232
Policy RLP. 100	Land West of Gloucester Rd, Snigs End, Corse Grange	232
Policy RLP. 101	Land to Rear of the Firs, Westbury on Severn	244
Policy RLP. 102	West of Whitecroft Road, Whitecroft	249
Policy RLP. 103	Land to East of New Road, Whitecroft	249
Policy RLP. 104	Land off Deer Park, Yorkley	250
Policy RLP. 105	Land Adjacent the Nags Head, Yorkley	250
Policy RLP. 106	Land to Rear of Homelea, Netherend.	254
Policy RLP. 107	Land at Netherend Farm, Woolaston	255
Policy RLP. 108	Land at Burnt House Farm, Netherend	255
Policy RLP. 109	Land adjacent Severn View Road, Woolaston	255
Policy RLP. 110	Economic Development	258
Policy RLP. 111	New Employment Development	259
Policy RLP. 112	Employment Generating Uses	261
Policy RLP. 113	Town Centres	262
Policy RLP. 114	Employment sites away from settlement boundaries.	264
Policy RLP. 115	Land At Stowfield, Lydbrook - Policy to enable redevelopment for a variety of uses.	272
Policy RLP. 116	Community Services and Infrastructure	275
Policy RLP. 117	Active Travel	276
Policy RLP. 118	Cycle Routes	277
Policy RLP. 119	The Reinstastemnet of the Herefordshire and Gloucestershire Canal	279
Policy RLP. 120	Dean Forest Railway	280
Policy RLP. 121	Nature Conservation - Protected Sites	282
Policy RLP. 122	Habitat And Species Protection	283
Policy RLP. 123	Green And Blue Infrastructure	284
Policy RLP. 124	Biodiversity And Biodiversity Net Gain	286

Policy RLP. 125 Reducing Light Pollution	288
Policy RLP. 126 Renewable Energy	289
Policy RLP. 127 Sustainable Design, Construction and Low Carbon Energy	290
Policy RLP. 128 Climate Adaptation	293
Policy RLP. 129 Design Principles	294
Policy RLP. 130 Historic Character And Distinctiveness	297
Policy RLP. 131 Locally Distinctive Areas	298
Policy RLP. 132 Locally Valued Landscapes	300
Policy RLP. 133 Water & Rivers	303
Policy RLP. 134 Site conditions	305

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## I Preface

**I.1** The 2045 Local Plan (LP) for the Forest of Dean District (FoDD) is a full Local Plan replacing the Core Strategy (CS) of 2012 and Allocations Plan (AP) 2018 as well as the Cinderford Northern Quarter Area Action Plan (AAP) of 2012.

**I.2** The purpose of the Local Plan is to guide change over the period in a manner that best benefits the area whether by accommodating new development or applying measures to protect and enhance the environment. This must be achieved through promoting and achieving development that is sustainable, and a district, that whilst it meets the needs of the present does not compromise the ability of future generations to meet their own needs. In practice this means finding, enabling, promoting and supporting new solutions which achieve net zero carbon emissions alongside measures to protect and support the environment. The Plan must deliver appropriate local solutions for the Forest of Dean District and consequently contains policies and proposals covering a comprehensive range of planning issues which reflect local circumstances. In order to fulfil its role, the Local Plan needs to be able to pass successfully through the examination process bringing an appropriate strategy and set of policies that comply with national guidance, which is supported by appropriate evidence.

The preparation of this Local Plan took place at a time of government proposals to reform the planning system. This draft spans the period during which the White Paper of 2020 was available for consultation, the subsequent response from government and the publication of the Levelling Up Bill in 2022. . With the change of the government ministry to the Ministry of Housing, Communities and Local Government, planning reforms remain a consideration. The update to the National Planning Policy Framework (NPPF) in December 2024 and specifically the introduction of a new standard method to calculate the housing requirement resulted in the Local Plan Strategy being reviewed. In December 2025 another consultation commenced on the National Planning Policy Framework and further changes may need to be undertaken. This Local Plan version has been prepared in the light of the guidance that applied during 2024/25

The Plan represents the FoDDC's considerations at the time of preparation, though these may change and will be reviewed in the light of consultation responses and other relevant events, it may need to be reviewed in the light of any changes to the planning system.

Some of the early preparation of the Local Plan took place during the Covid 19 pandemic and this has affected both the actual preparation of the Local Plan and some of the evidence and material it contains. Overall the programme was delayed and important stages such as consultations were affected with added time provided for responses.

**I.3** Policies and proposals in Local Plans have always needed to respect and improve the environment. Issues such as biodiversity and climate change have long been relevant and have had a significant influence on the plans themselves, in particular for the last plan making cycle. That situation is now changing to one where as an overall theme, climate change is the fundamental influence on the contents of the Local Plan. The policies and proposals must all be compatible with the delivery of a resilient and low carbon district while also meeting the needs of the area. Where the Local Plan can have a positive impact on carbon reduction it must do so. This will be seen in the policies which address both the strategy and the detail contained in the following pages.

**1.4** In order to contribute to the overall need for the FoDD to become carbon neutral, the Local Plan will need to ensure new development makes an appropriate contribution in terms of its performance. Firstly, this will be achieved by promoting more sustainable locations by making allocations in the larger centres and where new planned sustainable development can be achieved. As well as the location, the nature of the development itself will need to be designed to be both resilient to climate change and be energy efficient. The Local Plan considers both the overall construction and operation of the development, but also allows and encourages offsetting, the promotion of renewable energy generation, and importantly requires sustainable travel connections to and from the proposed development whilst also encouraging a reduction in travel. The Local Plan will encourage new renewable energy installations (generation and storage) in their own right and guide the location and type of these.

**1.5** The location and nature of new development must contribute to the protection and enhancement of the environment, whether through the biodiversity net gain (BNG), the application of principles such as building with nature (BWN), establishment of improved green infrastructure (GI), or by particular requirements of allocation policies. In practice, these are interlinked and represent an overall approach. While this approach is essential to addressing the need for protection of the environment, it also has a wider role in achieving the Local Plans climate change objectives. They will need to be applied through the development opportunities identified by the LP (allocations) and by those facilitated by it (sites not individually identified in the Local Plan). The sites identified in the Local Plan for development are considered capable of being developed without adverse impact on protected sites, subject to the requirements of the appropriate Local Plan and other policies, and their detailed assessment.

**1.6** New development will physically require additional resources and have its own energy demands in use. The Local Plan seeks to make these demands carbon neutral by various means and is expected to do so but it can only influence development which comes forward under its policies and proposals.

Development that has planning permission prior to the implementation of this Local Plan will however not be subject to the same level of control. The Local Plan policies themselves may be progressive in their requirements, however, there will be an expectation that once the new Local Plan is in place, all planning applications received will need to demonstrate that construction is at least carbon neutral in terms of construction and use. While the Local Plan can guide new development, it will have a much more limited influence over the existing commitments and the existing built fabric. This will make the wider objective for the Forest of Dean District to be carbon neutral by 2030 harder to achieve. The Local Plan must therefore exert as great an influence as possible and set new development on an appropriate trajectory as well promoting good practice overall. The Local Plan can encourage other actions that will improve the performance of the present buildings but will rely on other actions and notably government intervention to raise their overall performance.

**1.7** In view of the above and the nature of the area (especially its large number of relatively dispersed older and less well-insulated properties), it is vital that the Local Plan seeks to improve energy performance of existing buildings. This will be achieved through planning approvals that require applicants to demonstrate a certain level of performance. This level is set with reference to the local situation which requires expedient action if the local (and national) targets are to be achieved, all within the overall drive to improve efficiency but it will also be affected by the prevailing national standards (e.g. Building Regulations).

**1.8** The Local Plan supports renewable energy installations. Generation schemes are expected to be needed in their own right and may be necessary as an integral part of mixed development schemes possibly being based around local networks.

**1.9** The Local Plan protects and seeks to enhance biodiversity and does so by requiring net gain in excess of the required minimum. This is primarily a reflection of the richness and diversity of the district overall but also the sharp declines in many species which must be addressed.

**1.10** The Local Plan promotes change in a manner that is considered sustainable, both in overall location but also design. This is both a necessary approach and is in keeping with the government's policies. It will only be achievable if this national context is supportive.

**1.11** The Local Plan sets out in the next section the headline characteristics of the area that lead to the approach it takes, alongside the overall vision and the objectives. The policies and proposals that follow are designed to shape the area as it needs to be in 2045.

## **Policies Map**

**1.12** The policies map can be found on the following webpage:

<https://fdeandc.maps.arcgis.com/apps/instant/basic/index.html?appid=90e5b445dfb240ab8206f6005812c7d2>

## 2 Context

**2.1** The critical issue for the Local Plan is to guide change in a manner that brings improved protection and enhancement for the environment. It is especially important that the Local Plan delivers in accord with the need to reduce carbon emissions and encourages as wide a range of good practice as is possible. The general context for the FoDD Local Plan is therefore no different to that for other Local Plans and its response to local circumstances is led by local needs and evidence. The Local Plan strategy and detail which follows proposes a form of sustainable development which addresses the particular needs of the area and relates well to the neighbouring authorities. It will (and must) deliver against the FoDDC's Council Plan and wider agendas.

**2.2** Ultimately the Local Plan must provide for the population of the area including existing residents, newly forming households and persons moving into the area. It needs to support this provision with policies to ensure the existing and new populations are catered for as well as possible, and that includes addressing an ageing population as well as one that will be encouraged to travel less and use different means of travel. Looking over the 20 year plan period and beyond the Local Plan will need to encourage a shift to a more sustainable form of living.

**2.3** From a development point of view the main demands and requirements for new land will come from housing and services to support it. From an environmental point of view the main requirements will be achieving net gain in biodiversity, supporting nature recovery and achieving the necessary climate change outcomes. Together these influences have a major impact on the range of spatial solutions that the Local Plan can entertain and they lead away from the more traditional incremental development approach which tends to exploit spare infrastructure capacity but may not lead to the most sustainable solutions. The Local Plan policies themselves incorporate targets where they are needed, and the plan either explains them or refers to the evidence that they are derived from. The type and quantity of new housing required is established via the LHNA (Local Housing Needs Assessment). A Housing and Economic Needs assessment is being undertaken along with other Gloucestershire authorities, but the roots of this are now contained in a nationally applied formula which sets the basic number of new dwellings that are required to be delivered. At present the FoDD contribution is set at 604 dwellings pa (2025). The new standard method calculates housing need by applying 0.8% of existing housing stock plus an affordability uplift based on a 5-year average ratio.. This follows current (December 2024) government advice. The total requirement of the Local Plan over 20 years is 12,080 dwellings. In order to ensure that this number can be delivered not only will the individual sites need to be appropriate, but a suitable allowance will need to be made in order to ensure that the available land can provide the dwelling completions that are needed. The Local Plan must also provide for some continuity beyond the end date of the Local Plan date in the same manner as sites enabled by the outgoing Local Plan will continue to be developed beyond 2026.

**2.4** The Local Plan must encourage new employment including by way of making new land available. Evidence of the likely changes in the various sectors of the economy suggests what may be needed, but in addition, the Local Plan needs to provide for increased opportunities and an offer that is attractive to business (see Economic Needs Assessment, 2020). Future needs for retail and other services are also addressed along with the health of town centres. There are some major changes from the previous Local Plan not least an increased emphasis on home working and this Local Plan therefore has a different general approach from previous plans. The Housing and Economic Needs Assessment (HENa) being undertaken along with other Gloucestershire authorities will provide further evidence that will be taken into account.

**2.5** The need for supporting infrastructure is calculated from the main changes which are being promoted and the allocation or other plan policies guide its provision. There are existing deficiencies which can be highlighted as well as any new requirements arising from the development proposed in the Local Plan. Lack of infrastructure whether for transport, health services, schools or any other need is a major national issue which is felt in the FoDD.

**2.6** The Local Plan must consider the character of the area, along with the constraints and opportunities that exist and this helps to shape an overall vision of what the FoDD should be like in 2044. Central to this is the need to protect the environment and to enable the area's needs to be met in a more sustainable manner. This means being more resource efficient, protecting the wider environment and supporting nature. Design and the quality of places has always been important in Local Plans but there is now much greater support and guidance at a national level and the Local Plan and therefore the FoDD overall will benefit from this in promoting local policies.

**2.7** Taking into account the need for new development and the demands for conservation and protection of the environment along with the need to shape a more sustainable future, a broad plan vision was established. From this, and by considering the outside influences and requirements, it has been possible to derive a series of issues that need to be addressed alongside objectives that have to be attained in order to deliver the vision. The policies in the Local Plan generally guide progress towards the attainment of the objectives and the proposals are specific actions needed to get there. Although there is a wealth of evidence in support of the Local Plan which is published separately, the following short section explains further the local context within which the Local Plan will operate.

**2.8** The FoDDC's Council Plan 2024-2028<sup>1</sup> and its broad priorities and objectives provide an important part of the context for the Local Plan, and the Local Plan in turn must set out to deliver or help deliver parts of the Council Plan and be compatible with it.

The FoDDC Council Plan (2024-28) has the following priorities

**Overarching Principle:** We strive to meet the needs of the Forest of Dean while taking into account the needs of the Forest's future generations.

**Priority 1: Thriving Communities**

Objective: To foster resilient and inclusive communities that are motivated and competent to adapt to the challenges and opportunities posed by the climate and nature emergencies.

**Priority 2: Decarbonisation and nature recovery**

Objective: For the Forest of Dean to have a protected and enhanced natural environment, and be on target to be carbon neutral by 2030.

**Priority 3: Sustainable Economy**

Objective: To foster economic prosperity while ensuring environmental sustainability and social well-being.

**2.9** All of the above are central to the Local Plan and all need the Local Plan to deliver. Overall, this Local Plan will help shape the FoDD in the manner envisaged by the Council.

<sup>1</sup> <https://www.fdean.gov.uk/media/5cvhr4dn/forest-of-dean-district-council-plan-2024-to-2028-v2.pdf>

**2.10** From early 2020 a new consideration existed, the Covid 19 pandemic. This immediately led to short term constraints and restraints on the economy, put pressure on town centres, many businesses and on providers of services including Local Authorities. Rural planning reforms and covid give cause for a re-appraisal of many policies and approaches, providing incentives for greater home working, more consideration of personal (including active) travel and consideration of the way in which services can be delivered. It underlined the need for resilience in Local Plans and also created additional uncertainty in respect of some areas of evidence bases such as economic forecasts and the 2021 Census. At this (informal draft) stage the Local Plan takes account of the situation as of late 2025.

## Overview

**2.11** The FoDD is an administrative District within Gloucestershire. It is on the western edge of England bordering south east Wales (including Cardiff and Newport) as well as the Bristol area. Its population of about 87,000 (2021 census) is loosely concentrated in an area around (but not inside) the central core, which includes the traditional Forest of Dean (FoD) from which it derives its name. It includes a wide range of landscapes from the sandstone hills in the north (near the Malvern Hills) through the Severn Vale, the Forest itself and the Wye Valley. The Rivers Severn and Wye form much of the border of the southern part of the district which they clearly define. Physical access is heavily influenced by the two rivers, and the main road network and sole mainline railway defer to these barriers which have few crossing points.

**2.12** Within the FoDD there is no one dominant centre and around it there are other larger towns and cities which exert a degree of influence related to their size and proximity.<sup>2</sup> Gloucestershire has a reasonably self-contained housing market of which the FoDD is part and the economy is also quite self-contained. There is a daily flow of commuters to the surrounding centres which, while typical of many areas brings issues such as traffic congestion and is not sustainable. There are opportunities to address some of these issues within the Local Plan. It must promote allocations that offer transport choices including public transport and policies that reduce the need to travel (including by the encouragement of better digital connectivity).

**2.13** Being situated between the larger centres described above and being defined by the physical features referred to makes the FoDD a relatively distinct area although it blends more with its surroundings in the north and part of the east. The landscapes that make it distinct also form constraints and the associated protected habitats underline this. Generally the western and southern areas of the FoDD are more heavily constrained and consequently are less appropriate for new development. Many of the settlements are constrained by physical features, protected sites and landscapes. Some are nationally protected, such as the Wye Valley National Landscape (formerly called AONB) and others, such as the crown land within the Forest of Dean itself, are not able to be developed (with few exceptions such as established employment sites or those used and developed for recreation). Relief and existing access routes form additional constraints and there are areas, again mainly in the west of the district, that are not suitable for major development as a consequence. Many of the constrained areas are important for their ecology and are part of the various nationally and internationally important SSSIs and SACs or lie within their zones of influence.

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2 These are principally Cheltenham, Gloucester, Bristol, Cardiff, Newport, Monmouth, Ross on Wye, Chepstow, Hereford and Ledbury.

**2.14** Areas at risk from flooding are unsuitable for almost all forms of development. They need to be avoided and allowances made for the potential rising sea levels and more extreme flood events. Some of the FoDD is affected by these constraints and some important transport routes are also vulnerable from potential flooding and erosion.

**2.15** Overall there is a complex but often overlapping set of practical constraints that apply over much of the FoDD. Whilst there are some important considerations that apply to areas along the Severn Vale, the Local Plan identifies a number of opportunities and recognises the potential advantages offered by some locations including that of access to the rail network. This overall pattern and greater potential is reflected in the Local Plan strategy of allocating major development. Locations that can allow travel in a sustainable manner and are easily accessible are favoured where other constraints allow and these will deliver better on climate change as well as providing a more long term prospect for continuing sustainable development beyond this plan.

## **Vision and objectives**

**2.16** The overall vision for the new Local Plan is set out below. Many of the components of the vision are also addressed by other documents such as the FoDDC's Council Plan but need the Local Plan to bring them about. Direct actions by the FoDDC, especially through promoting the move to net zero carbon emissions and its regeneration initiatives will be essential, as will public and private investment.

### **Forest Of Dean Local Plan Vision**

- The district is actively engaged in pursuing a low carbon future and new development is designed to enable this while being able to adapt to climate change.
- In 2045 younger people are more likely to want to stay in the district with good access to education, employment and housing.
- The needs of an ageing population have also been incorporated into the design of new development.
- It is a place where healthy lifestyles are an everyday part of living and working in the district.
- The implementation of sustainable development enhances the quality of life for residents and visitors alike.
- The diverse landscapes and heritage of the area is so distinctive that it is nationally and internationally recognised.
- A thriving tourism market is underpinned by a high quality natural and built environment.
- The lack of affordable housing has been addressed through imaginative and sustainable ways providing an appropriate range of tenures which support local communities, services and facilities.
- The area has resilient and diverse employment opportunities with strong links to good local schools embracing, in particular, industries of the future.
- The district is better connected through improved transport, digital and mobile data connections which reduce the need to travel and provide a distinctive local offer.
- The Forest of Dean is known as a special place to start and grow business.

**2.17** The Local Plan's development strategy sets out how we will seek to deliver the vision and objectives for the District. It identifies how much development will be supported, to meet objectively assessed needs, and where that development will be accommodated. It seeks to define the role of settlements within the District and how development will be coordinated with services and facilities at those settlements.

**2.18** There has been extensive consultation and analysis of the type of development strategy most appropriate to deliver the desired vision and strategic objectives for the District. A range of alternatives has been tested.

**2.19** Having taken into consideration local views on key issues, national policy, the Council priorities and evidence the following seven objectives have been identified for the Local Plan to provide for:

### Objectives

#### **Thriving Communities**

**SO1: Accessible Communities** - *Maintaining and improving accessibility to services and amenities, with:*

- Affordable and quality housing for local needs
- Healthcare for all residents
- Active social, leisure and recreation opportunities
- Youth and adult learning opportunities

**SO2: Healthy, inclusive and Safe Communities** - *Developing communities that enable healthy lifestyles; promote social interaction; support the elderly, the young and the vulnerable; ensure public safety and reduce the fear of crime.*

#### **Sustainable economy and infrastructure**

**SO3: Local economy and jobs** - *Providing for a strong, diverse, vibrant local economy that supports existing businesses and encourages new enterprise – enabling balanced economic growth, coupled with enhancing skills and job opportunities across the District.*

**SO4: Town centres and rural hinterlands** - *Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.*

**SO5: Transport and travel** - *Promoting healthier alternatives to the use of the private car and seeking to reduce CO2 emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.*

#### **Our Environment**

**SO6: Climate Change and environmental limits** - *Promoting a development strategy that reduces our District's carbon footprint for 2030, adapts to climate change and respects our environmental limits by:*

- Securing zero carbon development through building design
- Maximising the re-use of buildings and recycling of building materials
- Minimising the amount of waste produced and seeking to recover energy
- Promoting the use of appropriately located brownfield land
- Supporting a pattern of development that can prioritise the use of sustainable modes of transport
- Maintaining and enhancing the green and blue infrastructure network
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources

**SO7: Our District's sense of place and special qualities** - *Conserving and enhancing the District's distinctive qualities based on its special landscape, heritage, townscape and biodiversity. Nature recovery and connectivity will be encouraged where opportunities arise.*

**2.20** The objectives provide a means to understand and take forward the vision and priorities for the District. This can help us to assess the relative merits of potential locations for strategic growth set out in this preferred strategy. Whilst there is overlap between these objectives, they do fall into three topic areas: (i) homes and communities, (ii) economy and infrastructure and (iii) environment. Each of these form the basis of the suite of policies that follow later in this draft Local Plan.

**2.21** The Strategy seeks to support the proposed objectives. The Local Plan's development strategy sets out how we will deliver the vision, priorities and objectives for the District. It identifies how much development will be supported, in order to meet objectively assessed needs, and where that development will be accommodated. It seeks to define the role of settlements within the District and how development will be coordinated with services and facilities at those settlements.

**2.22** The Local Plan's development strategy will distribute at least 12,500 additional dwellings and new employment land to meet needs for the next 20 years. The strategy supports the development of inclusive, diverse communities, with housing and employment in close proximity and good access to wider services and facilities, to reduce our carbon footprint and to improve the District's sustainability and self containment.

**2.23** The strategy will concentrate housing growth at the main towns of Coleford, Cinderford, Lydney and Newent, where there is best access to services, facilities, jobs and infrastructure. Housing and employment growth will also be centred at two new settlements, where there is the potential to create new sustainable communities along garden village principles (set out TCPA advice concentrated at accessible locations along important transport corridors. In order to meet wider development needs and to support and improve existing services and facilities at larger villages, modest levels of growth will be delivered at the small villages. The settlement hierarchy is set out in the Draft Local Plan. Some growth potential is limited by environmental constraints.

**2.24** The strategy will concentrate housing growth at the main towns of Coleford, Cinderford, Lydney and Newent, where there is best access to services, facilities, jobs and infrastructure. Housing and employment growth will also be centred at two new settlements, where there is the potential to create new sustainable communities along garden village principles (set out TCPA advice concentrated at accessible locations along important transport corridors. In order to meet wider development needs and to support and improve existing services and facilities at larger villages, modest levels of growth will be delivered at the small villages. The settlement hierarchy is set out in the Revised Draft Local Plan. Some growth potential is limited by environmental constraints.

**2.25** Some limited development at small and medium-sized sites immediately adjoining settlement development limits at smaller villages may be allowed, to meet specific identified local development needs (i.e. exception sites for first time buyers, self build and custom build housing, rural exception sites), subject to being able to overcome environmental constraints. Within the Wye Valley National Landscape Area and Crown Forest areas, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape.

## Forest of Dean Biosphere

### Forest of Dean Biosphere

In seeking to achieve the Council's priorities a Biosphere designation is sought. Planning projects will be need to take into account the objectives of the Forest of Dean UNESCO Biosphere Reserve ensuring that its unique natural, cultural, and socio-economic values are protected and promoted for present and future generations.

Biosphere objectives are to:

- Recognise and safeguard what is Special and Valued about the Forest of Dean
- Celebrate the natural, social and cultural heritage of the area
- Facilitate Community and Stakeholder Participation in the future
- Support Sustainable Development and Prosperity for Forest of Dean
- Respond to the Climate Emergency supporting Resilience, Adaptation & Self Sufficiency

The designation of the Forest of Dean as a Biosphere Reserve reflects its outstanding natural and cultural heritage. Biospheres are internationally recognised under UNESCO's Man and the Biosphere Programme as living laboratories for sustainable development.

The local plan as a whole has been drafted to reflect and support a Biosphere designation supporting at its core the three functions of a biosphere:

- **Conservation:** Protecting landscapes, habitats, and species.
- **Development:** Fostering sustainable economic and social growth.
- **Learning:** Supporting research, education, and awareness.

## Plan Order

**2.26** The Local Plan policies and proposals are set out with a series of strategic policies which establish the overriding principles within which the policies for places are framed. Policies for Homes and communities including strategic development and site specific proposals starting with the towns and new settlements and then the villages which have a defined settlement boundary. This is followed by policies on the Economy and Infrastructure and some site specific policies which are not linked to settlements. This is followed by policies on the environment and and then a section about monitoring, and a series of appendices and a glossary.

### **3 Context for Strategic and Core Policies**

**3.1** The core policies of the Local Plan express the fundamental principles on which it is based and are reflective of both the overall approach of ensuring sustainability and the essential requirement that the Local Plan provides for the needs of the area. Following these are a number of strategic policies which set the context for the Local Plan in a manner which is set by the core policies. An example of this would be the core policy, which is to achieve carbon neutrality, a strategic policy guiding the pattern of development which will help achieve this and design, access and infrastructure policies which will guide the nature of development. Another example could be the strategic policies which seek GI and net gains of biodiversity setting the context for allocation proposals for the development of particular sites which then follow their guidance.

**3.2** The Local Plan has arrived at a strategy which has been tested and which makes major strategic allocations for mixed development at sustainable locations where there are opportunities around the towns and in two new communities. It promotes development around Lydney to enhance its role in supporting the district as a whole. There are a number of sites identified for development at a number of other large settlements, as well as a few smaller proportionate ones. All are broadly in accord with the settlement hierarchy, though additional services and facilities will be needed at the major development locations. Importantly the Local Plan carries forward a number of sites that have been identified for development in the previous Allocations Plan. Some are expected to continue beyond the previous plan's horizon of 2026. Most notable in this category is land included in the east of Lydney allocation.

**3.3** The proposed strategic allocations are intended to enable a sustainable pattern of development to be achieved. All are made in a manner that reflects the need to ensure that the Local Plan makes certain that the FoDD will reduce its carbon emissions. The Local Plan strategy is one of taking opportunities that exist where they can deliver sustainable solutions and therefore a greater percentage of new development sits within the major strategic allocations. An emphasis is given to new development at Lydney, albeit through the implementation of existing commitments and an addition to the west of the town. Smaller scale but still strategically significant change is promoted in Newent and Beachley. Supporting allocations are proposed at two new settlements as well as at Cinderford and Coleford including through existing commitments. Development is proposed by creating 2 new communities near transport routes in the north of the district. Some larger development is proposed at more accessible villages. Smaller settlements that have no allocations complement this approach and it is acknowledged that they will continue to evolve through the life of the Local Plan with more local needs being met (for example for affordable housing).

## Local Plan Strategy

**3.4** The following sets out the main elements of the spatial strategy for new development which is in conformity with NPPF expectations. They are made to deliver growth as required in the District in the most sustainable manner.

### Local Plan Strategy

**1. Town Growth:** Concentrate housing, employment, and infrastructure investment in the main towns (i.e. Coleford, Cinderford, Newent, Lydney), where services, transport links, and employment opportunities are strongest.

- Focusing mixed use, housing and employment growth at the four towns. This will support the continued growth of Lydney to enhance its role as the largest settlement. New development at Newent will require improved public transport links and services to meet its own requirements and at Coleford to support its services and Cinderford to support its continued regeneration. The allocations will provide associated employment services, open and greenspace. This will include development of areas previously allocated and or under construction and development is likely to continue through the plan period.

**2. Larger and Small Settlements:** Allow modest growth in larger and some smaller villages with good accessibility and existing facilities, supporting local needs and rural vitality.

- Focus development within the rural areas to the larger villages, helping to maintain their vitality and the sustainability of local services and supporting appropriate development at some of the smaller settlements to help meet the local needs of the rural communities.

**3. Reuse of an Existing Brownfield Site at Beachley Barracks for Mixed Use Development:**

The allocation will provide for homes and mixed commercial and employment generating uses, community facilities including a primary school appropriate health provision and a place of assembly. The scheme must demonstrate that it can be satisfactorily provided for in terms of transport and active travel.

**4. New Communities:** Identifying one or more new settlements and promote a scale of development that would create a new sustainable community supported by the appropriate infrastructure.

- Allocation of strategic mixed use (housing and employment) growth at one or two new settlements to provide jobs close to where people live.

**5. Outside Settlement Boundaries:** Limit development to rural exception sites, and agricultural diversification, thereby conserving landscape character and avoiding unsustainable and isolated development in the open countryside.

## 4 Strategic Policies

**4.1** This section of the Local Plan includes key policies to which the remainder of the Local Plan relates. The first establishes the overriding principle of sustainable development and its importance to the FoDD and its wider context. Others set the scene for the location of new development, covering the settlement hierarchy and protection for the countryside. Although it is essential that the Local Plan be read as a whole, development proposals will need to explicitly refer to these root policies as part of their consideration. The allocations made in the Local Plan are compliant with them and it will be a requirement to demonstrate that resulting applications are too. Complementary policies related to construction and use and regulation of carbon emissions and policies for the protection of land, important characteristics and features of the district follow, as do policies seeking improvements in the wider environment.

### Sustainable Development

#### Policy RLP. I

##### Sustainable Development

All new dwellings or development above 250sqm must be sustainable, considering their location, construction and operation of the new development. Development should demonstrate how it responds to the climate and nature emergencies (Zero Carbon district by 2045). In meeting this general requirement, both the physical impact of the structures proposed and any activities that may result will be taken into account.

It must contribute to carbon reduction in a manner that can be shown to support the Forest of Dean being a zero carbon district by 2045 and remaining so thereafter. It should be carbon neutral as a minimum.

The following are required:

1. a design to reduce vulnerability to and provide resilience from the impacts arising from a changing climate.
2. development to be located so that the form and mix and/ or proximity to essential services and facilities reduces the need to travel and offers accessible sustainable travel.
3. design and location of schemes which provides facilitates for walking and cycling for access to services, employment and for leisure trips
4. development which provides or has easy and safe access to public transport able to provide a usable service especially in the case of larger schemes (over 25 dwellings)
5. design and location of schemes which provides facilitates for walking and cycling for access to services, employment and for leisure trips
6. development which provides or has easy and safe access to public transport able to provide a usable service especially in the case of larger schemes (over 25 dwellings)
7. to have a long term positive impact on the locality through design and by being adaptable to changing user demands within the scope of the LP
8. to be designed to maximise green infrastructure (GI), support nature recovery and improved biodiversity (including but not limited to any requirements for net gain), making optimum use of and enhancing water courses and other features.
9. proposals for new development must demonstrate regard for healthy places and take account of national guidance and best practice that promote healthy development principles, including those proposals for development and spaces which are, but are not limited to being: a) readily walkable, inclusive, safe, with convenient access for all to healthcare, the natural environment and opportunities for healthy food growing, and social interaction, b) Provide a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community.

Small scale development such as domestic extensions and other minor changes will be required to show how they broadly comply with the above and why any the specific requirements listed cannot be met. Exceptions may be made where a particular location is essential or where the development concerned is otherwise acceptable and is related to an existing use. These should be considered in the energy assessment.

The above policy sets out the overriding principle that development that takes place must do so in a sustainable manner and in doing so demonstrate that it contributes to the overall aim of carbon neutrality by 2030. Allocations made in the LP are considered to be able to be compliant with the policy but individual applications will need to demonstrate their compliance whether or not on allocated sites when planning applications are being considered. Development which does take place must be suitable for the long term needs of the area. The creation or maintenance of a healthy environment in which to live is the overall aim and the means to achieve this is set out throughout the Local Plan.

*The policy is an overarching one to ensure that development proposals meet the climate change objectives set in the LP and by the FoDDC. It contains a requirement for developments to demonstrate how they will achieve the required objectives. It will help ensure that the LP's climate objectives are met.*

## Infrastructure

### Policy RLP. 2

#### Infrastructure

Development proposals must be able to demonstrate that the infrastructure they require is available or can be provided in an efficient manner. This includes on and off site facilities and open space. Any needs arising may be sought to be met by S 106, any infrastructure levy if it applies and/ or other planning agreements and by other means (such as the investment proposals of the providers). Facilities or services must be accessible and delivered in a manner that supports climate change and biodiversity strategies.

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the Local Plan development strategy. This will be achieved by:

1. The preparation and regular review of the Infrastructure Delivery Plan (IDP) for the District that will set out the infrastructure to be provided by partners, including the public sector and utilities
2. Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities
- 3.. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development

In particular, where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected.

Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement. Various types of contribution will be used, including the following:

- i. In-kind contributions and financial payments
- ii. Phased payments and one-off payments
- iii. Maintenance payments
- iv. Pooled contributions
- v. A combination of the above.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

The policy seeks to ensure that infrastructure is provided in order to support the needs of development and that it will be provided in an efficient manner

*The policy is able to be positive in terms of climate change by ensuring that infrastructure is provided in support of new development. This may have a positive effect for example by reducing the need to travel and will also ensure the needs of development are met in an efficient manner. GI and related enhancements are likely to benefit both adaptation and mitigation.*

**4.2** In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs and ensure that transport improvements take place to address the traffic and travel consequences of new development. New development can create a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. The Council will consider viability and deliverability aspects in accordance with national advice.

**4.3** Community needs can include affordable housing, allotments, community orchards, education, healthcare facilities, emergency services, security, leisure activities, transport infrastructure, public utility infrastructure, flood risk management infrastructure, community facilities, play and green infrastructure. This may involve new provision by way of a legal agreement or planning condition and if applicable by the contributions under a levy or other means. It will include open space, green and blue green infrastructure, transport, information technology and education provision as well as health and community/ assembly spaces.

**4.4** Currently most infrastructure required by a new development will be provided onsite by the developer and incorporated within the overall design concept for the scheme. In cases where off-site provision is required, various types of contributions can be secured, depending upon the nature of the proposed development. The Council collects developer contributions through planning obligations by means of legal agreements. Developer contributions may be secured retrospectively when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth.

## Settlement Hierarchy

### Policy RLP. 3

#### Settlement Hierarchy

Development proposals will be expected to take account of the hierarchy of settlements in that the scale of change proposed should be broadly in keeping with the settlement concerned and its facilities. As a guide the following approximate scales of development in addition to any LP allocations are likely to be appropriate under this policy for those proposals normally expected to take place within settlement boundaries.

The settlement hierarchy is a key element of considering sustainable development by demonstrating the context of existing settlements and the low carbon accessibility of the services they provide.

1. In towns and major villages; a range of uses and scales in accord with other policies and proposals in the Plan will be acceptable
2. In large villages; housing in small groups (typically less than 10 dwellings) and smaller scale together with other development in accord with other policies (including allocations) made by the Plan
3. In small villages; development within the settlement boundary of a small scale (typically one two or three dwellings or other appropriate generally small scale uses).

Elsewhere (including settlements without DSBs) new development will be closely controlled in accord with other policies of the LP.

It is recognised that settlements interrelate and such relationships, especially those indicated in the LP can help support changes in a sustainable manner and may enable exceptions to be made.

One notable exception to the above will be in the promotion and development of small schemes of affordable housing directed to very local (e.g. individual parish) needs. These will be expected to be able to access an appropriate level of services including transport.

Proposals for conversions or the development of previously developed land must take account of the hierarchy and comply with other policies of the LP. A greater degree of flexibility may however be applied where there are benefits in supporting a conversion (for example to retain an important building) or redevelopment of a previously developed site (bringing it back into economic use in a sustainable manner).

This policy sets out the principle that the scale and nature of development should generally be related to the function of the settlement at which it takes place. While this is not an absolute rule, for example where there may be specific allocations in a plan for major development or a requirement to meet a specific need, such as a new school, its intention is to guide development in a manner likely to be generally sustainable. All proposals will need to demonstrate adequate infrastructure will be available.

*The policy should have a positive impact on climate change, as although it promotes additional development it does so in a manner that is more sustainable*

**4.5** The policy is primarily intended to provide a context for allocations other than those for the major strategic sites and to guide non allocated development. It is intended to support and encourage development

that is more sustainable. Proposals for development normally expected to take place within defined settlements (i.e. within settlements that have a defined boundary in the LP) will be assessed against it as a starting point in their assessment using the thresholds as an approximate guide. Constraints that apply to particular settlements or localities will also need to be taken into account as well as any interdependencies between settlements and any other relevant plan policies.

**4.6** The LP has in its evidence base material that establishes a broad settlement hierarchy in the FoDD. This is based on both the function of and the size of settlements and one purpose of it is to be able to inform judgements about the capabilities and suitability of the settlements as locations for further growth. It is an important principle that change should be broadly proportionate to the size and function, with the expectation that there will be some facilities to support it. The hierarchy is reflected in the LP's allocations except in the case of some of the strategic allocations where the development expected will need to include additional services and infrastructure. Development in accord with the hierarchy is likely to be able to be generally sustainable subject to its compliance with other LP policies.

**4.7** The policy sets out guidelines that could accommodate small developments in all defined settlements, though it would expect groups of dwellings to be accommodated mainly in large or major villages. There may be exceptions where a larger scale of change not covered by LP proposals may be acceptable when tested against the LP as a whole. These will almost certainly involve redevelopment or conversions but must still comply with the other LP policies. Generally the scale of a development proposed should relate to the services available and the expected need. It may be appropriate to take account of nearby facilities in another (accessible) settlement especially in parts of the forest ring. A single dwelling should be accessible and able to access some basic services, hence the policy that it should be in a settlement with a defined boundary. Larger groups of dwellings will need to be located for easy access to a proportionately greater range of services.

**4.8** Very small settlements not mentioned in the settlement hierarch will be treated as open countryside, where development will be restricted to that which contributes to diverse and sustainable farming enterprises, recreation or tourism, or involves the conversion of rural buildings and the provision of essential community facilities, in accordance with countryside policy.

**4.9** There will be exceptions where some development is expected to take place in the countryside (outside and possibly away from defined settlements). There is still a requirement for this to address all of the other LP requirements but the overall balance may support a proposal which for example needs a rural location, is tied to a particular site, or is supported by other policies such as farm diversification or provision of rural housing for local needs. Policy RLP. 4 A Quality Living and Working Countryside (Outside Settlement Boundaries) (below) is especially important in evaluating such proposals.

**Table I Settlement Hierarchy**

<b>Settlement Hierarchy</b>	<b>Settlement</b>	
Towns- all defined by settlement boundary	Cinderford, Coleford, Lydney and Newent	
Major Villages- all defined by settlement boundary	Bream, Drybrook and Harrow Hill, Glynchbrook (anticipated) Joys Green-Lydbrook-Worrall Hill, Mitcheldean, Newnham on Severn, Tutshill and Sedbury, Whitecroft-Pillowell-Yorkley, West of Severn (anticipated)	Major villages, two which are closely grouped (Whitecroft- Pillowell and Yorkley plus Lydbrook, Worrall Hill and Joys Green and are treated as major villages for the purposes of the Plan. Further development will be achieved through our strategic allocations, Glynchbrook and West of Severn are proposed new garden villages.
Large Villages- all defined by settlement boundary	Blakeney, Clearwell, Huntley, Littledean, Longhope, Parkend, Ruardean, St Briavels, Sling, Staunton/Corse, Woolaston	Villages with some services.
Small villages- all defined by settlement boundary	Alvington, Aylburton, Beachley, Brierley, Brockweir, Bromsberrow Heath, Dymock, Edge End, Ellwood, English Bicknor, Kempsey Green, Hartpury, Newland, Northwood Green, Oldcroft, Redmarley, Ruardean Hill, Ruardean Woodside, Staunton (Coleford) Redbrook, Westbury on Severn,	Smaller villages with variable service provision
other settlements- no settlement boundary	Numerous	Variable characteristics- generally small often dispersed

## A Quality Living and Working Countryside (Outside Settlement Boundaries)

### Policy RLP. 4

#### A Quality Living and Working Countryside (Outside Settlement Boundaries)

In order to protect the separate identity of settlements and the qualities of the countryside (including its built and natural heritage), proposals outside identified settlement development boundaries will not be permitted except where these principles are complied with:

1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or
2. It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, recreation leisure and tourism; and/or
3. It is a 'rural exception site', where development is appropriate, sustainable, affordable and meets an identified local need; and/or
4. It is demonstrated that the proposal is enabling development, required in order to maintain a heritage asset of acknowledged importance; and/or
5. It is a replacement dwelling or subdivision; and/or
6. It is a house extension; and/or
7. It will involve essential community facilities and other public infrastructure; and/or
8. It will involve the re-use of an existing rural building; and/or
9. It is a scheme of up to 9 dwellings at a designated settlement, to meet identified housing needs or address demographic imbalances and is supported by the local community
10. It is an allocated site in the Local Plan.

For any proposal, the potential impacts to be considered will include those on landscape, ecology including any watercourses, amenity (visual and noise/ disturbance), and those arising from travel and trip generation (taking into account the availability of a choice of modes). Both the physical impact of the structures proposed and any activities that may result will be taken into account.

Where development accords with any of the principles clearly listed above, it will only be permitted in the countryside if:

- i. it does not have an adverse impact on heritage assets and their setting; and
- ii. it does not have an adverse impact on natural assets, PROW and/or landscape character; and
- iii. it does not lead to excessive encroachment or expansion of development away from the original buildings;
- iv. in the case of dwellings for a farming or forestry enterprise, it is accompanied by an appraisal to justify the development in terms of a functional test, a financial test and that there are no other dwellings or buildings within reasonable proximity that could be used; or
- v. in the case of proposals to re-use redundant or disused rural buildings, these should be capable and worthy of conversion without substantial reconstruction or significant alteration. Any such conversion will involve a building that positively contributes to an established local character and sense of place and the conversion should maintain the character of the original building and provide an enhancement of its immediate setting. In the case of replacement buildings, they must bring about environmental improvement; or
- vi. in the case of extensions to buildings, it does not result in an inappropriate increase in the scale, form or footprint of the original building; or
- vii) in the case of replacement dwellings, the proposal must

- bring about environmental improvements and not result in an inappropriate increase in the bulk, scale, form or footprint of the original building; or
- vii. in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use or replacement of an existing building.

This policy applies national planning (NPPF) principles of ensuring that development adds to the overall quality of the area to proposals likely to be made for change within the countryside. It details how the impacts of these will be evaluated and how they will be required to demonstrate they meet the LP's requirements. It is intended to protect the area from development which could undermine its qualities but also support a range of activities and development which can conserve its qualities. The policy will have a beneficial impact on climate change in requiring and promoting sustainable development.

*The policy will have a beneficial impact on climate change in requiring and promoting sustainable development*

**4.10** While promoting and enabling sustainable development the Local Plan must ensure the wider environment is conserved. Much of the countryside (designated or not) is sensitive to change and therefore vulnerable to development that does not respect the environment in which it is proposed. Adverse impacts may be a direct result of the physical form of the development itself or could arise through its use and activity. These impacts may be localised or may be part of a cumulative trend or shift.

**4.11** The NPPF and other government guidance makes clear that planning policies should ensure that developments will "enhance the natural and local environment" and "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland" (para 187, 2024 NPPF). This policy is especially important in seeking to regulate the way in which development can impact on the landscape, not just from the built form of any development but also the impact of its use.

**4.12** The policy promotes sustainable development (that which does not limit the enjoyment of future generations) in rural areas, and is primarily intended as additional guidance to protect the character and environmental qualities of the Forest of Dean by ensuring that development proposals are considered in relation to their potential impacts. The location and the use as well as the nature of the development itself will be material. Preventing the proliferation of development in areas away from existing settlement development limits is important, as they are not generally well located for the facilities and services their users need. Within the countryside, proposals for additional development outside settlement development boundaries are likely to lead to increased use of the private car as the rural areas are poorly served by other transport modes. Such development would be contrary to national policy. Proposals may be able to address deficiencies in accessibility to services through the provision of new infrastructure. The countryside in some locations may be important to avoid the coalescence of towns and villages and to retain their individual character. These areas should be protected to retain visual and physical separation.

**4.13** The Council will facilitate and promote sustainable patterns of development and sustainable communities in rural areas. The policies in this plan are intended to sustain, enhance and, where appropriate, revitalise country towns and villages (including through the provision of affordable housing) and for strong, diverse, economic activity, whilst maintaining local character and a high-quality environment. The LP seeks to encourage tourism and recreation for example that is in harmony with the environment but must recognise the need to guard against such development undermining the qualities of the area that it is seeking to promote. Physical structures may do this and likewise enterprises which generate large amounts of road traffic or concentrate potential activity in especially sensitive areas. One example is the way in which visitor pressures on the Severn Estuary need to be managed as identified in the Severn Estuary Mitigation Strategy 2024. As well as tourism and recreation there will be a need to support rural businesses that need to be located in a rural area and enable diversification of existing farms and other enterprises.

**4.14** Proposals for intensive agricultural units will be discouraged due to their known adverse effects on air and water pollution. Community facilities include development for health (including preventative social care and community support services), cemeteries, education, play and leisure or culture together with libraries, village/community halls, public houses and religious buildings. The Council recognises the role of leisure and recreational activities (that do not require significant buildings) to support small rural communities. To ensure these policies are relevant and effective, the Council will work with parish and town councils, rural communities and businesses to establish their needs and priorities.

**4.15** Another concern arises from proposals for replacement dwellings in the countryside, where proposals will need to demonstrate that they represent a more sustainable solution than updating the existing dwelling in terms of energy use (in construction and use) as well as complying with other policies of the plan.

The countryside policy is written to take full account of the current protective and other designations that apply to the FoDD. These include two National Landscapes (AONBs) the Forest of Dean itself and numerous national, international and locally defined areas which protect the natural environment. At present FoDDC and partners support a Biosphere Reserve (BR) which is referred to in the Strategy introduction. The potential changes that may arise from these considerations will need to be fully taken into account in the Local Plan policies. The policies as currently proposed are compatible with them, as the key principles of promoting a more sustainable form of development to the benefit of the community are embodied in both a possible enhanced National Landscape and a Biosphere Reserve. Biosphere Reserves in particular is considered to offer an inclusive means of embracing beneficial change with positive benefits to the community and environment as well as supporting a more sustainable economy.

## Strategic Locations Of New Development

**4.16** The Local Plan strategy is one of concentrating development at the major centres and at locations where a new planned environment can be created. At present the need is for new housing to match the expected total of about 12,000 dwellings to be delivered between 2025 and 2045, or about 604 pa. This "need" is the result of applying the basic government calculation, the new standard method to a figure for the expected growth in household numbers and then using the prescribed method of adjustment for affordability. For this version of the Local Plan however provision is as above with about 1900 dwellings considered able to be provided on existing committed sites. A net requirement for somewhere around 12,080 dwellings to be met on new sites mainly allocations in this Local Plan but there is an additional assumption for future small sites and an element of windfall.

**4.17** The pattern of additional housing development over the plan period will follow the overall strategy and also that of other allocations in support of the strategy. The table below sets out the overall picture whereby during the plan period a total of about 12,080 (plus between 5% and 10%) new dwellings. This allowance is considered reasonable for the Revised Draft Local Plan although the actual requirement will be considered against the prevailing methodology and any changes in the calculation that may be introduced through government changes to the Local Plan system. This delivery note provides a brief commentary to accompany the housing trajectory for 2024-29 for the Forest of Dean District (FoDD). It concentrates on the delivery and activity during the year (2024/25).

**4.18** In the table is the basic calculation of requirement, the current commitments by way of allocations that are being carried forward (having been reviewed), and proposed new allocations. There is an allowance for the contribution of small sites (under five net capacity) and for unidentified sites that are larger but not allocated. Both these allowances are considered necessary and are conservative including conversions, development resulting from Prior Approvals, and sites such as small previously developed areas that are not allocated in the Local Plan.

**Table 2**

Allocation plan sites and permissions i.e. carried over allocations and current sites	1802
Revised Draft Plan allocations (approximate)	10,829
Total Revised Draft Local Plan allocations	12,631
Small sites estimate plan period	800
Total potential	13,431

**4.19** The Local Plan strategy allocates three major sites likely to be brought forward in the later part of the plan period at Beachley, plus the 2 new proposed settlements. In addition allocations to support the continued development at Lydney and proposes an expansion at Newent are expected in the medium term. These locations can accommodate over much of the identified need (requirement) and the policies and proposals below show how this could be delivered. The Local Plan will be subject to further consultation

before it is submitted for examination and may be amended as a result of changes for other reasons such as national guidance and the council's own wishes.

## Policy RLP. 5

### Strategic Sites

Major strategic sites are identified in order to meet the needs of the district while making a sustainable contribution to the area's economy, community and environment. They are proposed where transport linkages can be created, enhanced or used which promote the use of public transport, reduce the need to travel overall and allow and encourage cycling and walking. In all cases the form of the development will be expected to include greenspace as an integral part. The locations identified are as below:

#### **Mixed development at Lydney**

Land for housing to accommodate about 1800 dwellings, associated open space, employment, services, and associated greenspace is allocated at Lydney, chiefly to the east of the town but with one allocation of 450 dwellings to the West. This will include the development of areas previously allocated and/ or under construction and development is likely to occur throughout the plan period.

#### **A new mixed development centred on MOD land at Beachley to accommodate:**

1. About 600 dwellings to be developed in the second part of the plan period
2. About 5ha mixed commercial and employment generating uses
3. Community facilities, which may serve the wider area, a local centre to include a primary school, appropriate health provision and a place of assembly
4. Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting.

Development and allocation is conditional on the ability to demonstrate that the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and that the current or improved infrastructure can accommodate the trips arising. Development may then be phased in accord with the availability of satisfactory transport provision. It is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. As this allocation depends on the vacation of the existing army camp, it is unlikely to be commenced until the second part of the plan period and the decision to vacate the site (in 2032) might be subject to review.

#### **Mixed development at Newent**

Land for mixed uses to accommodate about 1000 dwellings, associated employment generating uses, infrastructure and greenspace, adjoining the southeast of the town to be developed in step with supporting infrastructure including transport.

#### **Mixed development at Coleford**

Land for about 700 new dwellings and supporting development including employment will be allocated. This includes providing for about 260 dwellings on existing sites with the remainder on newly identified land.

#### **Mixed development at Cinderford**

Land for about 635 dwellings, including sites presently allocated and with permission, xha employment and mixed uses will be identified at Cinderford in support of the town's continued regeneration

#### **Mixed Development at two new communities**

Land for about 4500 dwellings, to be developed in the second part of the plan period at two separate locations at Glynchbrook (Redmarley parish) and to the Land to the West of the Severn (Churcham parish),

mixed commercial and employment generating uses, Community facilities, a local centre to include a primary school, appropriate health provision and a place of assembly and greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting.

Additional policies in respect of the above are contained in the relevant settlement chapters of the Local Plan.

#### **Elsewhere in the plan area**

Land will be allocated elsewhere in the Local Plan area to provide about 2325 dwellings and mixed development at the other villages which together will account for about 18% of the total allocations.

The policy above sets out the main elements of the spatial strategy for new development and lists the largest broad locations

*The spatial strategy and the allocations themselves are made to deliver growth as required in the FoDD in the most sustainable manner. Delivery in accord with the Local Plan will ensure their implementation meets the climate change requirements of the plan.*

**4.20** The strategy for the Local Plan is to propose the continued development of Lydney in order to enhance its role in the FoDD as the largest single settlement and to benefit other areas from its increased importance. New development at other centres will complement this in particular the proposed re use of Beachley Camp and the development of Newent in a manner that enables issues that have arisen from the past incremental approach to be addressed. Although the policy refers to the approximate additional dwelling numbers proposed the strategy will bring supporting development, employment, areas of open space and additional facilities in parallel to the new housing. Transport improvements and facilities to support a reduced need to travel along with public and active travel are especially important. The major allocations will require masterplanning and all will need considerable greenspace for recreation and biodiversity .

**4.21** The strategy allocates two new settlements in the parishes of Churcham and Redmarley they account for 42% of the total housing allocations. A significant amount of the Local Plan's requirements will be met at the main towns Lydney, (14.5%), Newent (7.9%), Cinderford (5.34%) and Coleford (5.5%) (It draws on the settlement hierarchy Policy RLP. 3 Settlement Hierarchy and on the availability of services and suitable travel options, some of which will need to be provided or improved in order that the development envisaged can take place.

**4.22** The strategy should enable a more sustainable future but depends on the capacity of existing settlements. Planned comprehensive development in a relatively concentrated location can be the best way to support improved services including transport and for that reason there are a number of villages identified which will need to accommodate change. They occupy areas of the FoDD that are less constrained, enjoy better access to major centres and are better open to the use of public transport as well as active travel.

**4.23** Although relatively large in scale the allocations for land at Lydney include the area which is currently being developed and some of the remainder has planning permission. The sites with permission or identified

in the 2018 Allocations Plan are expected to continue to be developed throughout the earlier part of the plan period and provide an important part of the total supply of housing as well as employment and other facilities. The additional land should then follow. A masterplan approach is essential in order to ensure this can be achieved and policies in support of the town centre and other areas will provide a comprehensive approach.

**4.24** Beachley Camp is a proposed allocation based on an existing MoD site, currently occupied but due to be vacated by 2032. It is a site that is required to contain a new mixed form of development with the main land use of housing. It is likely to accommodate about 600 new dwellings and can only deliver in step with the provision of transport measures which address the current problems of access to and through Chepstow. This may be a combination of service and physical improvements and some may need to be directly delivered by the development. Transport improvements may arise as a result of the current studies, specific development requirements or a combination of the two. Chapter Policy RLP. 59 Beachley Barracks of the Local Plan shows how this allocation will be implemented. It is an allocation for mixed uses both to provide for the expected residents and also to offer the potential to serve a wider area. The employment generating uses that are expected may include facilities serving a wider community, as well as the more traditional manufacturing and service activities. Any development at Beachley will need to demonstrate its overall sustainability and how it protects and enhances the environment.

**4.25** Land at Newent is allocated for a mixed use development to the southeast of the town. The development will need improved public transport links to Gloucester in order to ensure that it is able to comply with other policies in the plan. It will need to be designed both to meet its own requirements and provide an additional focus for the southeastern part of the town with connections to existing highway and other access routes. The allocation will be required to enable good linkages to the town centre and the GI will be planned to connect to that already on the edge of the present town and to the countryside beyond. A wide range of land uses are expected both to provide employment and to serve the population. These requirements are detailed in the allocation Policy RLP. 55 South East Newent

**4.26** Further growth is expected in and around Coleford in recognition of the services and other opportunities available. The scale of change will concentrate on sites that were identified in the previous Local Plan with the exception of one site to the west of the town. A small number of additional sites are identified keeping within the constraints that exist in and around the town.

**4.27** The Local Plan continues to promote additional development at Cinderford as it is an important sustainable location as well as a priority for continued policies for regeneration. The town is heavily constrained by landscape and the statutory forest itself. One site at St Whites Farm/ Sneyds Wood is allocated for housing, elsewhere sites offer some opportunities for previously developed land to be used again.

**4.28** Although individual allocations which are not named above are not strategic, their distribution is an important part of the plan strategy and it broadly follows the settlement hierarchy. They are listed in the following policies and are also repeated in the individual settlement chapters where greater detail is provided about how each should be implemented.

## Supporting Allocations

### Policy RLP. 6

#### Other Housing Sites

In addition to the major strategic allocations at Lydney, Beachley, Newent, Coleford, Cinderford, Glynchbrook and West of Severn, land is allocated at the following locations for new housing in accord with the following table:

Alvington, Aylburton, Blakeney, Bream, Drybrook, Hartpury, Huntley, Littledean, Longhope, Lydbrook, Mitcheldean, Newnham on Severn, Staunton(south), Sedbury/ Tutshill, Sling, Yorkley, Westbury on Severn, Whitecroft and Woolaston.

**Table 3**

Location	Area (ha)	Number	Origins
Alvington, Garland Road	3.21	15	new site
Aylburton Chapel Hill	1.06	30	new site (Draft 2024)
Aylburton, Land off Stockwell lane	0.7	15	new site
Beachley Barracks	19.92	600	new strategic site and location by redevelopment (Draft 2024)
Blakeney, Land off Colsty Meadow	1.5	50	new site
Bream, Lydney Rd	1.51	45	new (Draft 2024)
Bream, High Street	0.79	12	revised allocation mixed development
Bream, Ryelands Rd	0.68	15	retained from previous LP
Bream, Land to the rear of the Winding Wheel, Coleford Road	1.3	40	new site
Bromsberrow Heath (East), Land to North of Beach Lane	0.8	25	new site
Bromsberrow Heath (West), Land to North of Beach Lane (West of Croft Farm)	1.3	40	new site
Bromsberrow Heath, Land to North of Business Park	0.4	10	new site
Cinderford Causeway Road including changes	11	120	retained, modified site area
Cinderford St Whites including Sneyd Wood Rd	24.1	286	modified

Location	Area (ha)	Number	Origins
Cinderford, Station Street	4.42	160	modified
Cinderford, Valley Rd increased site area	2.40	49	modified previous allocation has permission
Cinderford, Newtown Road Steam Mills	1.2	20	new site
Cinderford, Foxes Bridge Road (former Mobility Aid/Adult Training Centre)	0.6	30	new site
Coleford Broadwell FC	2.14	62	new (Draft 2024)
Coleford Kings Meade	1.76	48	retained
Coleford North Road Broadwell	2.36	70	retained part has permission
Coleford, Owen Farm West	5	125	new site
Coleford, Poolway Farm and north of Hospice (revised area)	5.94	260	retained and extension
Coleford, Broadwell Farm	1.7	90	new site
Coleford, Land at Parkend Road, Coalway	0.57	10	new site
Coleford, Land to the South of Lords Hill and Broadwell Road, Coleford, 3 sites	0.7	40	new site
Drybrook rear of Drybrook Farm	4.27	200	modified additional land added to draft plan and former allocations
Glynch Brook	165	3500	new community site
Hartpury, Broad Street South	3.1	50	new site (draft 2024) extended
Hartpury, Over Old Road	1.85	51	new site (draft 2024) has resolution to permit part of site (extended site)
Hartpury, Land North of Broad Street	0.46	10	new site
Huntley, former Golf Course,	6.0	125	new site
Littledean Beech Way	0.84	17	retained former allocation
Littledean, Sutton Rd (east)	2.56	76	new site (draft 2024) extended
Longhope, Land at the Wend	1.9	30	new site
Longhope, Land at Church Road	0.41	13	new site
Lydbrook Main Road (Former Tinplate Works former Wye Garage)	0.91	26	retained- has permission
Lydny East remaining Housing of Lydney East	42	643	retained- note Lydney is a strategic location comprising existing and new sites as below.
West of Lydney	38.2	450	new site

Location	Area (ha)	Number	Origins
West of Allaston Road	5	80	permission
Lydney Allaston intensification, Augustus Way, Allaston (Driffield Road and Highfield Lane)	14.3	305	modified
Lydney Driffield Rd	5.41	220	new site (draft 2024) and extension
Lydney Holms Farm and Hospital site	3.29	42	modified but previous scheme received permission
Lydney, Land Junction of Highfield Road and North of A48	2.29	62	new site
Lydney Harbour (part of mixed use allocation)		40	new site (draft 2024)
Mitcheldean former coach depot St Michaels Way	0.43	9	retained permission
Mitcheldean Former George Hotel High Street	0.31	10	retained
Mitcheldean Carisbrooke	8.57	180	new site (draft 2024)
Newent Cleeve Mill Lane/ Croft Road	1.94	45	retained
Newent, North of Ross Road	2.3	13	retained (permission not housing)
Newent, East of Newent	72.9	950	new strategic location (extended in RDLP)
Newnham North	7.01	116	new site (draft 2024) reduced site, planning permission
Newnham Former Victoria Hotel	0.35	20	retained
Ruardean Woodside, South of the Patches	1.72	10	new site
Sling adj Miners Arms	0.64	20	retained
St Briavels, Hewelsfield Lane	3.4	110	new site
Staunton (south), Whippington Corner, Forest Close,	0.6	15	new site
Staunton/ Corse, Land at Swan Inn	1.3	17	new site planning permission
Staunton / Corse, Land West of Gloucester Rd, Snigs End. Corse Grange	3.5	50	new site planning permission
Sedbury/Tutshill, Land South of A48	11.43	180	new site (draft 2024)
Sedbury and Tutshill, Land Adjacent Wyedean Field	2.57	65	new site (draft 2024)
Sedbury, Land off Sedbury Lane	5.5	166	new site
Whitecroft, former Scovill, West of New Road	3.47	66	retained- subject to resolution to permit
Whitecroft, East of New Road	7.09	200	new site

Location	Area (ha)	Number	Origins
Yorkley, Land adjacent Former Nags head Public House	0.66	20	new site
Yorkley, Blakeney Walk, Stag hill	1.8	55	new site
Westbury on Severn	1.9	40	new site
West of Severn (Churcham)	101.5	2000	new community site
Woolaston/ Netherend Ash Way (rear of Holm Lea)	0.48	12	retained (permission)
Woolaston, Netherend Farm	0.4	12	new site
Woolaston, Netherend Farm adjacent Severn View Road	1.12	23	new site
Woolaston, Burnt House Farm	0.6	20	new site

The above policy provides for a sustainable distribution of new housing in a variety of locations and on a variety of sites.

*The distribution of new development proposed in conjunction with the policies that provide further guidance will ensure it makes a positive contribution to climate change.*

**4.29** The range of sites proposed to be allocated is quite large, from 10 dwellings to 2,500 and the sites are located at a variety of settlements including the four towns, new settlements, major villages and some smaller ones where relatively sustainable opportunities exist. The allocations and other contributions are expected to deliver over the entire Local Plan period in a variety of economic conditions. Delivery will be subject to other policies in the plan especially those (Policy RLP. 7 Housing Delivery) which relate to housing.

**4.30** Overall the Local Plan sites above suggest over 38% of new housing on allocated sites will be at the towns and at Beachley where presently about half of the current population live, over 43% of new housing will be allocated within 2 new settlements and a further 18% located at villages. These include major villages such as Bream and Tutshill/ Sedbury Mitcheldean and Newnham. Small unidentified sites of five dwellings or less will also contribute and are expected to provide about 6% of the total requirement.

## 5 Homes and Communities

### Housing Delivery

#### Policy RLP. 7

##### Housing Delivery

New housing will be permitted when proposed on sites identified in the LP in the manner described in the relevant policies. This is intended to enable delivery at the required rate (600 net units pa set in 2025).

Housing proposals for sites not allocated will be considered against the policies of the LP and any other material considerations. Where planning permission is required new housing and conversions outside settlement boundaries will not generally be supported unless the planning balance of relevant policies or other material considerations indicate otherwise.

1. All housing sites will be required to achieve a density that is appropriate to their surroundings making efficient use of available land. A figure of 30 net dwellings per hectare will be used as a reference point for assessing schemes. Higher densities will be encouraged in town centres and urban areas especially where flats and smaller dwellings are being provided. Small sites and more rural locations may require lower densities.
2. New housing development must be well designed to address identified local housing needs, as set out in the Housing and Economic Needs Assessment (HENa), the Local Housing Needs Assessment (LHNA) and other relevant material. Major developments should incorporate a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities.
3. Applications for major development shall be accompanied by a Health Impact Assessment (HIA) to demonstrate how the likely significant impacts on health and well-being (both benefits and harm) of new major development will be assessed, and provide mitigation where necessary, in order to create healthy places and communities. The content of the HIA provided should be proportionate to the size of the development.
4. The overall design of a proposed scheme should provide open space, sport and recreational provision as an integral part. Any proposal will demonstrate how greenspaces assist with the mitigation of climate change and the biodiversity emergency declarations.
5. All designs shall take into account crime and safety design recommendations.

Housing delivery can be secured across a range of potential locations in accordance with the overall growth strategy of the Local Plan. Housing proposals will be supported, in accordance with the Local Plans settlement hierarchy, within settlement development limits, and in specifically defined policy cases, outside of settlement development limits. All these elements of supply will deliver levels of housing growth above the minimum requirement, providing for flexibility and headroom.

#### 5.1 Policy RLP. 7 Housing Delivery is the "root" policy for housing delivery.

**5.2** The LP allocates sites which when considered alongside the assumed contributions from small unidentified sites will ensure delivery of housing to meet our assessed requirements. In order to do so it is necessary to identify land able to deliver 600 dwellings per year over the life of the LP (2025-2045).

**5.3** Current evidence supports the viability of the sites that are allocated subject to the limitations of the general viability study which has been undertaken in accord with the relevant guidance. The Local Plan therefore starts from the principle that the allocated sites are able to meet the terms of the allocation policies and deliver housing in compliance with the Local Plan and national requirements. In broad terms, the HENA and LHNA will set out what is required in terms of housing supply.

**5.4** The policy seeks to meet the needs of the area with sustainable housing within sites providing a good quality environment. Individual sites will vary greatly and the Local Plan allocations suggest densities that reflect local character and other policy constraints. The Council's open space requirements include both passive amenity and functional play spaces as well as encouraging green spaces which can provide opportunities for growing food as well as providing amenity space for example.

## Sites For Gypsies, Travellers And Travelling Showpeople

### Policy RLP. 8

#### Sites For Gypsies, Travellers And Travelling Showpeople

Proposals for sites for Gypsies, Travellers and Travelling Showpeople will be assessed according to needs identified within the district.

Allocations will be made at *locations to be agreed*. (*The Council is actively seeking appropriate sites which will be added prior to the regulation 19 consultation*)

Proposals for development should:

1. Demonstrate that they can be satisfactorily accommodated within the landscape and are compatible with nearby land uses.
2. Provide safe and convenient access to highway network, with adequate parking and turning on site
3. Be able to provide services (e.g. water supply, sewage disposal/treatment)
4. Be reasonably close to or in a settlement with local services and community facilities
5. Be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space

This policy is intended to ensure the LP delivers adequate sites for Gypsies, travellers and travelling showpeople.

*The policy is neutral in terms of carbon emissions*

**5.5** The above policy sets out how the needs of Gypsies, Travellers and Travelling Showpeople will be met. Implementation will be by means of sites coming forward for planning permission which meet the criteria and by site allocations.

**5.6** Initially sites will be allocated as guided by the Gypsy and Traveller Assessment of 2022 (GTAA). This identifies both the need of persons / families who wish to travel and those in need of suitable housing who have not expressed a wish to travel. The total need 2021-2041 was for 42 additional pitches. Site proposals will be judged against the above policy and other relevant policies contained in the LP. Surplus accommodation at sites already providing accommodation for these or similar groups should be fully utilised where possible and there may be scope for the expansion of existing sites. The LP will also consider the needs of Travelling Showpeople in the area as assessed by the most recent study. This highlights a shortage of accommodation (eight pitches in 2021). Proposals which do come forward for showpeople or travellers will be assessed on their merits having regard to the LP overall and the above policy as well as the housing needs of the groups concerned.

## Affordable Housing Delivery

### Policy RLP. 9

#### Affordable Housing Delivery

Proposals for new residential development will be required to contribute to the provision of affordable housing in accordance with national guidance

In order to address the needs identified in the Forest of Dean District, the following provision of affordable housing will be sought from eligible developments :

a. Threshold

1. Affordable housing will be sought on all developments that provide a net increase of 10 or more dwellings or sites with an area of 0.5 hectares in the following parishes of Cinderford, Coleford, Lydbrook, Lydney, Mitcheldean, Newent, Tidenham and West Dean.
2. In all other areas, affordable housing will be sought on all developments that provide a net increase of 5 - 9 dwellings or have a site area of 0.17 hectares or larger.

b. Level of Provision

The following levels of affordable provision will be sought from the following qualifying developments

20% - in Cinderford, Coleford, Lydney and Newent.

30% - in all other areas of the District.

c. A tenure split of 10% social rent, 57% affordable housing for rent (capped at the Local Housing Allowance rate at letting) and 33% as shared ownership, will be sought.

d. The mix, size, and type of affordable homes will be negotiated on a site by site basis based upon the latest evidence of need, including the Local Housing Needs Assessment (LHNA), council housing register and any parish housing needs surveys.

e. Within mixed-tenure developments, the appearance of the affordable dwellings shall be indistinguishable from the open market dwellings and the affordable housing shall be evenly distributed across the developments to avoid the over-concentration of affordable housing within the development site.

Only in exceptional circumstances will provision on another site or a commuted sum be accepted in lieu of an on-site affordable housing provision.

Sites may be developed by private developers or registered providers. In the case of sites developed by registered providers, affordable housing up to 100% of the total development may be acceptable when supported by appropriate needs evidence.

Where viability is an issue, applicants must submit an open book financial appraisal following RICS guidance. This will be subject to a third party independent review at the applicant's expense.

Affordable housing provision is a major priority and the above policy sets out the basic mechanism by which it will be provided as a part of allocated and non allocated housing sites over a certain size.

*The delivery of affordable housing as part of other development sites is neutral to the plan's climate change objectives although it should enable housing where it is needed across the FoDD*

**5.7** The NPPF sets out the government's clear intention to provide good quality affordable housing for all. The Government has placed a great emphasis on the delivery of social rented housing which is reflected in the government's updated NPPF. This forms part of a wider agenda to create sustainable, mixed and integrated communities. In balancing up the Government aspirations for social rented properties and the viability of general development the Council will seek that any affordable rented housing which is provided is capped upon letting at the local housing allowance rate which help towards ensuring affordability for future occupiers.

**5.8** The Local Housing Need Assessment (LHNA) has identified an overall need for affordable housing of 2,195 dwellings over the period 2025-2045, equivalent to 110 dwellings per annum. This figure includes households currently in the private rental sector but aspiring to become owner-occupiers, those who may be able to afford housing as their income increases over time as well as those unlikely to afford housing over time.

**5.9** Given this scale of need and the fundamental right of people to have access to a decent home at a cost they can afford, the LP must support the delivery of new affordable homes as far as possible. Affordable housing will therefore be sought in accord with the above policy. In Designated Rural Areas, and in keeping with the guidance (NPPF) the LP applies a lower threshold of 5 units or more or have a site area of 0.17 hectares or larger.

**5.10** There is a presumption that affordable housing should be provided on the application site where it can best contribute towards creating a mix of housing. However, in exceptional circumstances an equivalent off site provision or financial contribution may be accepted where it can contribute to the creation of mixed communities in the Local Authority area.

**5.11** To help deliver the aim that affordable housing is interspersed throughout mixed residential developments, affordable housing provision should be in clusters of no more than 10 to 15 dwellings unless otherwise agreed. Clusters should be provided across a number of different areas around the site. The Council will also seek to agree an appropriate approach to the design of affordable housing apartment blocks with the developer, that seeks to avoid unnecessary communal space.

**5.12** The current needs information supports a 67:33 tenure mix in favour of affordable housing for rent over affordable homeownership. The tenure mix between rented accommodation and affordable homeownership that will be sought will be 67:33 in favour of affordable housing for rent over affordable homeownership. The Council preference affordable homeownership is for shared ownership accommodation.

This will seek to balance the housing need against the viability of development to ensure that developments are viable while delivering affordable housing that contributes to meeting housing need.

**5.13** The thresholds of sites on which affordable housing is sought reflect both the nature of the area and the need to ensure that housing can continue to be delivered. Too high a target could restrict the possible delivery of affordable and market housing, while too low a target would mean that the levels of affordable housing achieved would be lower than the sites themselves can support. In order to test this latter point, studies of viability have been undertaken across a range of sites. These generally support the targets used in the above policy as well as making the case for the differential approach set out.

**5.14** The Council acknowledges the importance of development viability in the delivery of new housing of all types. The relevant levels affordable being sought on qualifying sites will be expected to be achieved on the basis of nil grant (subject to any specific site viability). The requirements of the policy above have been shown to be achievable insofar as the FoDDC's guidance on viability allows. Exceptionally where site conditions would render a scheme unviable if the policy requirements were to be met in full, the Council will expect the applicant to provide an open book financial appraisal. This must demonstrate that the applicant has explored all options for the amount, mix and type of affordable housing that will meet a genuine affordable housing need in consultation with the Council and should demonstrate how the site maximises its affordable housing contribution. Applicants site-specific viability assessments should follow standardised inputs. They will be subject to third party independent review at the applicant's expense.

**5.15** Where the Council is satisfied that planning obligation liabilities, including the affordable housing requirement, render a scheme unviable, the Council will consider options to restore viability of the scheme. Such options could include:

- retaining the target percentage but adjusting the tenure split or unit mix.
- a lower percentage of affordable housing but retaining the tenure split and unit mix.
- supporting the introduction of grant funding to achieve the target contribution.
- altering the payment of other contributions being sought to help improve the overall viability.

**5.16** Pre-application discussions are strongly advised where the applicant intends to make a planning application that proposes a level of affordable housing which is less than the proportion of affordable housing required by this policy. The early discussion of issues arising from the affordable housing provision will help to make the planning process more straightforward and reduce complications at the later decision making stage of a planning application.

**5.17** The council will normally seek the maximum provision of affordable housing on all qualifying sites and will not permit measures which undermine or circumnavigate the provision of affordable housing especially any sought through the subdivision of site whether allocated or not. In case of sites developed by registered providers, affordable housing of up to 100% of the total may be acceptable when supported by appropriate needs evidence.

## Affordable Housing On Rural Exception Sites

### Policy RLP. 10

#### Affordable housing on Rural Exception Sites

Small schemes of affordable housing may be permitted in suitable locations, subject to the following:

- a) The dwellings are designed to meet an established need for affordable housing as evidenced through a local housing need survey of the town/parish, the council's housing register or any specific local surveys, in all cases using a methodology agreed by the council.
- b) The number, size, type and tenure of dwellings proposed must demonstrably respond to the identified housing need, either wholly or predominantly.
- c) The homes delivered must be secured as affordable housing in perpetuity through a Section 106 legal agreement. and are made available in perpetuity with priority given to those households with a local connection to the town/parish within which the scheme is located, or as otherwise agreed. The homes must be managed by a Registered Provider, or a registered Community Land Trust or other such legally registered Community Led Organisations who are also registered with the Regulator of Social Housing and can satisfactorily demonstrate that they are capable of managing the affordable housing proposed.
- d) The scheme is proposed in a village within a settlement boundary or physically adjoining the settlement development boundary, which possesses or has access to a reasonable level of services in relation to the scale of development concerned. Where the relevant local housing need cannot be met, permission may be granted for sites (likely to be single dwellings, pairs or groups of no more than six dwellings) within or adjoining a settlement without a defined settlement boundary but otherwise subject to a) to c) above.

An element of market housing (where it is clearly demonstrated to be the minimum necessary in order to deliver the affordable dwellings) may be included within proposals for a rural exception scheme in order to provide sufficient cross-subsidy to facilitate the delivery of affordable homes where viability for 100% affordable housing cannot be achieved and/or when there is zero or limited government and/or Council housing grant available.

All "exceptions" schemes should be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.

The above policy is intended to enable affordable housing to be provided in areas where it is needed to support resilient local communities.

**5.18** The Council will seek to address local affordable housing needs in rural areas by encouraging small affordable housing schemes that meet identified local needs on suitable sites immediately outside settlement boundaries, or exceptionally in other locations well related to existing settlements.

**5.19** It is recognised that in a number of rural settlements higher housing costs can inhibit people remaining in their local area. Rural Exception Sites can therefore provide a means for people who would ordinarily not be able to afford to remain within their local community. Their purpose is to meet the identified housing needs of local people of the town/parish in which the site is located. In applying this

policy, consideration will be given to the needs of current or recent former residents of a parish, and those with current employment or family connections to that town/parish concerned. The development of rural exception sites will therefore help to create sustainable, lifetime mixed communities.

**5.20** Sites that are suitable will by definition be unsuitable for market housing though the reason for this is likely to be that the site lies outside the relevant defined settlement boundary. They must otherwise be able to be developed and in particular must relate well to the settlement concerned including by appropriate design, protecting the local amenity and being compatible with the surrounding landscape. Scale is likely to be governed by the level of local need and be determined by the role and function of that settlement.

**5.21** Any schemes involving an element of market housing must be robustly justified through a viability appraisal which should demonstrate that the amount of any market housing included is the minimum to provide sufficient finance for the cross-subsidy for the scheme without a residual profit.

## Development proposals for First Homes Exception Schemes

### Policy RLP. 11

#### Development proposals for First Homes Exception Schemes

Where supported by the National Planning Policy Framework development proposals for First Homes Exception Schemes will be supported provided the following is met:

1. The proposal is on unallocated land and is within or adjoining the existing settlement boundary as identified on the Policies Map.
2. The site is proportionate in size to the scale of the adjacent existing settlement.
3. The site is not within areas designated as National Landscapes or in a Designated Rural Area.
4. It does not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. areas at risk of flooding, heritage assets and their setting.
5. The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.
6. It may include a small proportion of other affordable homes which may be required by the Council to meet an identified local need.

The Council will consider provision of a small amount of market housing as a means of cross-subsidising affordable housing as part of a First Homes exception site. In this case it must be clearly demonstrated it is essential and proportionate. It will be evidenced by an open book viability assessment at the applicant's expense. This expense will include an independent review of the assessment commissioned by the Council to be the minimum necessary in order to deliver the First Homes exception site.

**5.22** First Homes are a specific kind of discounted market sale housing, that meets the definition of 'affordable housing' for planning purposes, that is designed to help local first-time buyers on to the property ladder, by offering homes at a discount of at least 30% against market value to the market price. First Homes exception sites can come forward on unallocated land outside of a development plan. They cannot come forward in areas designated as Green Belt, or in designated rural areas as defined in Annex 2 of the National Planning Policy Framework.

**5.23** In 'designated rural areas', only rural exception sites brought forward under Policy RLP. 10 Affordable housing on Rural Exception Sites of the Plan are allowed for.

**5.24** The delivery of First Homes, either through a First Homes exception site or as part of the affordable housing mix secured as part of an open market residential scheme, must comply with the following criteria: be discounted by a minimum of 30% against the market value. after the discount has been applied, the first sale must be at a price no higher than £250,000. are sold to a person or persons meeting the First Homes eligibility criteria: all purchasers of a First Home should be a first-time buyer as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers. The Council will also apply a local criteria to the sale of the first homes in accordance with national guidance.

## Accessible And Adaptable Homes

### Policy RLP. 12

#### Accessible And Adaptable Homes

In order to ensure the delivery of new homes that are readily accessible and adaptable to meet the changing needs of occupants, as well as support independent living and provide increased safety in the home, the following is required:

1. 100% of new dwellings on major developments (except for those dwellings that are designed to be compliant with Building Regulations M4(3)a ) should meet the Building Regulations Requirement M4(2) or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
2. At least 10% of affordable housing on major developments (where it provides a whole dwelling) should be wheelchair dwellings in accordance with the Building Regulations M4(3)a or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
3. If exemptions are sought on practicality (including site conditions) or viability grounds, the minimum number of units necessary will be exempted from the requirements. Any such exemption should be justified with an appropriate assessment.

This policy seeks to ensure that the range of homes to be provided under the Local Plan matches the current and changing needs of the population.

*It is neutral in terms of the plan's climate change objectives*

**5.25** In order to address the needs of an increasingly ageing population and enable the independence and increase the safety of people with disabilities, new homes provided by the Local Plan should be accessible and adaptable in order that they can support residents as their needs change. All new homes except those meeting the higher M4(3)a standard should meet the building regulations standard M4 (2). 10% of all affordable homes on major developments should comply with building regulations M4(3)a. Although these

are technical building regulations standards the policy addresses the planning requirement to deliver new homes that meet the needs of the area.

**5.26** The population in older age groups in the Forest of Dean is projected to increase by over 40% between 2021- 2041. The growth in the older population aged 65 and over (9,498) is larger than the overall predicted population growth of 8,823. It is estimated that over 30% of the overall population by 2041 will be aged 65 and over; this includes 5,940 people (11%) aged 80 and over.

**5.27** With increasing numbers of older people, along with public health and social care strategies placing more emphasis on supporting people in their own homes rather than in residential care it is important that more accessible homes are provided in the District.

**5.28** These homes will need to meet higher standards relating to accessibility and adaptability and a proportion will need to meet the needs of wheelchair users, either on occupation or through future adaptation. The Gloucestershire Local Housing Needs Assessment has modelled the need for accessible and adaptable dwellings including wheelchair adapted housing across the district. The modelling indicates that by 2041 over 6000 households will need accessible and adaptable dwellings, whilst a further 600+ households will need wheelchair adapted housing.

**5.29** The National Building Regulations include specific nationally agreed construction standards (the M4(2) standard) which if adopted through this Plan would deliver accessible and adaptable homes. Homes built to this standard are more flexible and readily adaptable as people's needs change. They are suitable not just for the elderly but also for families with pushchair needs, or those with a temporary or permanent disability or health issue.

**5.30** These requirements should be designed into the development at the planning application stage but will be implemented through building regulations. Where developers demonstrate that the M4(2) or M4(3)a requirements are not feasible to be delivered on viability grounds, exemptions will be on a case by case basis using evidence to be submitted at the planning application stage. Monitoring of compliance with the standards will be through Building Regulations.

## Custom And Self Build Housing

### Policy RLP. 13

#### Custom And Self Build Housing

Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are broadly in conformity with all other relevant local and national policies.

Development proposals for sites of 50 or more dwellings should set aside 4% of the number of dwellings proposed as serviced plots for sale to self and custom builders subject to an appropriate demand being demonstrated.

The self-build and custom build housing plots will:

- be offered to people on the Council's Self and Custom Build Register first for a period of at least 1 month before being marketed on the open market as serviced plots for self and custom build; and

- b) where they have been made available and marketed appropriately at a market value, for a minimum of 6 months and remain unsold, they may either remain on the open market as self-build plot(s) or be built out by the developer as market housing;
- c) be in addition to, and not in lieu of, any other affordable housing provision requirement (in Policy RLP. 9 Affordable Housing Delivery Wholly affordable housing schemes will not be required to provide self-build plots.
- d) as part of strategic allocations, development of custom and self build plots should include a design framework (submitted with the full or reserved matters planning application) for the wider development and be used to inform the detailed design of the individual units.

A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. (Paragraph: 026 Reference ID: 57-026-201760728 National Planning Guidance).

This policy seeks to ensure the Local Plan is able to provide for custom and self build housing.

*It is neutral in terms of climate change objectives, providing the dwellings concerned comply with other policies of the Local Plan.*

**5.31** The Government actively supports those who wish to design and build their own home. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of CSB housebuilding. Legislation adopts a single definition for self-build and custom housebuilding.

*(A1) In this Act “self-build and custom housebuilding” means the building or completion by—*

- (a) individuals,*
- (b) associations of individuals, or*
- (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.*

*(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.*

**5.32** In essence this can be simplified to a home built to the plans or specifications decided by the occupant. There are many ways that such a home can be delivered, and many different types of home. Self and custom housebuilding can include conversions as well as new build detached properties.

**5.33** Local authorities are required to hold a register of individuals and associations of individuals who express an interest in acquiring a serviced plot of land in the authority's area for custom and self-build housing, and to give planning permission for equivalent number of plots of land as there are entries upon the register.

**5.34** As of 30 October 2025, 101 households had registered on the FODDC self-build and custom housebuilding register. Self-build and custom build plots can be delivered in a number of ways, ranging from multiple individually serviced plots within larger sites (as through this policy) or single or small sites identified by individuals (windfall sites). The Council will require developers of eligible sites (including sites below 50 dwellings proposing to provide several plots for self-build) to enter into Section 106 agreements to secure delivery of self-build plots and that all self-build plots are first offered to people on the FODDC Self-Build and Custom Housebuilding Register for an initial period of 2 weeks before being marketed more widely. Furthermore, the minimum marketing period of 6 months will only begin once the self-build plots are made available for inspection by prospective purchasers.

**5.35** Prior to the commencement of any development which involves self-build plots a marketing strategy will be submitted to the Council for approval. The strategy should include, details of how plots will be marketed to eligible purchasers, the use of plot passports, the proposed terms and conditions for the sale of plots and the engagement of a reputable and experienced estate agent to assist with marketing.

## Proposals For Purpose Built Or Specialist Accommodation

### Policy RLP. 14

#### Proposals For Purpose Built Or Specialist Accommodation

Proposals for purpose built or specialist accommodation for vulnerable people and/or older people will be supported provided the following criteria are met:

- a. The accommodation is well located having particular regard to its intended purpose, within a settlement boundary. The Council may also allow the use of an existing building elsewhere which has access to a good range of services and facilities, such as healthcare or day care which may be needed by the future residents.
- b. Any specialist and supported housing schemes proposed provide the necessary care and support packages.
- c. In addition, proposals specifically for specialist accommodation for older and vulnerable people should meet the following criteria:
  - i. Proposals meet or comply with local commissioning priorities, and address a demonstrable local community need.
  - ii. It can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care

Such provision should address local need. A planning condition may be applied to give reasonable preference in the allocation of such properties to Forest of Dean District residents.

The policy supports the provision of homes for extra care, appropriate to the needs of this District which will be supported by the relevant agencies involved.

*It is neutral in terms of the plan's climate change objectives*

**5.36** The NPPF requires local authorities to provide a mix of housing based on current and future demographic trends to meet the needs of different groups in the community.

**5.37** In order to maximise their ability live independent lives and retain control over accommodation and services, a broad range of housing choices will be secured for older people and other vulnerable people in the Forest of Dean through our Council working positively and collaboratively with statutory and voluntary agencies to support the needs of current and future households, by encouraging self-reliance and independent living and by providing the right type of homes for extra care, and supported living to enable these communities to live successfully in this District.

**5.38** The Forest of Dean is a popular place to live or retire to, which generates a wide range of housing needs. Sometimes it is necessary to provide the opportunity for people to remain in their own homes, and to live independently. Whilst some of this need will derive from an ageing population, other 'vulnerable people' with needs such as physical, mental or learning disabilities and others will require suitable accommodation. The Council's Housing Strategy and the emerging Gloucestershire Housing with Care Strategy<sup>3</sup> supports self-reliance and independent living for our residents, which can help reduce the likelihood of vulnerable people living in institutional settings, reducing the need for expensive care services and unnecessary admissions to hospital or residential care.

**5.39** The Gloucestershire LHNA highlights a considerable growth in the number of elderly households in the Forest of Dean with an expected rise over 40% period to 2021- 2041, and a need for the quality of stock to be improved to meet their needs. The LHNA also shows that there are over 12,500 households with one or more persons a limiting long-term illness (LLTI) or disability. There is therefore a need to increase the amount of suitable housing for elderly and vulnerable residents in the Forest of Dean and to ensure that new housing is easily adaptable to meet their needs.

**5.40** Suitable accommodation for vulnerable or older people may provide an alternative option to downsize and free-up larger properties (which are more suitable for families which encourages efficient use of current housing stock). Providing adaptable housing and the provision of wheelchair accommodation can contribute to a range of housing. There will remain a requirement for the more specialist accommodation which is supported by this policy.

## **New Housing (Small Groups Or Single Dwellings)**

### **Policy RLP. 15**

#### **New Housing (Small Groups Or Single Dwellings)**

Small groups or single dwellings which are self build residencies for the occupants may be permitted outside settlement boundaries where residents can generate their food, water and energy needs from living off the land. They following must be demonstrated for such development where:

3 [housing-with-care-report\\_17feb\\_21.pdf](https://www.gov.uk/government/publications/housing-with-care-report-17feb-21.pdf)

1. Activities are all related to the site to provide substantially for the needs of its residents. This will be demonstrated through a management plan for the site agreed by the Council.
2. Residents are able to adopt a sustainable transport approach to access any remaining goods or services.
3. Demonstrate a zero-carbon approach to construction techniques and the disposal of waste.
4. Reuse any existing buildings before building new.
5. Conserve the landscape character and any important biodiversity interests.
6. Establish a management trust (or other mechanism) to govern the future of the enterprise and its community members. It will be necessary to ensure that the founding principles of such a development in the countryside remain in place.

**5.41** In order to meet the needs of residents and provide examples of sustainable living the Local Plan will permit new land based housing where it can be demonstrated to meet the above criteria. This ensures a low impact form of development which results in no additional carbon emissions, does not adversely impact on the landscape and can deliver net gains in biodiversity. Overall it is expected that schemes meeting this policy will exceed the LP requirements in terms of energy and resource use. Schemes will need to demonstrate that they are managed in a manner that makes them largely self sufficient and that they can remain so throughout their life. Overall the aim is to accommodate schemes similar to one planet development in Wales on suitable sites within the district.

## Nationally Described Space Standards

### Policy RLP. 16

#### Nationally Described Space Standards

All new residential dwellings, will meet or exceed the Government's Technical Housing Standards - Nationally Described Space or successor document.

All development proposals shall be accompanied by documentation setting out how proposals (including each dwelling type) will accord with the standards. As a minimum this should detail:

1. the gross internal floor area.
2. the extent of built in storage, sqm.
3. the number of single, twin /double bedrooms with minimum widths.
4. the minimum floor to ceiling height for at least 75% of the gross internal area.

Exceptional cases where the standards cannot be met (for example in involving heritage assets) will be considered with reference to individual evidence for each case and the merits of the scheme.

This policy expresses support for the application of the nationally described space standards which cover space within dwellings. It ensures a minimum provision for dwellings.

*The policy is neutral in terms of the plan's climate change objectives*

**5.42** Overall, the national space standards are intended to ensure that new homes provide a flexible and high quality environment in line with the National Planning Policy Framework. They will offer a reasonable level of residential amenity and quality of life, that there is sufficient internal space, privacy and storage facilities.

**5.43** The national space standards is considered important in relation to long term adaptability and sustainability of a dwelling especially having regard to the ageing population and its changing needs. Larger floor areas provide the opportunity for easier adaptability due to impaired mobility, and are a key criterion in relation to how accessible a dwelling is. There is some overlap between the Space Standards and the Accessible and Adaptable standards, but the introduction of the national space standard both complements and does not negate the requirement for M4(2) and M4(3) compliance.

**5.44** The Government introduced its nationally described space standards<sup>4</sup> in March 2015 to provide a standardised approach to requirements and provided greater certainty for developers. Their adoption is a matter for each council and we consider there is a need to apply them in the area and that doing so would not compromise the viability of development.

**5.45** There may be some exceptional circumstances where the minimum space standards will not be achievable due to other design considerations. Good examples of this may be in the conversion of particular buildings (for example Listed Buildings, non-designated heritage assets and traditional rural buildings) whose existing structure would not allow for these standards to be achieved. Such proposals will be assessed on their individual merit having regard to the need to provide accommodation suitable for the intended occupants.

## Land of Recreation And Amenity Value

### Policy RLP. 17

#### Land of Recreation And Amenity Value

Land of recreational, cultural and amenity value will be protected from development including:

1. Land identified on the policies maps as Important Open Areas
2. Other areas of amenity land within development laid out for the purpose (for example incidental open space within housing developments). Redevelopment affecting such areas may be permitted but will need to provide open space and amenity areas serving any new scheme and in accordance with the Local Plan and other planning policies.
3. All areas of Forest Waste whether identified or not both inside and outside defined settlements, (with the exception of those areas that contain buildings in which case proposals for development will be

4 [https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519\\_Nationally\\_Described\\_Space\\_Standard.pdf](https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519_Nationally_Described_Space_Standard.pdf)

treated on their individual merits having regard to the landscape, cultural and historic importance of the site).

4. Outside identified settlement development boundaries and where it can be demonstrated that the land does not contribute to the character of an area or to the setting of heritage and natural assets, the Local Plan countryside policy criteria will apply. In the case of the loss of forest waste should development be acceptable, compensatory provision of an equivalent area may be sought.

Development proposals shall not involve the whole or partial loss or, the devaluation or loss of accessibility to open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, or of built and indoor sport facilities unless... a robust assessment of open space and sports provision has identified a surplus in the catchment area to meet current and future needs. Any replacement facility or the enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, availability and/or accessibility of open space or sport or recreational opportunities.

Exceptions may be made where it can be shown that the use is no longer required or where the development secures satisfactory replacement or improvement of the recreational use(s) which outweigh any loss.

(Where the areas protected by this policy are within defined settlements they are identified on the policies map with the usual exception of small amenity areas within housing developments)

There should be no harm to spaces or built facilities which contribute to the distinctive form character or setting of a settlement; create a focal point within the built area and form part of an area of value for wildlife, sport or recreation, including areas forming part of a green corridor.

## New Recreation Land And Uses

### Policy RLP. 18

#### New recreation land and uses

New residential development will be expected to make provision and/ or provide a contribution towards provision of informal open space and other facilities including those required for children's play and youth/adult recreation and allotments. In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting, and further develop a network of green and blue infrastructure will be taken into account. Recreation and amenity land will be expected to serve more than one purpose where possible, such as providing GI, SUDs, pedestrian and cycle routes and tree planting.

The adequacy of provision and any additional requirements will be assessed against the Council's prevailing standards for quality and levels of provision. These show how account will be taken of provision already available in the areas concerned. Although provision will be sought in proportion to the needs of the development proposed, and also the requirements of the Local Plan policies, the open space provided will be expected to be accessible to the wider community.

The purpose of the first policy above is to protect recreational and amenity land and to ensure that any recreation space that may be lost is replaced. The second ensures that there is adequate provision made for new development. Implementation will be through development management and auditing of facilities.

*The policy is likely to have a neutral or positive impact on carbon reduction.*

**5.46** The first policy protects land for its amenity, sports and/ or recreational value. Specific sites affected by the policy are however only identified where they are within defined settlements (with very few exceptions). Other sites elsewhere and especially areas of Forest Waste are however given the same protection by the Local Plan.

**5.47** The second policy seeks to ensure that new residential development has sufficient land for recreation, sport and amenity within easy reach of users arising from new development. This will include on site provision for the needs of the development itself. Development may consider a wider contribution to pitches and other provision where they are needed in the locality. This includes the provision of play space and youth adult play space which is required to meet the standards adopted by the Council. It also may include land for allotments. Casual open space for amenity, wildlife and visual purposes will also be required as an integral part of development proposals and this and other more formal space will make a valuable contribution to GI and fulfil a variety of functions. Although the space to be provided will be in keeping with the needs of the development or that specified in the LP, it will be expected to be accessible for the wider community. This may include for example large areas set aside as part of the major allocations but also smaller play areas and incidental open space within smaller developments.

**5.48** Amenity land, (not necessarily used for formal recreation) is an important asset in any area. It is especially important forming part of the distinctive forest fringe landscape, where built and open areas meet. It is often of visual, historical, natural and/or cultural importance, providing the setting for buildings and a transition between planted forest and the open edges. In some cases it is occupied by older "amenity" trees which further enhance its value and sense of place. Many such areas are crossed by paths and tracks and provide access to the forest itself. Amenity land, in the form of important open areas and including Forest Waste will therefore continue to be protected by this Local Plan either by function or by being specifically identified on the Policies Map where it lies within a settlement boundary. While such land would be expected to be of cultural, historic, visual, natural or functional importance. Many sites show several characteristics serving a number of purposes the great majority (though not all) enjoy public access. Forest Waste, being part of the Forest of Dean enjoys open access and is extensively used for recreation.

### **Statutory Forest**

The area covered by the Statutory Forest is shown on the policies map. Within it there are a variety of landscapes and land uses that contribute to the environmental, social and cultural history of the Forest of Dean. There are important wooded landscapes including those lying outside the statutory designated area, notably Highmeadow Wood and nearby areas and the Kidnalls.

Forest Waste (referred to earlier) is a term given to mean the land within the statutory forest which is not legally enclosed at any one time, including the unplanted areas which are not currently growing trees. Many areas of waste are important amenity areas on the edges of settlements. The areas capable of planting will always be protected from development.

The crown land of the statutory forest together with its associated settlements and other freeholds forms a unique landscape. It has its own governance, laws and customs which are an integral part of the whole. The Local Plan strongly supports the protection of the environmental, cultural and historic landscape of the statutory forest.

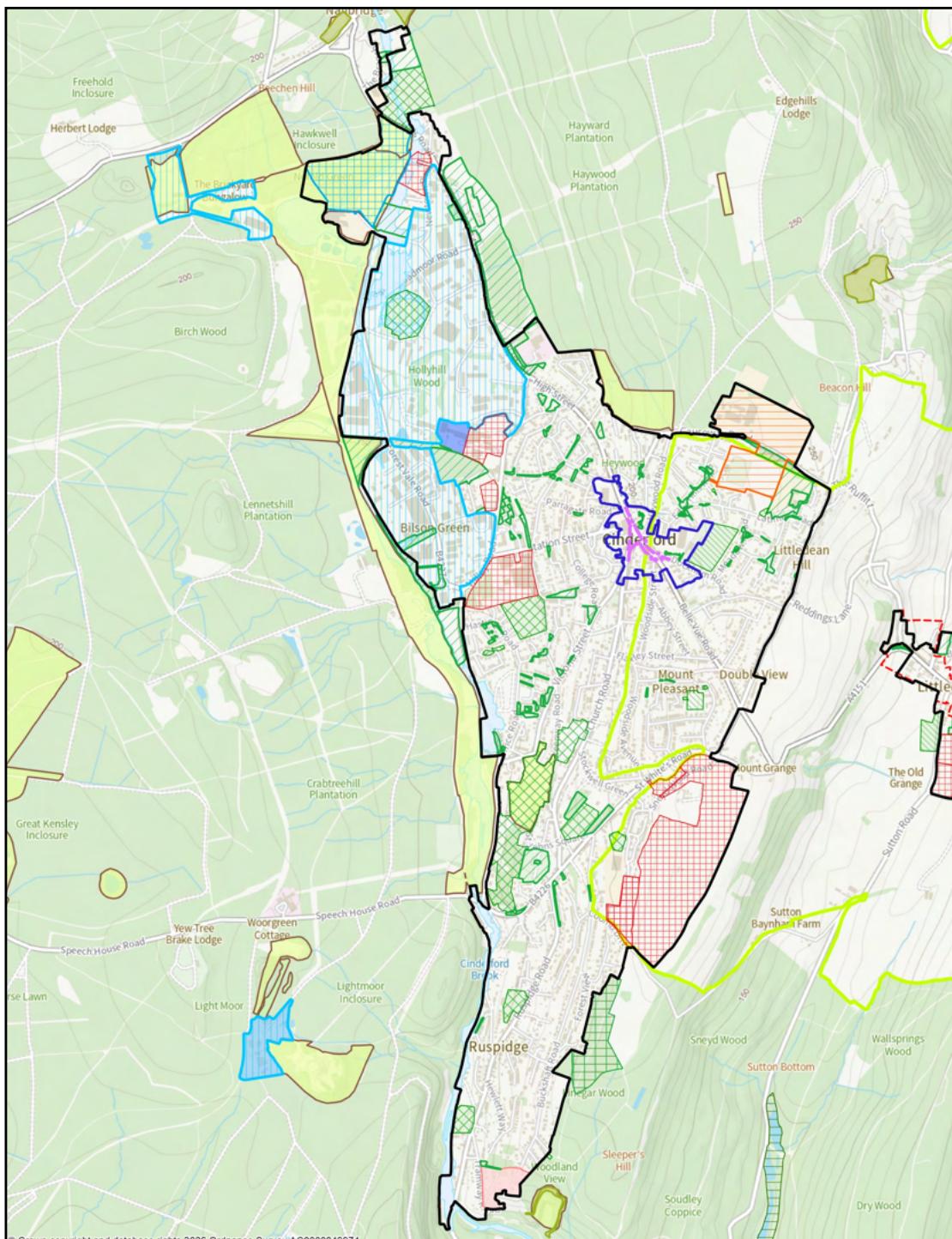
Within the Statutory Forest, land not suitable or used for tree production may be sold or exchanged for other land by the Forestry Commission on the principle that equivalent or better land is taken into the forest. This is provided for in the 1981 Forestry Act and is independent of any planning consideration.

## **6 Strategic Sites and settlements**

### **Settlement policies and proposals- Introduction**

**6.1** Other sections of the LP contain general policies and some site specific allocations for areas away from settlement boundaries. Most of the Local Plan's proposals however relate to specific sites within or at the settlements that have defined boundaries. These are considered in turn below, with the towns (Cinderford, Coleford, Lydney and Newent) followed by Beachley Barracks, new communities and then the villages in alphabetical order. Although the proposals are found within the individual settlement sections of the Local Plan it must be emphasised that the Local Plan should be read as a whole and that the first consideration in the evaluation of any proposal must be the Core and Strategic policies. Development whether on allocated sites or not will be expected to conform to these in addition to any more particular requirements set out below.

## Cinderford



### Cinderford local policy inside

Revised Draft Local Plan, January 2026. Policies Map Extract



0 50 100 150 200 250 metres

## Cinderford

**6.2** Cinderford is one of the three towns located in or near the edge of the statutory forest, and its background is one of an industrial town with an emphasis on extractive and heavy industries (coal and iron). Following the decline of these and especially large scale coal mining, manufacturing employment has been supported over many years. Wide ranging support for the town centre, physical improvements and comprehensive regeneration programmes have also greatly benefitted the town and the wider district in recent years. The town's physical location on the edge of the forest means that it is located on high ground and on a ridge providing extensive views across the forest itself and to the wider countryside. The landscapes around are open and the outward expansion of the town is heavily limited both by the forest itself into which it cannot expand and the prominent and attractive countryside and which must be protected. Cinderford is joined to Ruspidge and very close to several sizeable villages such as Littledean, Drybrook and Ruardean Hill. These and others make it a centre with a population of about 15000 within easy reach.

**6.3** The town has been the subject of policy interventions to support the local economy, the fabric of the town and the educational offer for a number of years. These have provided an extensive area of employment, an improved built environment and most recently secured the FoDD's main centre for further education. The new hospital and the recently opened construction industry training centre make further positive contributions. Earlier interventions in the form of employment provision compensated for some of the job losses from the 1970's on and have allowed the growth of a wide range of businesses. The town has always had to compete with other nearby incentives as well as land and premises in locations more attractive to larger enterprises in need of good access to the major road network. A decision to re focus more on the assets (principally an available workforce and an attractive environment) followed along with the opportunity to reuse some derelict land using finance from government. This led to the promotion of a mixed development site on the area referred to as the northern quarter. It was promoted through an Area Action Plan adopted in 2012. It has now provided the FE college in an exceptional setting and provided scope for additional mixed development, including housing under a valid planning permission. Some changes in emphasis will now occur but the broader area will remain one focus of the LP. Another important change is the development of a new community hospital, due to open in 2024, and intended to replace two existing facilities in the district one outside Cinderford and one at Lydney.

**6.4** There remain some large (for the FODD) previously unused or underused "brownfield" sites which the LP promotes for alternative uses, including housing. Other sites with potential for housing have been identified in past plans and have come forward some with the benefit of public investment and some independently. The take up of sites in Cinderford is however notably slower than elsewhere in the FODD. Overall there are opportunities for additional housing development at Cinderford including sites first identified in the 2018 AP. A valid planning permission also exists for development at the Northern Quarter. Beyond these there is little scope for additional land to be identified because of landscape and various protective designations and the degree of outward expansion supported in the LP is therefore limited. Housing sites are generally less viable in Cinderford than in the remainder of the FoDD. for that reason a lower share of affordable housing is expected (20%). This is much less than the 40% previously sought but that aspirational district wide figure was not attainable in Cinderford. Direct public investment such as by Homes England has delivered good new housing in the town and the FoDDC welcome and will continue this approach.

**6.5** Many of the LP policies will apply directly to Cinderford and the following table shows how the LPs approach will address specific issues that are especially important to the town:

**Table 4**

<b>Theme</b>	<b>Aim</b>	<b>LP actions</b>
Sustainable development	To ensure that development in Cinderford meets the LP's sustainable development objectives	As one of the main settlements in the district, Cinderford is a suitable location for many kinds of development and will be promoted as such within its environmental capacity. New development must have a positive impact on the environment, contribute to the FoDDC's climate change objectives and deliver economic and social benefits.
Regeneration-	To continue the overall regeneration policies for the town	The Northern Quarter development will continue in a complementary manner to support the town and the FoDD as a whole as indicated in the policies below. Elsewhere in the town regeneration opportunities will be supported and promoted by the LP.
Town centre	To support programmes and developments which enhance the town centre	The LP will support physical improvements and development which improves the fabric and use of the town centre encouraging a range of activities. Trends in retail including the lasting impact of the Covid crisis will also need to be addressed by LP policies.
Employment and skills	To provide for additional and more diverse employment	Employment opportunities will be made available in the form of allocations and the implementation of policies to increase the offer and range of employment
Education	To support educational provision	Support the provision of facilities where needed
Housing	Provide a range of housing opportunities and support their implementation	To promote development and continue to maximise affordable housing as part of the overall delivery, and ensure that new housing addresses the identified wider needs
Transport	To ensure sustainable transport and provision for cycling and walking	Ensure new development is well linked and promote active travel
Community facilities	To provide for and support community facilities and provision for recreation	To make allocations where necessary and support existing or new provision. To require development contributions for additional provision that is necessary.
Built form	To achieve a high standard of built developments and improvements to the existing fabric.	By implementation of the LP policies and working with partners, designers and local bodies, support and promote the use of derelict sites under used sites and premises for appropriate uses. To establish and maintain a high standard of development.

## Cinderford Northern Quarter

### Cinderford Northern Quarter

The Council actively supports the continued regeneration of Cinderford in manner that adapts to the changing national and local context. From the late 1970s through to the early 2000s much of this related to the promotion and development of employment areas centred around Forest Vale. It included direct investment in workspace, and the Council still owns some units developed, supporting businesses in the area. The main employment areas offer a range of accommodation.

In the early 2000s the council was successful in securing government funding related to the re-use of former coalfield sites.

Land was allocated in the 2005 Local Plan mainly for employment and housing in the area known as the Northern Quarter. Increased focus on a wider range of investment led to the development of the Cinderford Northern Quarter Area Action Plan (CNQ AAP). There is a masterplan (the AAP) and a 'hybrid' planning permission was given in 2015. To bring forward development as envisaged by the AAP has and continues to be a challenge in the main due to the ecological assets of the area and ground constraints. The college and new access, at the core of the area is now well established having been open since 2018.

The 2025-2045 Local Plan acknowledges the impacts of these constraints in today's context and the experience of supporting the AAP into delivery. Going forward the plan proposes a transition to a new approach for the area which supports continued employment uses in areas A, as well as the continued educational uses. The focus for area B will be to support green and blue infrastructure opportunities for wildlife and informal recreation reflective of the Cinderford Forest edge and Steam Mills environment.

Taking into consideration the above the plan does not account for any new housing provision in area B.

In addition an area originally included in the AAP broadly east of the brook is covered by policies designed to encourage development both as part of the employment area and in relation to the other land uses that are present (LP25 & LP26).

This sought a greater range of land uses on the relatively small area of land that would be suitable for development within the northern quarter. It focussed on an educational development at a time when the FE college, then operating from Mitcheldean and from Five Acres near Coleford, was to potentially leave the FoDD altogether. This eventually became the anchor for the CNQ development, served by a new access to be developed in phases. This was envisaged to join the A 4136 where there is another brownfield site, a former pithead, Northern United.

There is a masterplan (the AAP and a hybrid planning permission was granted in 2015. The Northern Quarter was never part of the 2018 Allocations Plan as its detailed land use plan was the subject of the AAP itself, based around the Core Strategy. The Local Plan review (2025-45) provides the opportunity for the future of the site to be re-examined by the Council and the Local Plan review could provide new guidance for the area.

Much of the CNQ AAP area was not intended for development. The Local Plan 2025-2045 does not currently propose development in the forested part of the AAP area (nor did the AAP itself). The NQ is a very sensitive area in respect of ecology and much of the scope for change is governed by the need to protect and enhance these interests. The Local Plan proposes to continue to consider the way in which the area could change

## Cinderford Steam Mills / Northern Quarter

### Policy RLP. 19

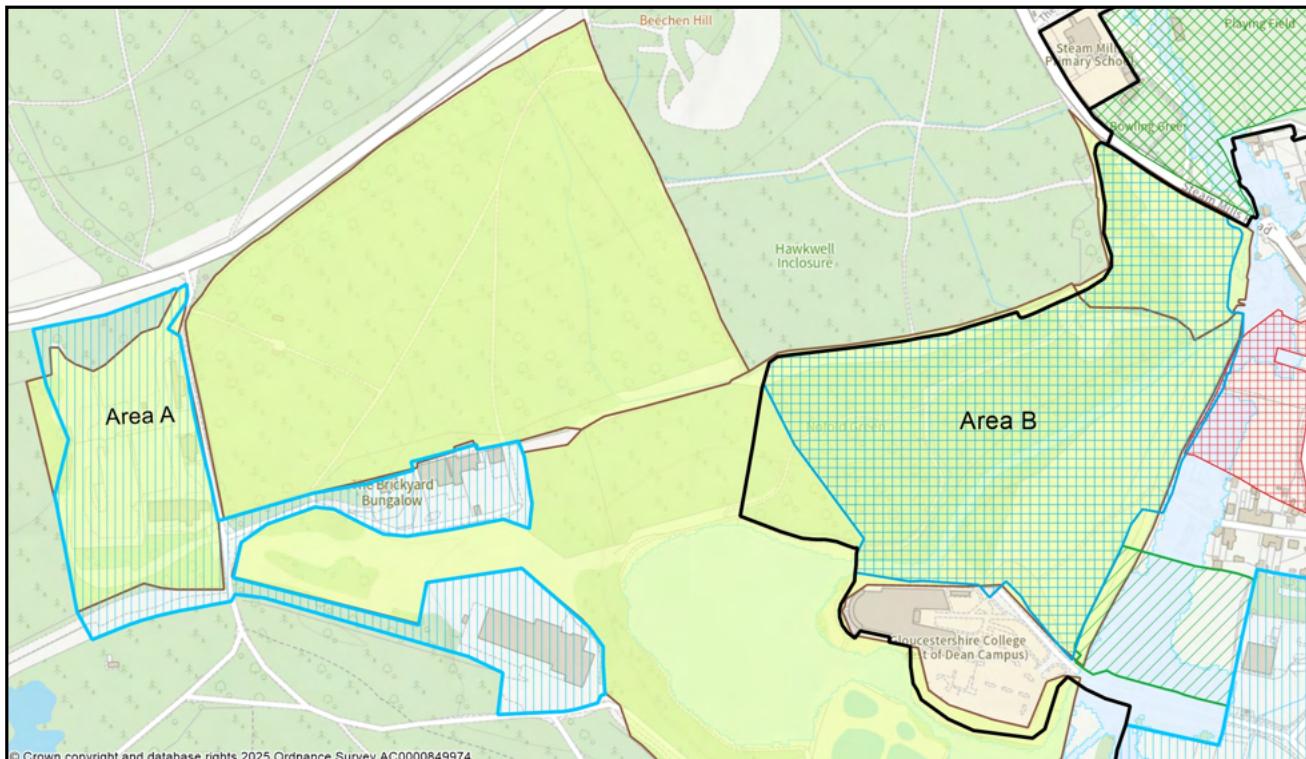
#### Cinderford Steam Mills / Northern Quarter

In the areas identified within the Cinderford Northern Quarter, the following applies:

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 the focus going forward will be for wildlife and informal recreation and represents a clear green /blue infrastructure opportunity. for the Steam Mills area.

Development in accord with the above policy will be supported. However it must be recognised that any proposals based on the previous outline permission will now need to be assessed in the context of the prevailing strong environmental constraints.



Cinderford Steam Mills/ Northern Quarter

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0 25 50 75 100 metres

**6.6** The above policy applies to a much reduced area of the Northern Quarter, recognising development that has taken place, and also separating the functional and established part of the Forest Vale employment area east of Old Engine Brook for which there are different policies. These support development in keeping with the employment policies elsewhere in the Local Plan.

**6.7** Area A in the NQ is one that has been used for employment for many years and will remain so. The current active businesses may offer scope for alternative employment uses. The existing small residential element within Area A is recognised and is accepted as part of the current uses.

**6.8** Area B is within the area which includes locations where housing and employment has been permitted. The purpose of the policy is to show a change in the focus going forward to one of conserving wildlife interests and the opportunity for green/ blue infrastructure.

**6.9** The permission for the development of the Northern Quarter is a hybrid meaning that some elements had detailed consent while others had outline approval. The permission has been partially implemented. The policy acknowledges a changing environmental context and makes the implementation of the remaining permission much less likely.

## **Causeway Road, Cinderford**

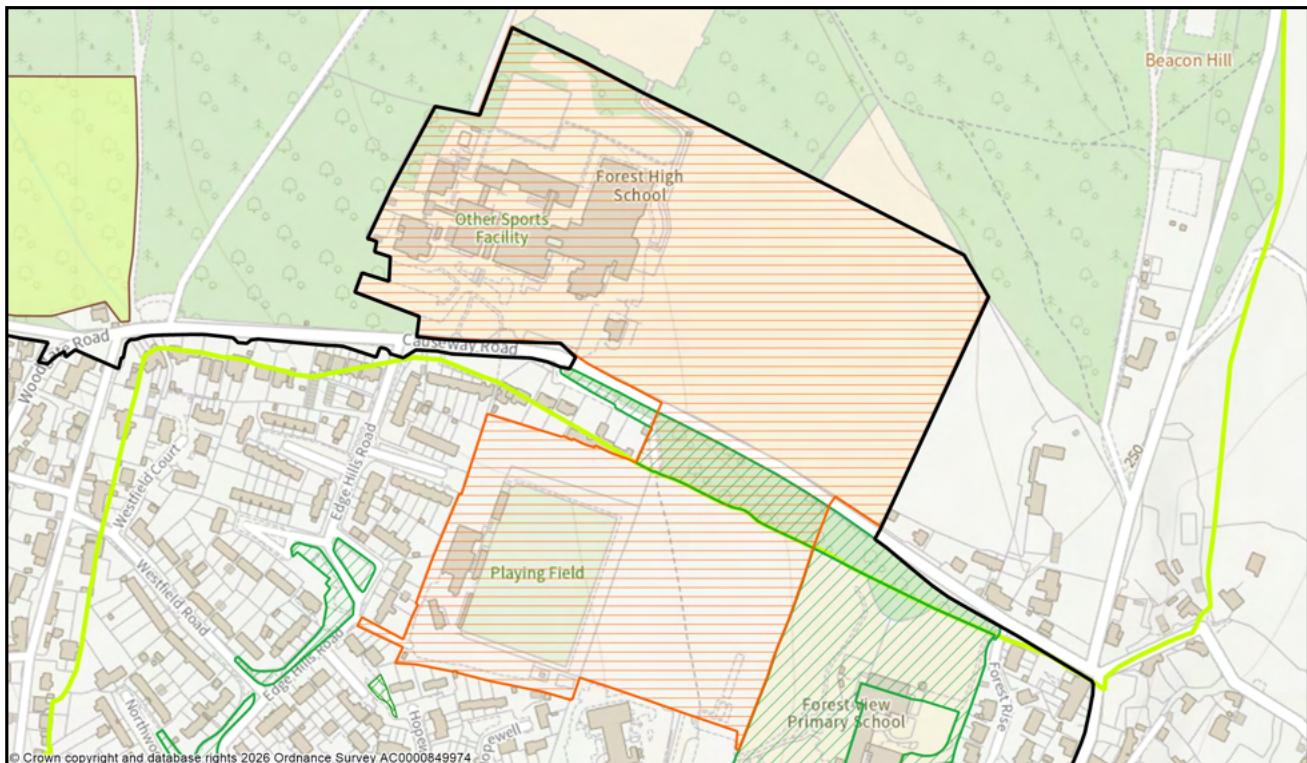
### **Policy RLP. 20**

#### **Causeway Road, Cinderford**

This site comprises sites either side of Causeway Road in Cinderford, totaling 11ha is mixed use allocation for community education and housing. It is proposed to designate this land as a Local Policy Area so that the interests of the different uses are accommodated in a coordinated and phased manner. This will require agreement between the different parties to achieve a comprehensive redevelopment convenient for users.

The mixed use development will comprise the retention of the leisure and sports facilities. Such considerations will include the possible relocation of the football club within the policy area. It is likely an equalisation agreement which is a legal contract between multiple landowners is used, this will pool their properties for a joint project to ensure the final sale proceeds are divided fairly regardless of which specific parcel provides essential parts like roads or open space and to prevent one owner from being unfairly disadvantaged.

It is envisaged with a land area of 11ha that this will provide 120 dwellings, secondary school, sports pitches, open space, retention of the leisure centre, and relocation of the football clubhouse. Access for the development of the current football site should include pedestrian and cycle routes from Edge Hills Road and pedestrian access through from Causeway Rd to Latimer Rd will need to be maintained and connections throughout the whole site to Causeway Road. A masterplan will be required for the development.



Causeway Road Cinderford, Policy Area

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0 20 40 60 80 metres

**6.10** The above policy identifies up to 11ha of land for housing, and other community uses. The policy area may continue to accommodate the present Cinderford FC ground or provide for its relocation. The site may be developed in phases which should ultimately relate well to one another. They may share vehicle access and should be accessible one to another by foot/ cycle. Some of the allocated land may require additional remedial work due to the nature of previous uses. Overall the site is well located and can make a significant improvement in terms of the appearance of the area. This is likely to mean allowing for a new access as well as by the overall design of the development proposed. Overall pedestrian/ cycle routes to Edge Hills Road, Causeway Road and Latimer Road should remain or be established.. The site may be affected by the mining legacy common to the area and appropriate investigations and measures will be necessary. Consultation with the Coal Authority is required.

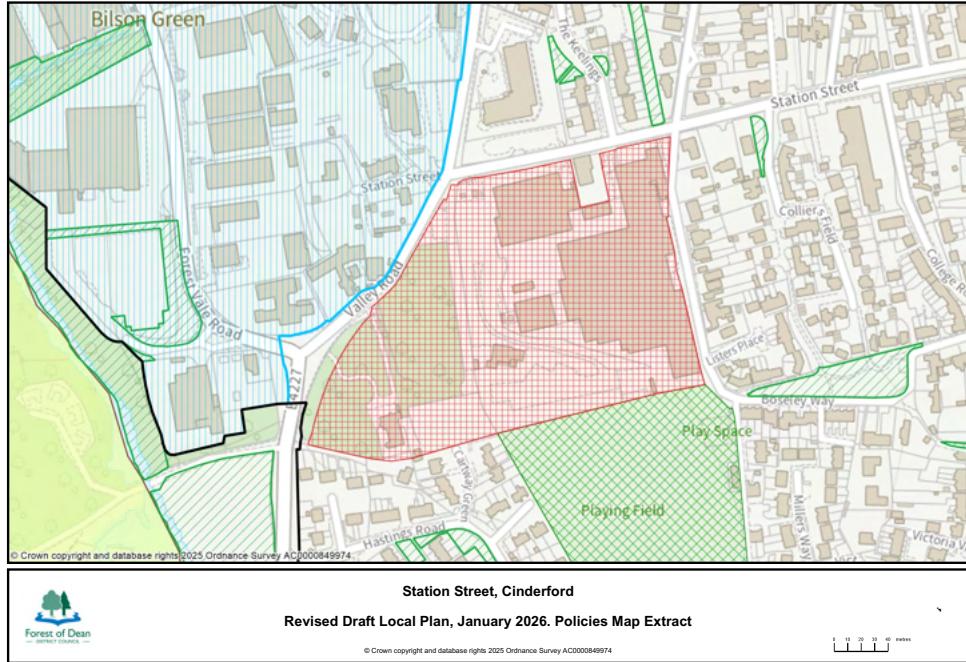
## Station Street, Cinderford

### Policy RLP. 21

#### Station Street, Cinderford

4.55ha Land off Station Street Cinderford is allocated for housing development to accommodate approximately 160 dwellings.

The development will provide pedestrian and cycle access to Barleycorn Square, to the playing field to the south in addition to using the main vehicle entrance expected to be from Station Street.



**6.11** The above site is previously developed land, having hosted a variety of a variety of uses including general industry, a rail station, and a gas works. It is now largely vacant and being in close proximity to the town centre is suitable for a variety of new housing. The allocation adjoins a former PH which is a distinctive building and is being converted into flats. Any development of the larger site will need to ensure it relates well to this building. The site may be developed in phases which should ultimately relate well to one another. They may share vehicle access and should be accessible one to another by foot/ cycle. In addition the site should relate well to and take account of the recreation uses on the adjoining field with appropriate access. Some of the allocated land may require additional remedial work due to the nature of previous uses. Overall the site is well located and can make a significant improvement in terms of the appearance of the area.

## St Whites Farm and Sneyd Wood

**6.12** About 24.0 ha of land at Sneyd Wood Road is allocated for about 286 dwellings and to include open space. Access should be from the existing development and to the nearby footpath network.

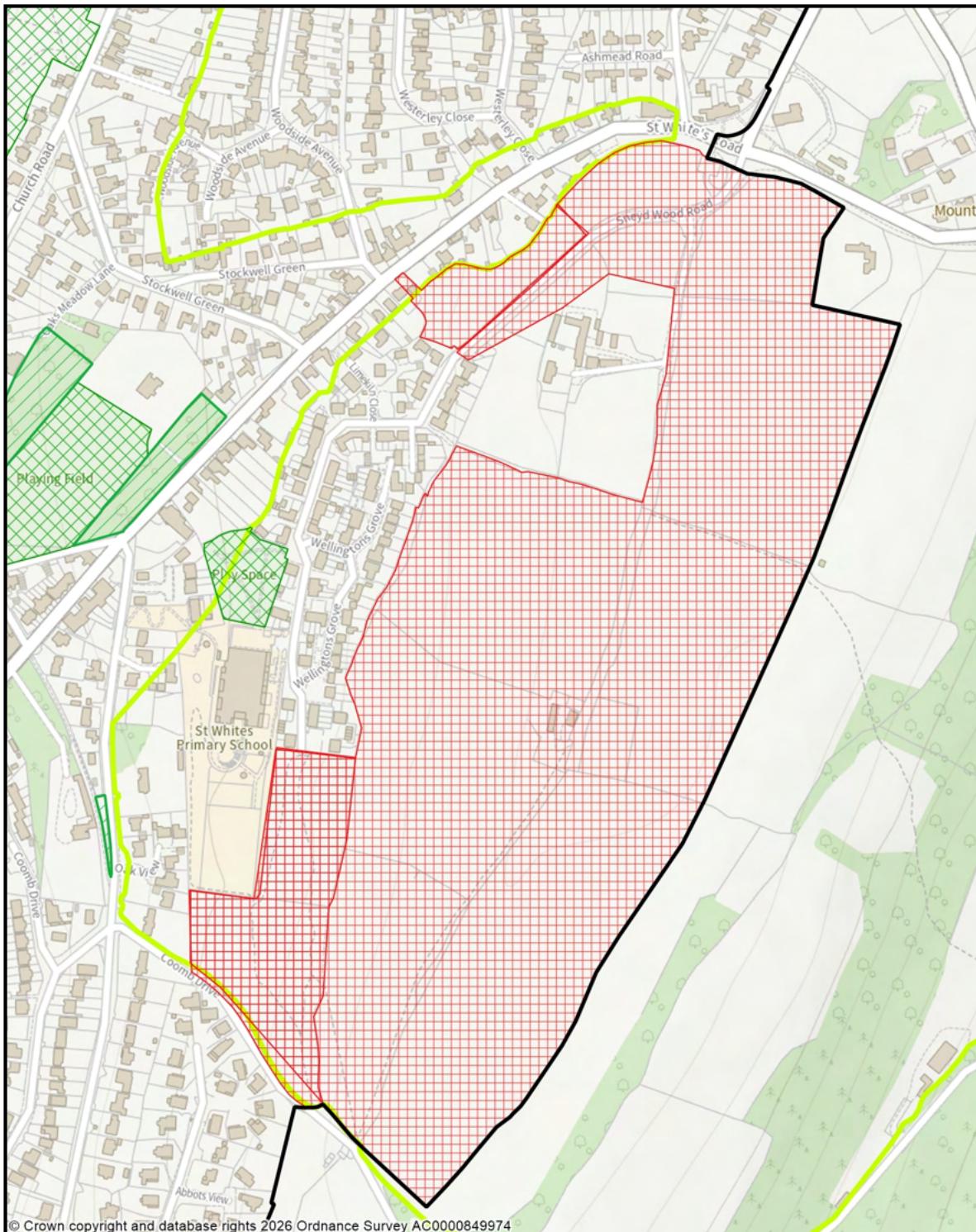
### Policy RLP. 22

#### St Whites Farm and Sneyd Wood

Land at St Whites Farm, as identified on the polices map, is allocated for a development comprising approximately 286 new dwellings. A development brief incorporating a master plan to be approved by the

Local Planning Authority will detail the way in which the land uses and infrastructure will be developed in an integrated and coordinated manner. This will address the following:

1. High quality and accessible walking and cycling routes to Sneyd Wood Road, the Cinderford town centre, open space, employment and local schools and contributions towards the enhancement of off-site walking and cycling routes to key destinations.
2. Affordable housing will be for those with a local connection to address local housing needs. Particular issues addressing potential ecological and landscape impacts and achieving an appropriate safe access.
3. Structural landscaping buffer along the eastern boundary incorporating existing and new native hedgerows and trees and linking with existing green infrastructure.
4. Primary vehicular access will be from St White's roundabout and Sneyd Road to the north, with necessary improvements to the existing highway network.
5. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, and contributions to off-site indoor sports and leisure facilities, in accordance with local standards. Particular attention is drawn to the nearby bat SAC.
6. Contributions and support to sustainable transport measures on St White's Road sustainable transport corridor.
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.
9. Any associated infrastructure enhancements required and identified in the Infrastructure Delivery Plan in this location.
10. Phasing arrangements to ensure that any community provision is made in a timely manner.



### St Whites Farm/Sneyd Wood, Cinderford

#### Revised Draft Local Plan, January 2026. Policies Map Extract



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0 10 20 30 40 50 60 70 metres

**6.13** This land adjoins a recently developed area of housing and a school and is considered suitable for housing served from the existing road. The part of the site had permission for housing as part of the

adjoining development but this was not completed. Land to the north of the site has permission for 11 dwellings. It is in a sensitive location in terms of ecology (partly due to the close proximity of a bat SAC) but has potential to provide a variety of housing on land which is currently committed and it can take advantage of the connections to adjoining land and facilities which may support any BNG required from the development. The site will need to protect the rights of way both nearby and crossing the site and provide suitable connections to the wider network.

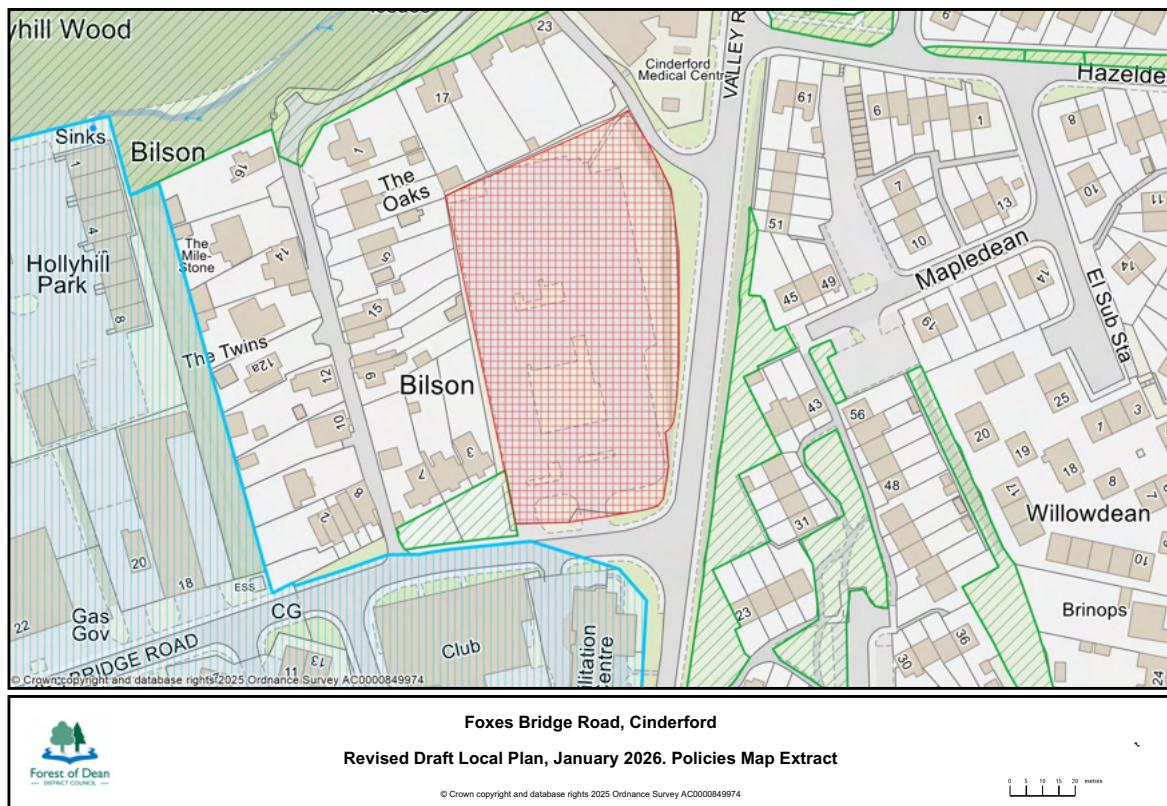
## **Foxes Bridge Road (former Mobility Aid/Adult Training Centre) Cinderford**

**6.14** About 2.2ha of land off Foxes Bridge Road / Valley Rd is allocated for housing.

### **Policy RLP. 23**

#### **Foxes Bridge Road (former Mobility Aid/Adult Training Centre) Cinderford**

Land off Foxes Bridge Road, Cinderford , as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues will include biodiversity and achieving an appropriate safe pedestrian to Valley Road and vehicular access to Foxes Bridge Road. New residential development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development.



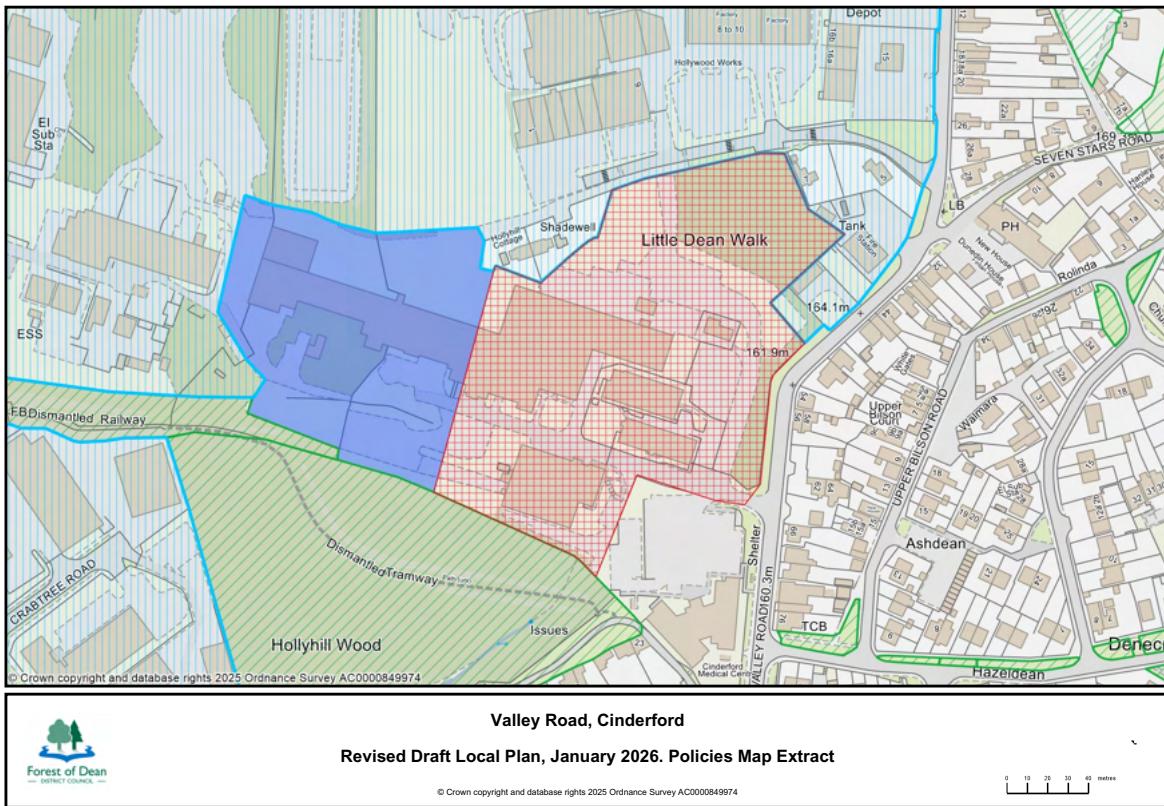
## Valley Road, Cinderford

### Policy RLP. 24

#### Valley Road, Cinderford

About 2.2ha of land off Valley Rd is allocated for housing and 1.5ha for employment on a site adjoining the GP unit off Valley Road Cinderford. The site may accommodate about 49 dwellings and at least 1.5ha of land for employment. The housing element should be served from Valley Road and the employment site must have its primary vehicle access from the existing employment land to the west. Pedestrian access to Hollyhill Wood and Valley Road will be necessary for the new housing and consideration should be given to foot access to the employment land to the west.

Whilst there may be a variety of employment uses permitted, they must be compatible with the residential element of the allocation and other nearby uses including the adjoining Hollyhill Wood.



**6.15** This allocation adjoins a recently developed GP facility and provides for a mix of housing and employment on previously developed land. Most of the allocation had outline permission in 2022 but this allocation slightly increases the area allocated to provide a little more flexibility. The site overall is about 3.75ha and its redevelopment mainly for housing is supported by the policy above. Some neighbouring uses are employment based and the policy requires the redevelopment for employment of a proportion of the site. The new housing will need to be compatible with the adjoining employment including that which already exists outside the land allocated. It is envisaged that the new housing will be entirely served

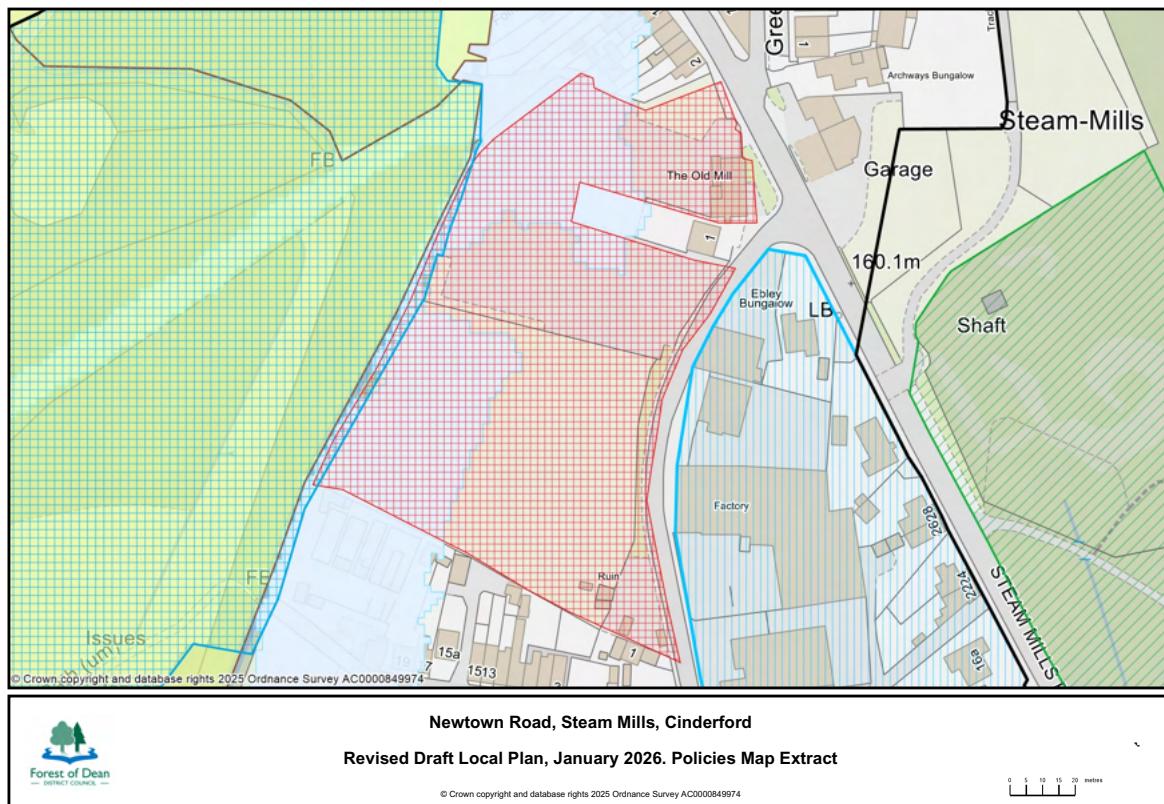
from Valley Road and the employment site from existing employment land to the west although a pedestrian access from the new housing is desirable. Part of the site is affected by the mining legacy common in the area and consultation with the Coal Authority will be necessary in case of constraints or additional requirements. Pedestrian access to and a layout which benefits from the proximity of Hollyhill Wood whilst protecting this area of ancient and semi natural woodland is required.

## **Newtown Road Steam Mills, Cinderford**

### **Policy RLP. 25**

#### **Land off Newton Road Steam Mills, Cinderford**

Newton Road Steam Mills, Cinderford , as identified on the policies map, is allocated for a development comprising approximately 20 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues will include biodiversity and achieving an appropriate safe pedestrian to Steam Mills Road and vehicular access to Newtown Road. New residential development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development and any associated infrastructure enhancements required and identified in the Infrastructure Delivery Plan in this location.

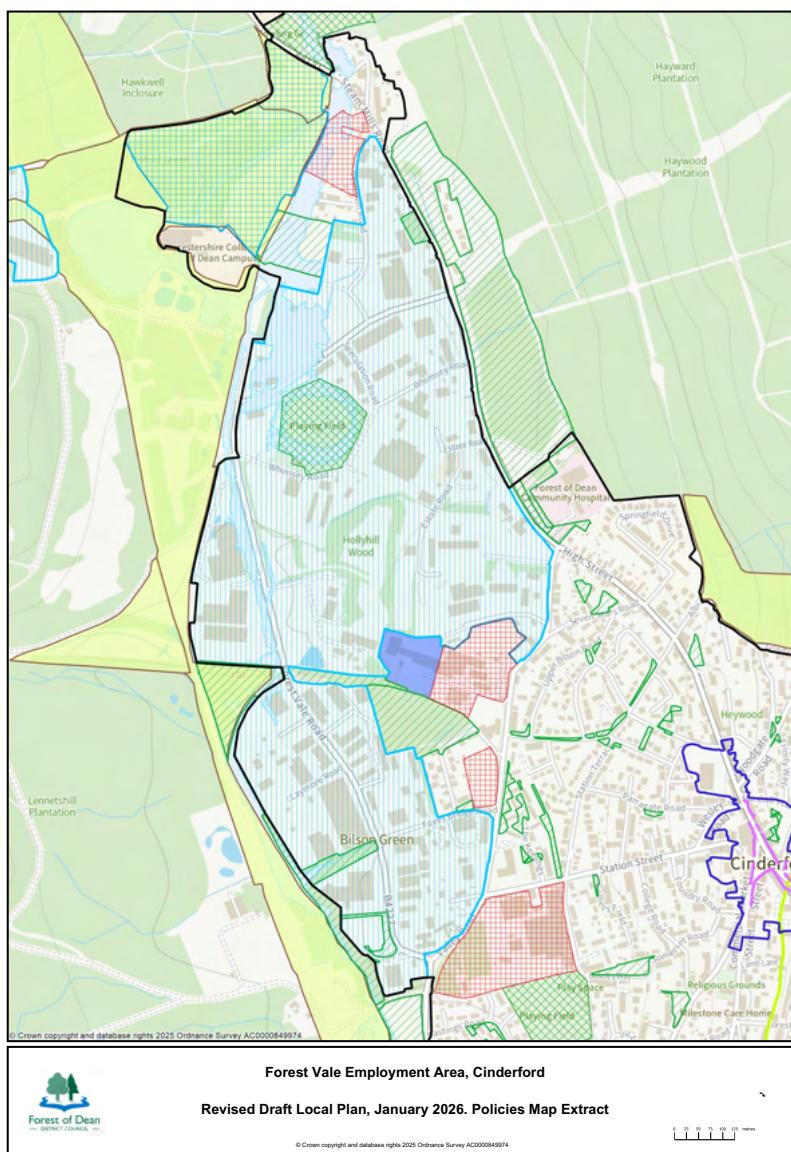


## Forest Vale Employment Area, Cinderford

### Policy RLP. 26

#### Forest Vale employment area

Forest Vale employment area (69ha) shown on the policies map which includes the main areas of purpose built employment accommodation in Cinderford will be protected for employment generating uses and for their intensification. Development may include redevelopment and new build and may introduce a wider range of uses where they do not conflict with the aims of protecting the town centre and are otherwise acceptable.



**6.16** The land identified by the above policy forms the largest employment area in the FoDD. It includes a variety of buildings and all of the Forest Vale "estate" which dates from the 1970s and has been incrementally developed ever since. In addition to this there are a number of different sub areas within

the whole and a variety of uses exist which provide a broad range of employment and offer a variety of services. The policy above supports the continuation of this while encouraging a wider range of employment generating uses. The emphasis is likely to be on Classes E, B2 and B8 uses. Retail elements that do not conflict with the town centre may also be supported. Although largely suitable for development, areas within the site may be affected by the mining legacy common to much of the district and also some localities are vulnerable to flooding. These and other factors will need to be considered at the time any applications are made.

## **Cinderford Town Centre**

### **Policy RLP. 27**

#### **Cinderford Town Centre**

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will only be permitted for exceptional cases within the key shopping frontage as shown on the policies map. Elsewhere it may be permitted subject to satisfactory design and amenity especially for residents.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

**6.17** In common with the other town centres the LP supports the evolution of Cinderford's centre in a manner that encourages additional activity and a range of uses that will support it. The centre has been the subject of environmental improvements in several schemes over a number of years. Further schemes and improvements especially for pedestrians will be encouraged. A variety of uses will be supported and the retention of business or community uses (retail, commercial, office etc.) will be encouraged along the key frontages. Over the wider area within the town centre not in key frontages a greater range of uses will be supported in order to promote a range of activity. These may include ground floor residential use where the design is satisfactory. Good design is especially important in the town centre with its extensive public areas and a variety of buildings often designed for commercial use and such design should address the need for climate resilience.

#### **Locally Distinctive Area**

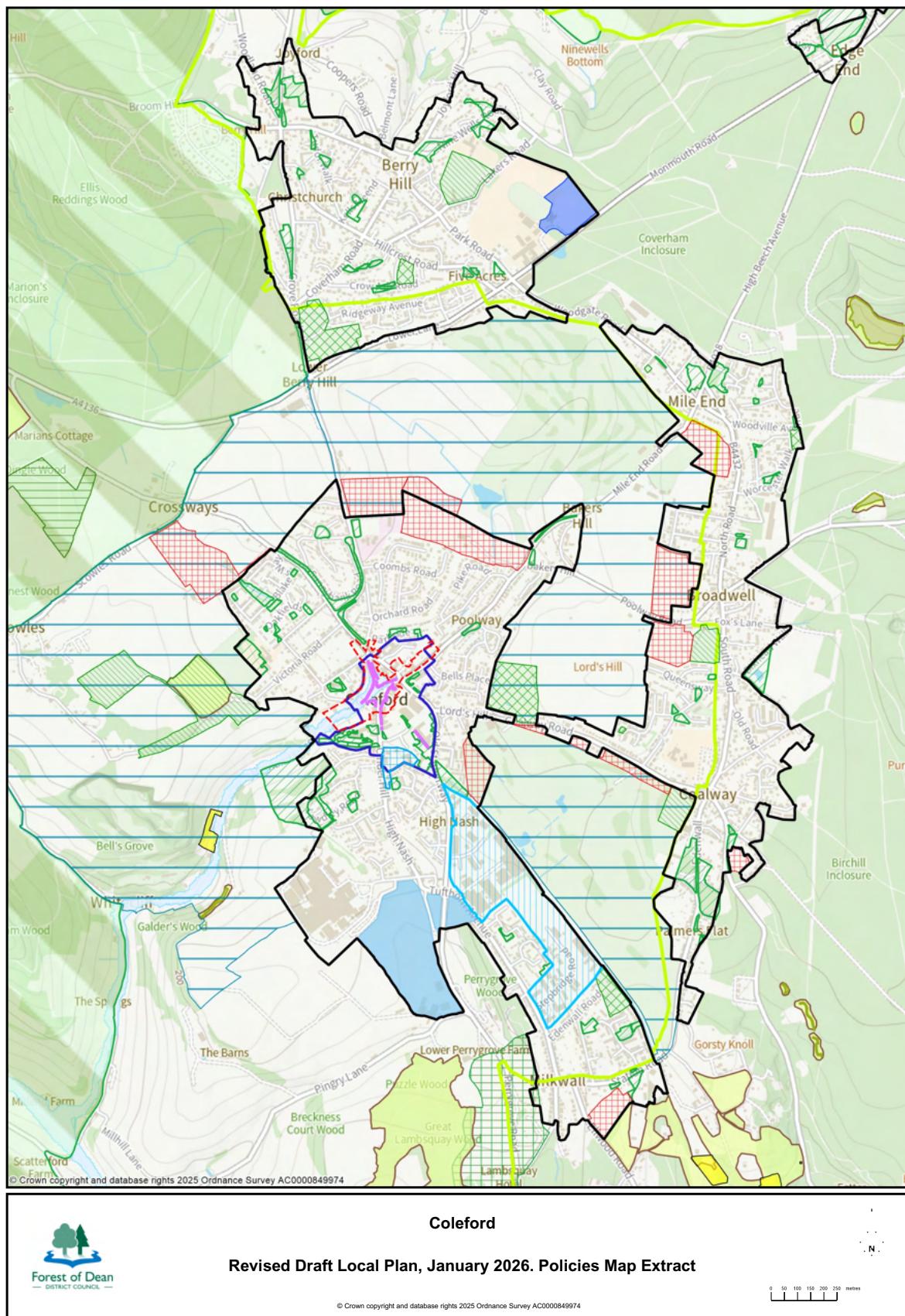
**6.18** Although small, an area at the extreme south of Ruspidge has retained much of its informal spacious character and rural nature with larger plots, many boundaries (often stone) unchanged since 1900, and a location on the edge of the built up area. It is defined as one of the LP's Locally Distinctive Areas. New

development will be required to demonstrate that it will complement this established character in keeping with Policy RLP. 131 Locally Distinctive Areas below.

#### **Policy RLP. 131 Locally Distinctive Areas**

Locally Distinctive Areas are identified in the Plan within which development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the designated areas.

## Coleford



## Coleford

**6.19** Coleford as defined in the LP includes an arc of settlements close to the town itself, as well as Coleford Town in the centre. This arc functions as an integral part of the town but is physically separate. This separation by predominantly open land defines the town with its central location at the head of a valley. The LP strategy is to promote the complementary development of Coleford and to provide for a variety of new uses and sites to be developed. These are however limited by some important constraints including landscape, the statutory forest and some protective designations. Exceptions (areas where development is allocated or can take place are largely those identified in the previous LP). The nearby arc of settlements generally share a boundary with the statutory forest which is an important aspect of their character and defines a fixed outer boundary. The more open landscapes to the west and north are equally important including the transition to and parts of the Wye Valley National Landscape (formerly AONB).

**6.20** Coleford town has a very distinctive centre with a central focus including a designated Conservation Area and the LP will support its enhancement. Like Cinderford, the town overall has been the subject of policy interventions to support the local economy and fabric for a number of years. These have provided employment, an improved built environment and set the shape of a revised centre. Further interventions have resulted in the programme now underway to redevelop the Five Acres former college and sports centre.

**6.21** There is only limited scope for new land to be developed without adverse impacts on the character of the area. Some erosion of the open areas between Coleford town and the nearby arc of settlements is inevitable given the strategy and requirements of the LP. Sites allocated within this area will need to be well landscaped. The allocations made are generally sustainable being within easy reach of a range of facilities and employment. New employment opportunities have been identified in recent plans and some have been realised although the main allocated area adjoining the Suntory works has only been the subject of incremental change. Existing housing commitments and sites allocated in the former AP will comprise much of the development expected in the LP period. Although there is little underused land within the town its most prominent building which makes a great contribution to the character of the town, St John's Church, is currently vacant and at risk. One notable change during the early part of the LP period will be the establishment of a new medical centre on the northern edge of the town which will probably leave the existing premises in the town centre vacant.

**6.22** The LP supports further development in keeping with the role of the town and a number of sites are identified in order to provide for this.

**6.23** Many of the LP policies apply directly to Coleford, and the table below shows how the LPs approach will address specific issues that are important to the town:

**Table 5**

<b>Theme</b>	<b>Aim</b>	<b>LP actions</b>
Sustainable Development	To ensure that development in Coleford meets and contributes to the LP's sustainable development objectives	Coleford is a suitable location for many kinds of development and will be promoted as such within its environmental capacity. New development must have a positive impact on the environment, and deliver economic and social benefits while making a positive contribution to the FoDDC's climate change objectives.
Regeneration including Five Acres	To support overall the town and promote appropriate regeneration projects	A mixed use scheme for the redevelopment of the Five Acres site is underway alongside wider economic development over the FoDD.
Town Centre	To support programmes and developments which enhance the town centre	The LP will support physical improvement and development which improves the fabric and use of the town centre encouraging a range of activities. Recent or impending changes include the new supermarket, St Johns Church being vacant and the move of the GP facilities to a site on the edge of the town. Trends in retail and the impact of the Covid crisis will also need to be addressed by LP policies.
Employment and Skills	To provide for additional and more diverse employment	Employment opportunities will be made available in the form of allocations and the implementation of policies to increase the offer and range of employment.
Housing	Provide a range of housing opportunities and support their implementation	To promote a range of development and continue to maximise affordable housing as part of the overall delivery.
Transport	To ensure sustainable transport and provision for cycling and walking	Ensure new development is well linked and promote active travel as well as public transport.
Community Facilities	To provide for and support community facilities and provision for recreation	To make allocations where necessary and support existing or new provision including at Five Acres. To require development contributions for additional provision that is necessary.
Built Form	To achieve a high standard of built development and improvement to the existing fabric. Protect and enhance the Conservation Area	By implementation of the LP policies and working with partners, designers and local bodies, support and promote the use of derelict sites and under used premises for appropriate uses, establish and maintain a high standard of development for new build and conversion of premises.

## Policies and proposals for Coleford

### Overall strategy

The strategy is to support the town and to increase its range of employment, including tourism enterprises and to widen its service base. This will be achieved both by a widening of the range of opportunities on offer and by developing new housing and services.

*The policy of promoting development at Coleford will support the LP's climate change objectives for development at sustainable locations.*

## Poolway Farm, and land to the North of the Hospice, Coleford

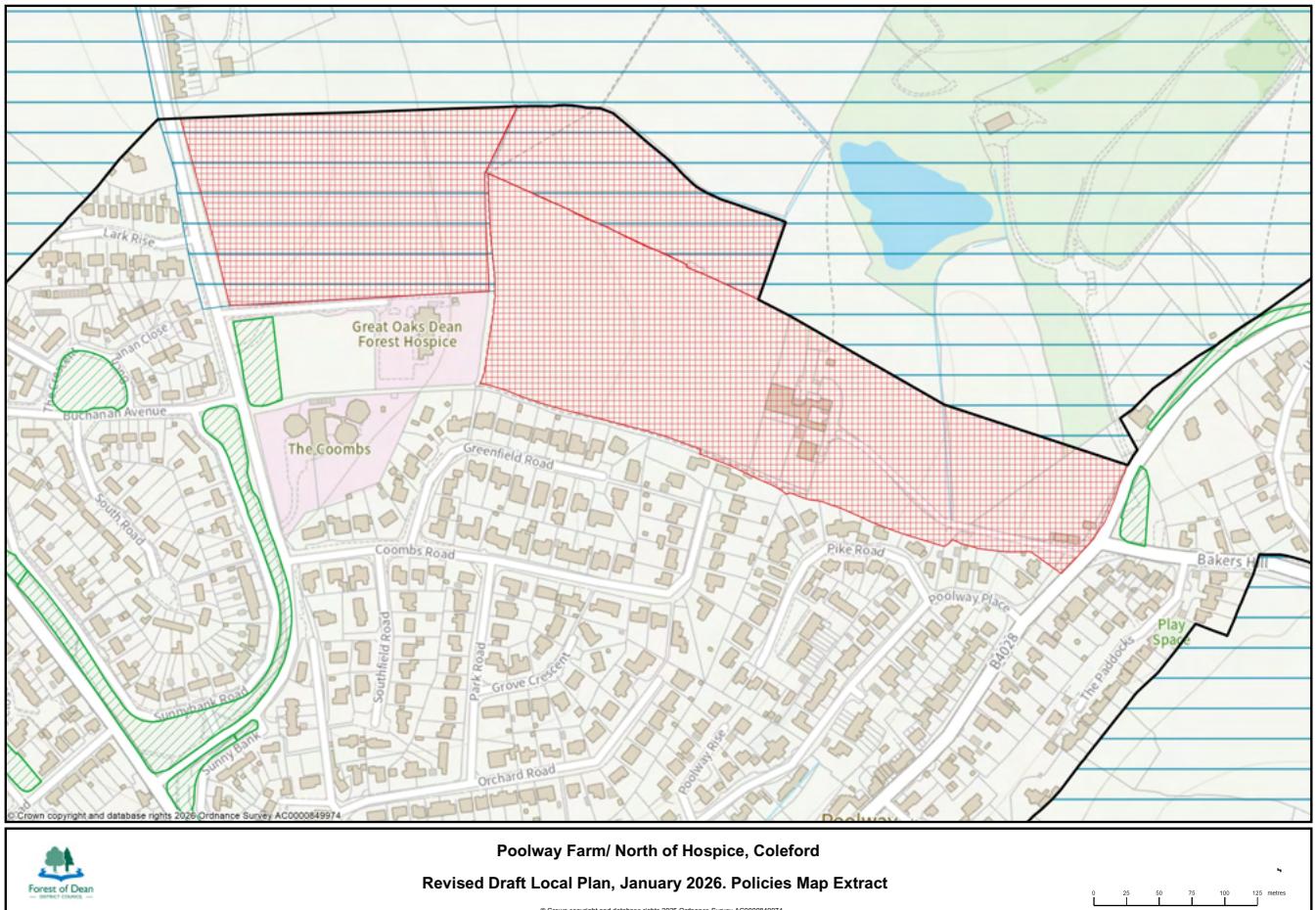
### Policy RLP. 28

#### Poolway Farm and land to the North of the Hospice, Coleford

About 6.1ha of land at Poolway Farm and land to the North of the Hospice is allocated for about 260 dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Coleford area, and associated open space and landscaping.

1. Development should be designed to provide a new landscaped edge to the town and respect the view of the existing farmhouse from Gloucester Road.
2. It should retain the existing farmhouse and any associated buildings that are of sufficient merit to be converted.
3. The site's vulnerability to flooding will need to be considered and development, informed by a FRA, must incorporate any necessary mitigation measures.
4. To the western and southwestern boundary (adjoining the Hospice) a new landscaped boundary is required to be established incorporating the existing right of way and hedgerow.
5. Structural landscaping buffer along the northern and eastern boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
6. The scheme should take account of any protected species and biodiverse grassland which may be within the area affected by the development.
7. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
8. Existing rights of way should be provided for within landscaped areas.
9. Primary vehicular access from Poolway Road and Gorse Road, with necessary improvements to the existing highway network.
10. Education provision
11. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
12. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.

13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary. The provision of pedestrian and cycle way connections to the adjoining cycle route and to the town centre and beyond.



**6.24** Although identified in a previous LP this site has yet to be developed although there was in late 2023 a planning application for the land. The site was defined in the 2018 AP now supported by the new LP and the policy highlights both the constraints and opportunities it presents. The capacity of the site is likely to be affected by the need to provide for the water course running across it and associated flood storage that may be necessary, although adjoining land may also be suitable for this. Overall the site should allow for the existing farmhouse and associated buildings worthy of retention to feature in any scheme. The site lies in the space between Coleford town and Mile End/ Five Acres but with appropriate landscaping can and will need to present a new landscaped edge to the town. Part of the site lies within the Coal authority's High Risk Area reflecting the mining legacy common to much of the FoDD. Appropriate consultation and subsequent remediation or other actions may be required.

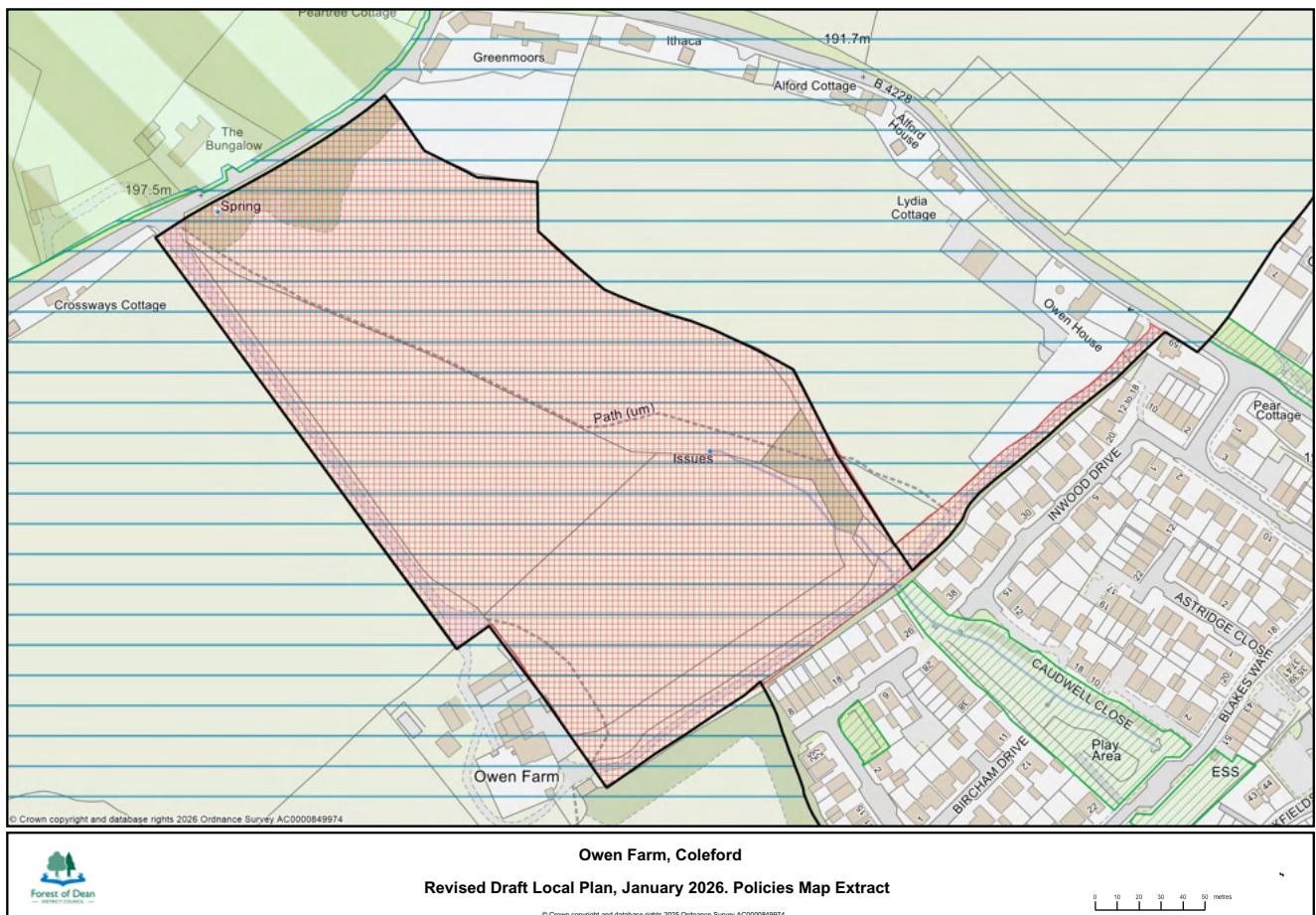
## **Owen Farm, Coleford**

### **Policy RLP. 29**

#### **Owen Farm**

About 5.3ha of land at Owen Farm is allocated for about 125 dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Coleford area and associated open space and landscaping.

1. Development should be designed to provide a new landscaped edge to the town.
2. Structural landscaping buffer along the western and eastern boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
3. The scheme should take account of any protected species and biodiverse grassland which may be within the area affected by the development.
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
5. Primary vehicular access from Scowles Road with necessary improvements to the existing highway network and a pedestrian access to B228 and also to Caudwell close if possible.
6. Education provision
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.
9. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary.

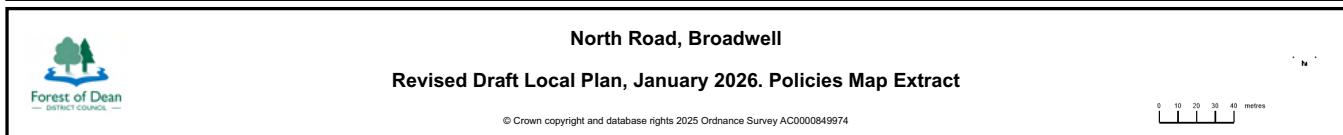
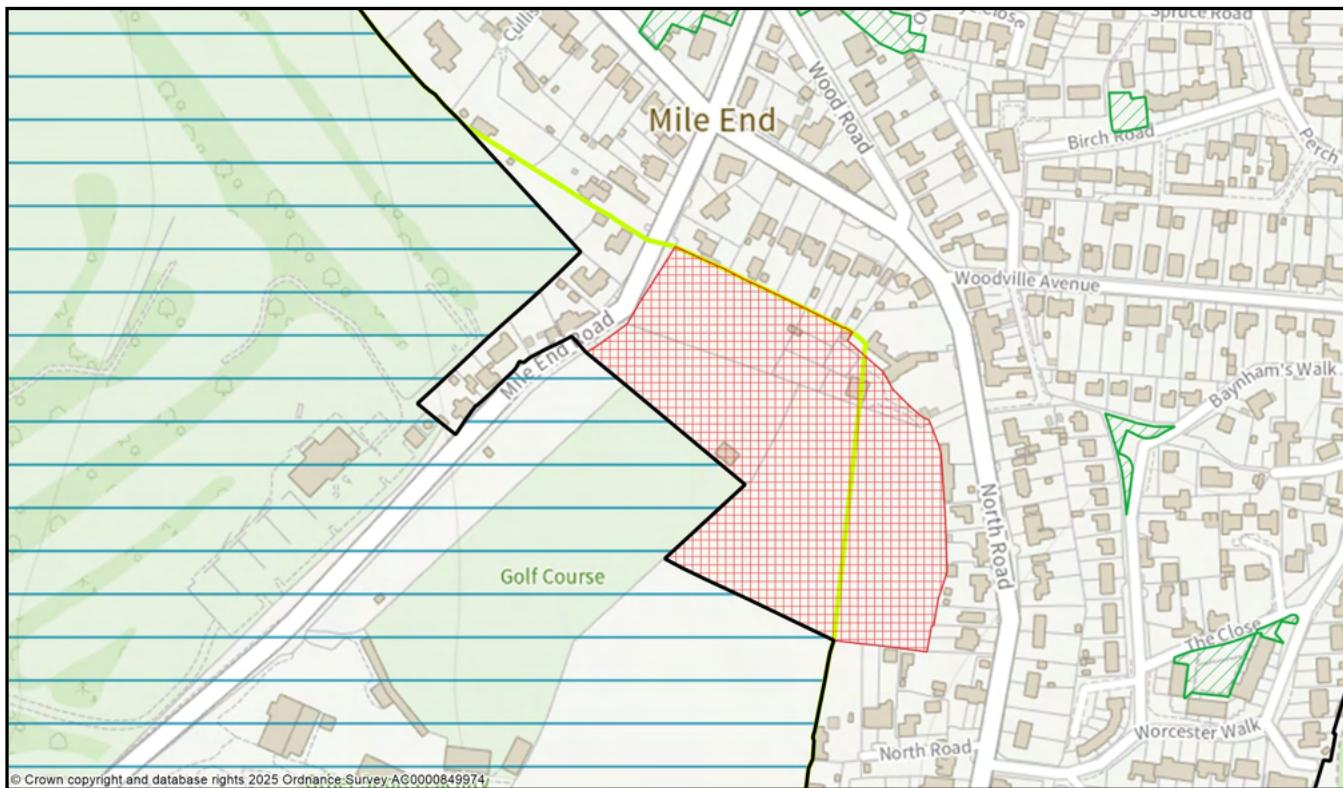


## North Road, Broadwell

### Policy RLP. 30

#### North Rd, Broadwell

2.4ha of land at North Road Broadwell is allocated for about 70 dwellings to include incidental landscaping and open areas within the site together with a landscaped western edge to the allocated area.



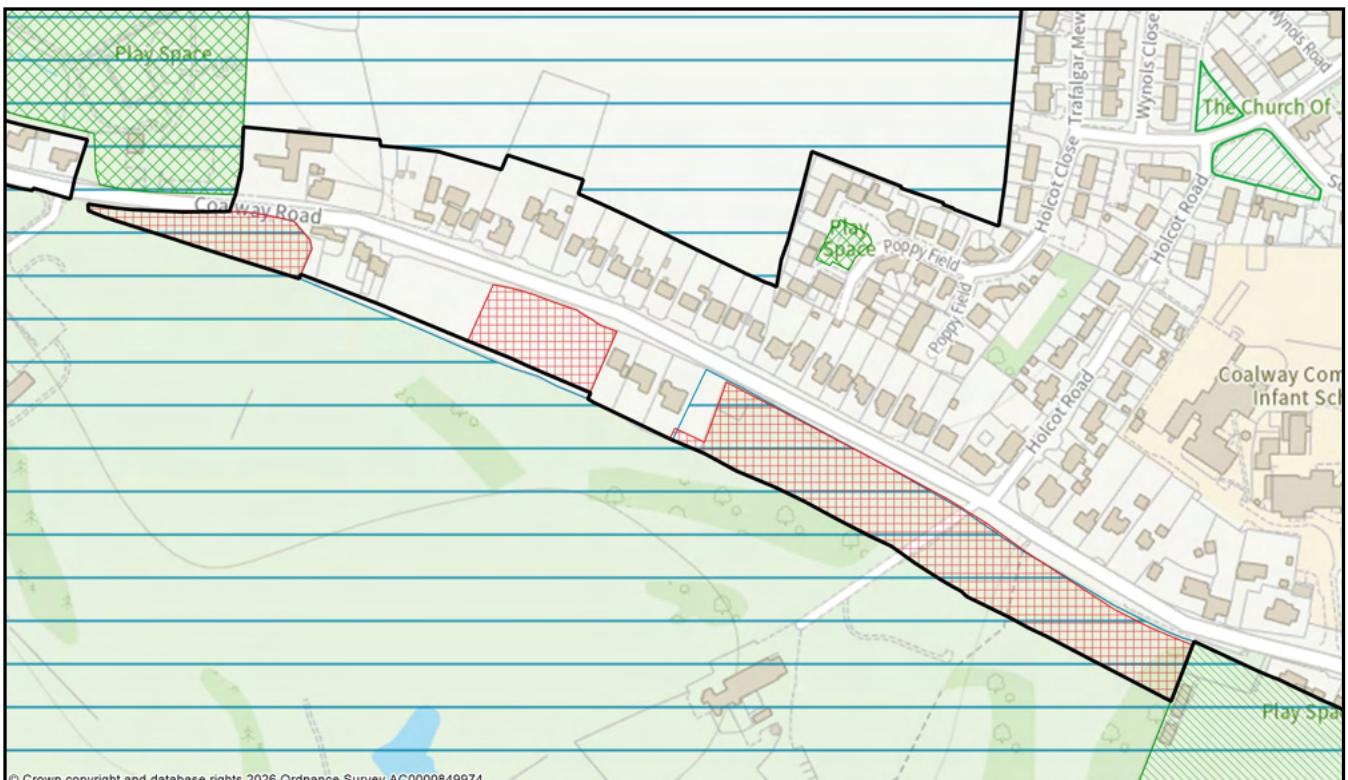
**6.25** This allocation was first made in the 2018 Allocations Plan and part of the allocation was in mid 2023 subject of an outline permission. The policy above confirms the allocation as in the AP and carries it forward. It is important that whether built as one or in phases the site appears as one when complete and a pedestrian link to Mile End Road is expected.

## **Land to the South of Lords Hill and Broadwell Road**

### **Policy RLP. 31**

#### **Land to the South of Lords Hill and Broadwell Road**

3 areas of land to the South of Lords Hill and Broadwell Road, as identified on the policies map, are allocated for a development comprising approximately 40 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include conserving and enhancing local biodiversity, integrating the development into the landscape, achieving an appropriate safe access and highway safety improvements to access services.



#### Land to the South of Lords Hill and Broadwell Road, Coleford

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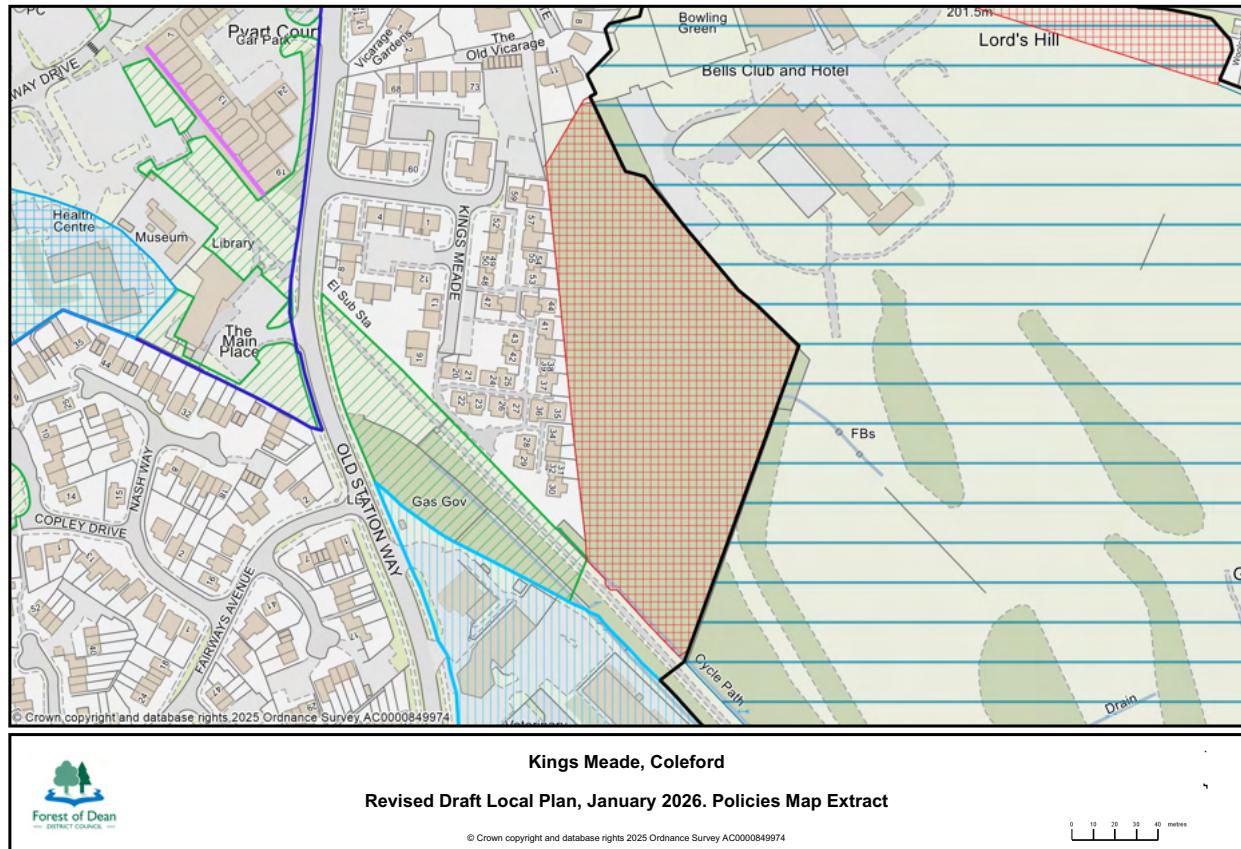
## Kings Meade, Coleford

### Policy RLP. 32

#### Kings Meade

1.6ha of land at Kings Meade is allocated for housing, best suited to housing likely to attract older persons.

Note: An adjoining water course is identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation. Part of the site is in a high risk area defined by the Coal Authority and investigation and if needed mitigation will be required.



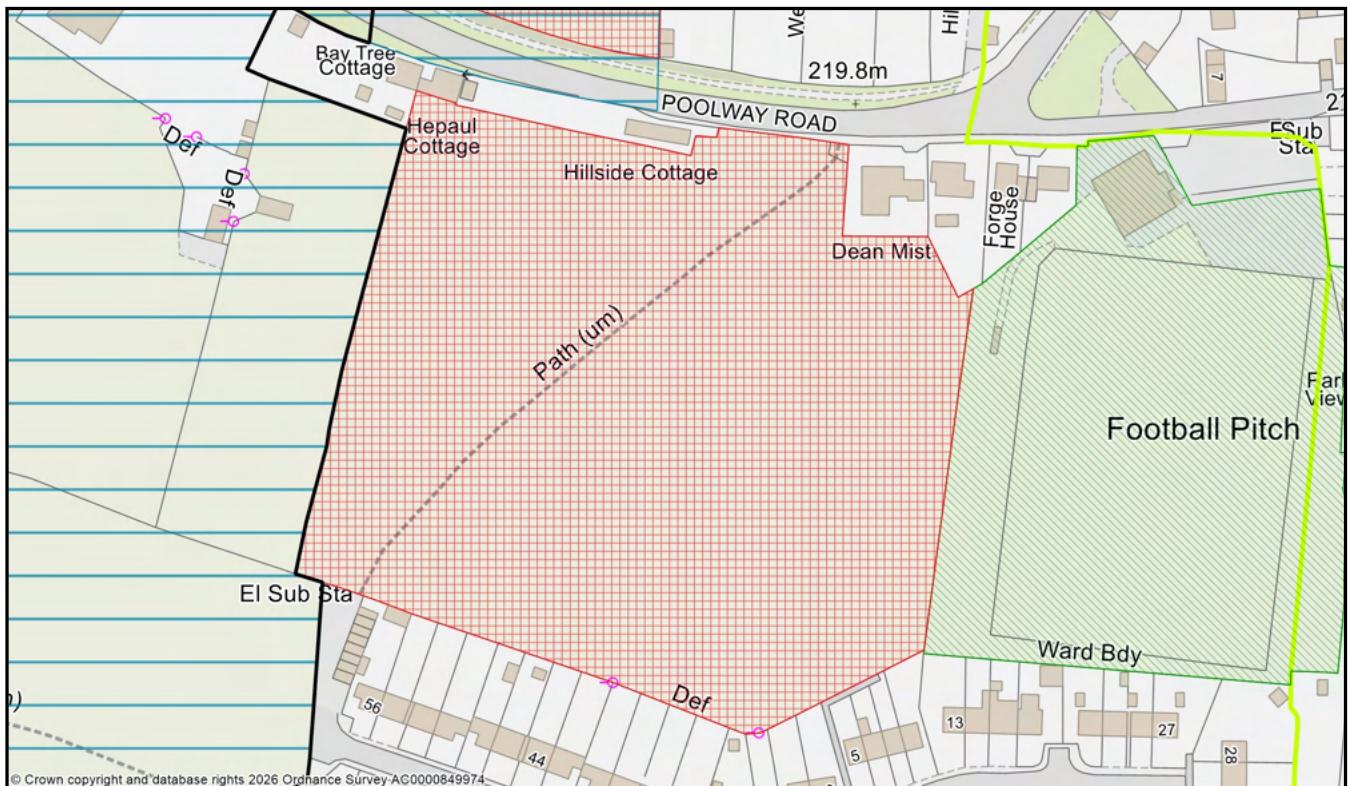
**6.26** The above site adjoins and would require access through an existing development of older persons housing. It is suited to meeting similar needs being close to the town centre.

## Poolway Road Broadwell

## Policy RLP. 33

## Poolway Road Broadwell

2.26ha of land at Poolway Road Broadwell is allocated for about 62 dwellings and associated open space. The site will need to be appropriately landscaped especially on its western boundary.



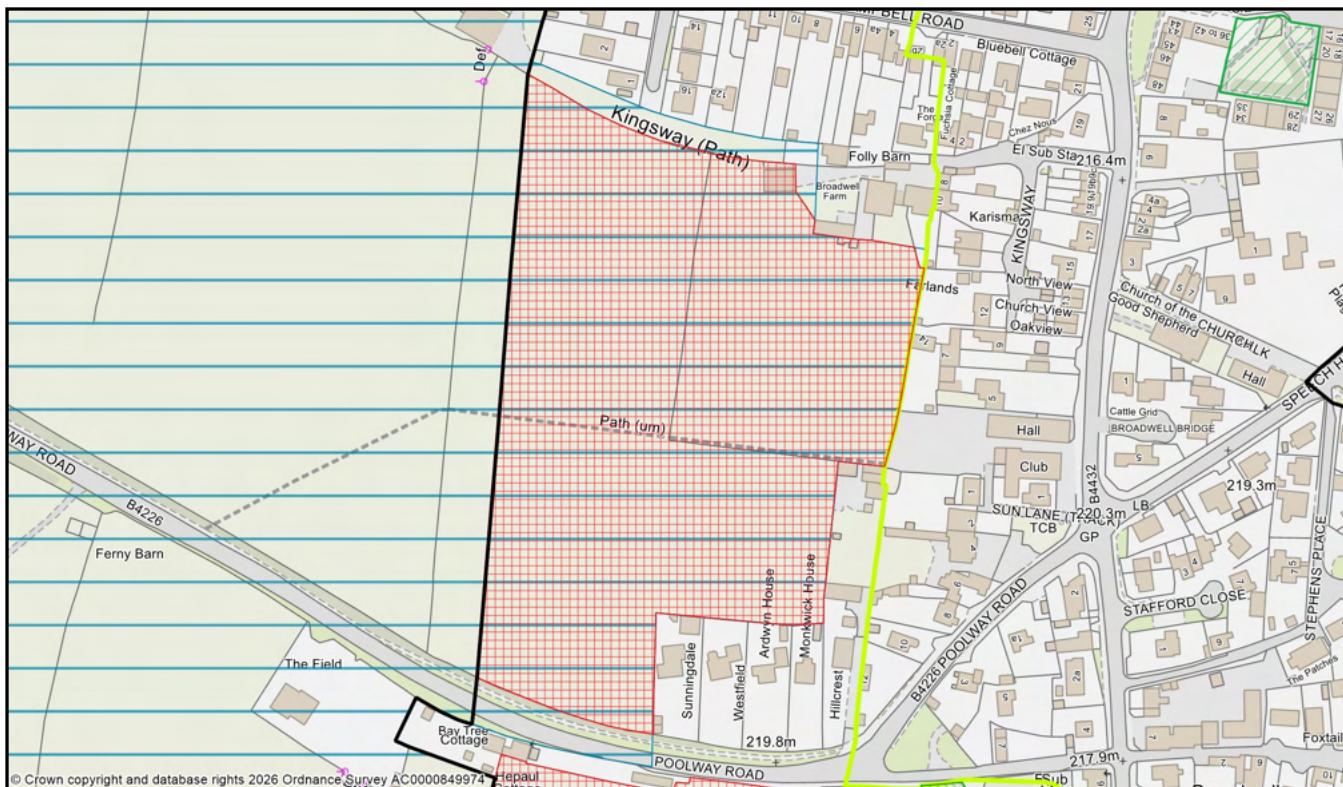
**6.27** The above site is considered suitable for about 62 dwellings. It occupies high ground and is quite prominent and good landscaping is especially important. It presently forms part of the gap between Coleford and Broadwell but is considered able to be developed but must then contribute to providing a better defined boundary between the two settlements. It is suitable for a variety of housing being within reasonable distance of local and town based services.

## **Broadwell Farm (land to rear of Memorial Hall), Broadwell**

### **Policy RLP. 34**

#### **Broadwell Farm (land to rear of Memorial Hall), Broadwell**

Land at Broadwell Farm on land to rear of Broadwell Memorial Hall, as identified on the policies map, is allocated for a development comprising approximately 90 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. The site will need to be appropriately landscaped especially on its boundaries.



**Broadwell Farm (land to rear of Memorial Hall), Broadwell**

**Revised Draft Local Plan, January 2026. Policies Map Extract**

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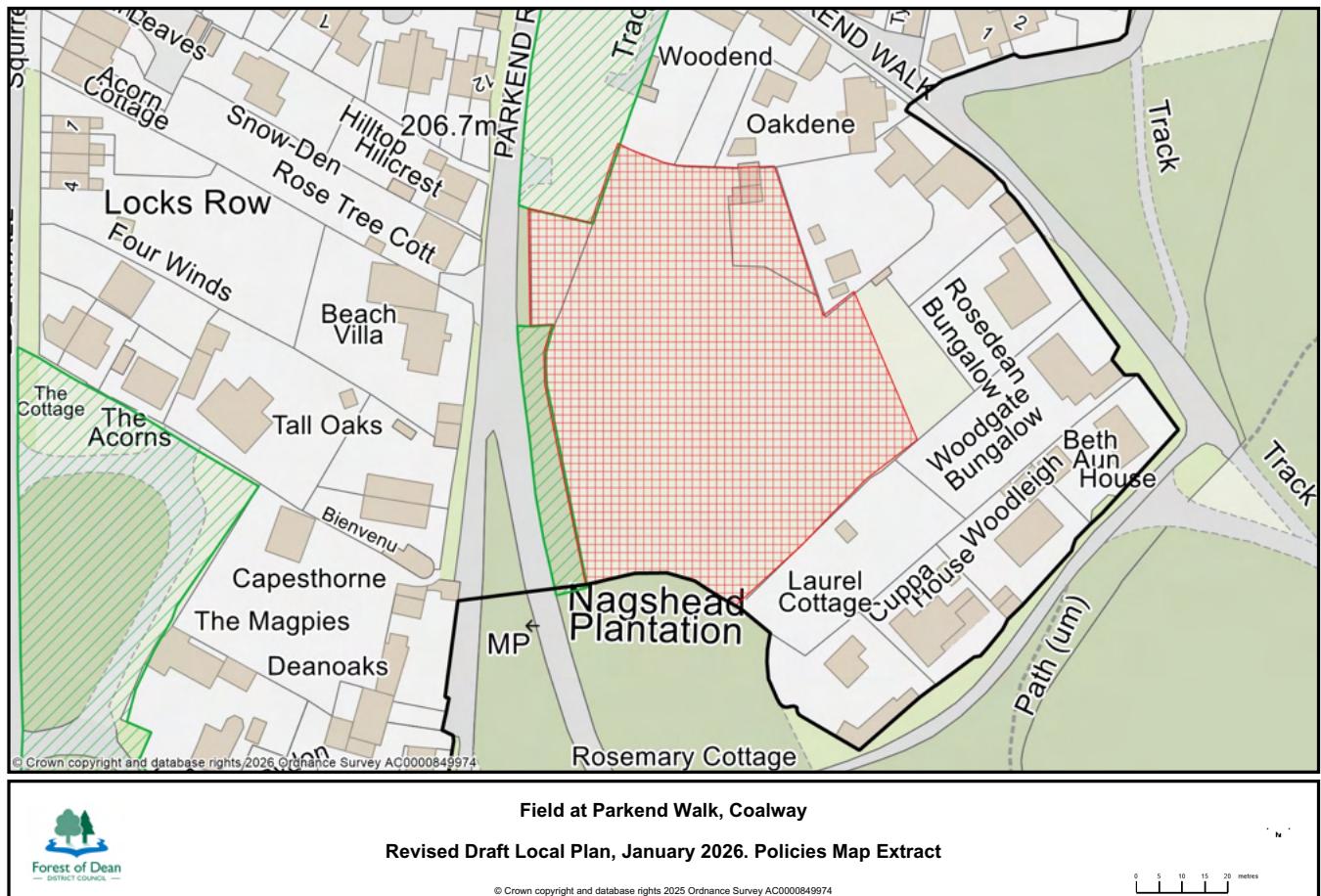
0 10 20 30 40 metres

## **Land at Parkend Walk, Coalway**

### **Policy RLP. 35**

#### **Land at Parkend Walk, Coalway**

0.57 ha of land at Parkend Walk, Coalway, as shown on the policies map is allocated for about 10 dwellings and associated open space. The site will need to be appropriately landscaped especially on its western boundary. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area.



**6.28** As in other settlements, a number of small sites are also expected to come forward throughout the Local Plan period and provide a variety of homes elsewhere in the Coleford area.

## **Coleford Town Centre**

### **Policy RLP. 36**

#### **Coleford Town Centre**

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential.

The main frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Ground floor development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain shop fronts within the defined frontages. Proposals to change to retail will be supported subject to other plan policies.

Throughout the plan period opportunities for environmental improvements such as small green areas, shop front regeneration in the conservation area, consistent signage, improvements to heritage assets and other features will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. Good design is especially important in the town centre with its extensive public areas and conservation area.

New development should be well integrated into the remainder of the centre with suitable access, design and visual connections. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

**6.29** Coleford like other town centres is vulnerable to change. The older part has a clear focus on the market place with its strong sense of enclosure. This is also the focus of the Conservation Area. The commercial centre includes some much newer developments most notably a recently completed supermarket and one older unit of similar size. The LP seeks to support a range of activity throughout the centre and a greater and wider range of uses. Continuing environmental improvements will be welcomed including those that offer a more resilient environment in respect of climate change for users of the centre.

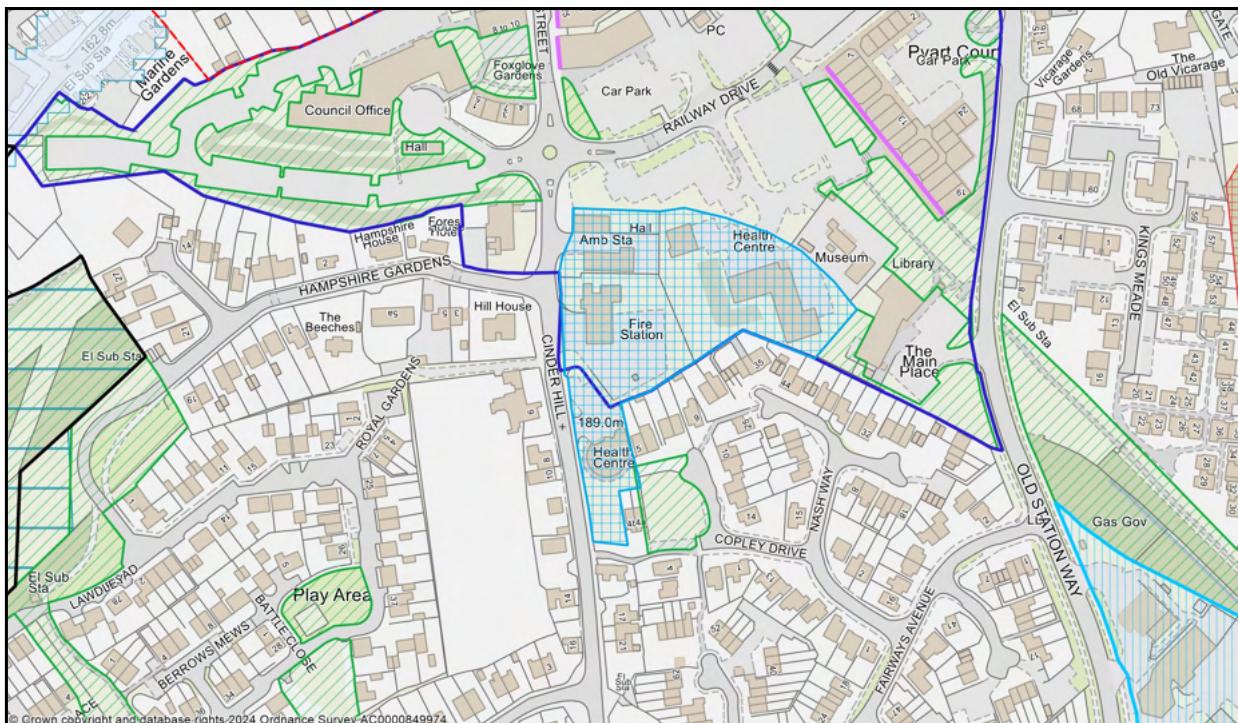
## **South of Railway Drive, Coleford**

**6.30** With the development of a new medical centre on the northern edge of the town, the two existing facilities are likely to become vacant. Although the smaller one is outside the defined town centre both relate closely to it and also adjoin the ambulance and fire station. Changes within this area should benefit the centre as a whole in terms of uses proposed and their appearance and may include re use of the existing buildings or replacement.

### **Policy RLP. 37**

#### **South of Railway Drive, Coleford**

The area currently occupied by two GP surgeries and associated land is identified for continued use for community facilities or mixed uses related to the town centre. Residential use if proposed should be confined to the frontage to High Nash (partly outside the defined town centre) and must be compatible with other nearby uses.



South of Railway Drive Coleford

Draft Local Plan 2041 Policies Map Extract

0 10 20 30 40 metres

**6.31** Although only the two GP units are to be replaced the wider area identified above may have some potential for longer term change. It is part of the town centre and the LP will support mixed uses appropriate to this. Residential uses should be confined to a frontage along High Nash if proposed and will need to demonstrate their compatibility with the other nearby uses either existing or proposed.

## Locally Valued Landscape (LVL)

### Policy RLP. 38

#### Locally Valued Landscape (LVL)

An area of largely undeveloped land between Coleford town and the nearby arc of settlements will be protected from development that would detract from their setting and especially that of the town itself.

This policy protects the setting of Coleford town and the settlements that form an arc to its north, east and south as well as their setting in the wider landscape.

**6.32** Coleford town sits within a landscape bowl, at the head of a valley. It is physically separate from an arc of settlements which run from north (Berry Hill) to south (Milkwall). Although these function as part of the town having key facilities within them the physical separation is important in protecting the character of the town and the wider area. Overall it is an attractive and distinctive landscape which is vulnerable to inappropriate development and is a most distinctive aspect contributing to the character of the town. The previous AP and the NDP recognised this with policies to ensure that development within the "gap" does not have an adverse impact on the setting of the town or nearby settlements. This LP identifies an area as a locally valued landscape intended to continue this protection. It is not intended to prevent all development but to ensure that any which is not in keeping with the aims of the policy is avoided. The entire LVL lies outside any defined settlement boundary and this is therefore the starting point for consideration of what development may be appropriate.

**6.33** The LVL sits between the town of Coleford and its surroundings. It lies between the National Landscape (formerly AONB) and the town in the northwest, and between Coleford and an arc of settlement over much of the remainder. To the south the open areas of the LVL give way to the FoD itself and to a wider open landscape. It also contains important features such as The Scowles. Most importantly it provides a setting for Coleford town and part of a setting (an inner edge) for the settlements on the fringe of the FoD. To the south there are protected sites (including bat SAC and local wildlife sites).

**6.34** Although the LP makes allocations within the space between Coleford town and the satellite settlements, the strategic function of this locally important landscape is retained. Changes that do take place elsewhere in this space (the LVL) will need to provide appropriate landscaping and design that minimises the impact of new development and should where possible enhance the setting.

## **Five Acres mixed development**

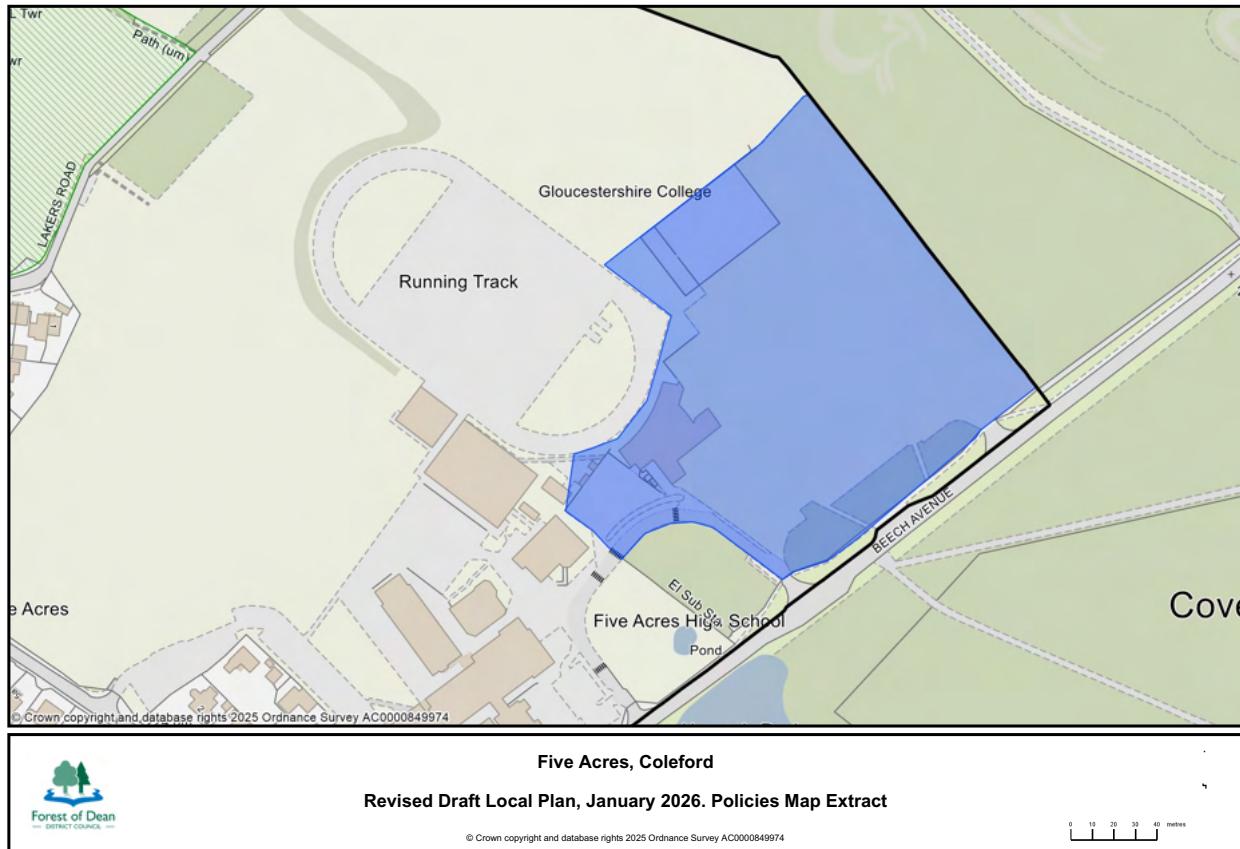
### **Policy RLP. 39**

#### **Five Acres mixed development**

About 2.7ha of land at Five Acres is allocated for mixed development to include community facilities (to include sport and recreation space and use for education) as well as more general employment uses. Commercially based tourism and recreation, for example sports space, as well as accommodation may also be acceptable.

Development should provide for a variety of means of access taking advantage of provision for cycle and walking and public transport.

This policy identifies a site for mixed community uses principally for recreational use but also employment and supports its continued use and development for these purposes as well as ensuring good access by a variety of means.



**6.35** The intention of the above policy is to enable the redevelopment of the former college/ leisure centre at Coleford (Five Acres) for community/ recreational use and for employment.

**6.36** This site is being developed by the FoDDC in conjunction with appropriate partners. The process commenced early in the LP period following support from the 2021 Levelling up Fund and will initially offer recreation, a multi use business area and ancillary spaces. A planning application for the development was approved in early 2024 and development commenced soon after. Some of the site will be developed in phases and the purpose of the policy is to support the continued evolution of the site to provide for recreation and leisure in the area along with some related employment and community uses. The policy and the current development requires access by a variety of means the LP policy 23 supports the sites' connection into a wider cycle network.

## Employment land off B4228

### Policy RLP. 40

#### Employment land off B4228

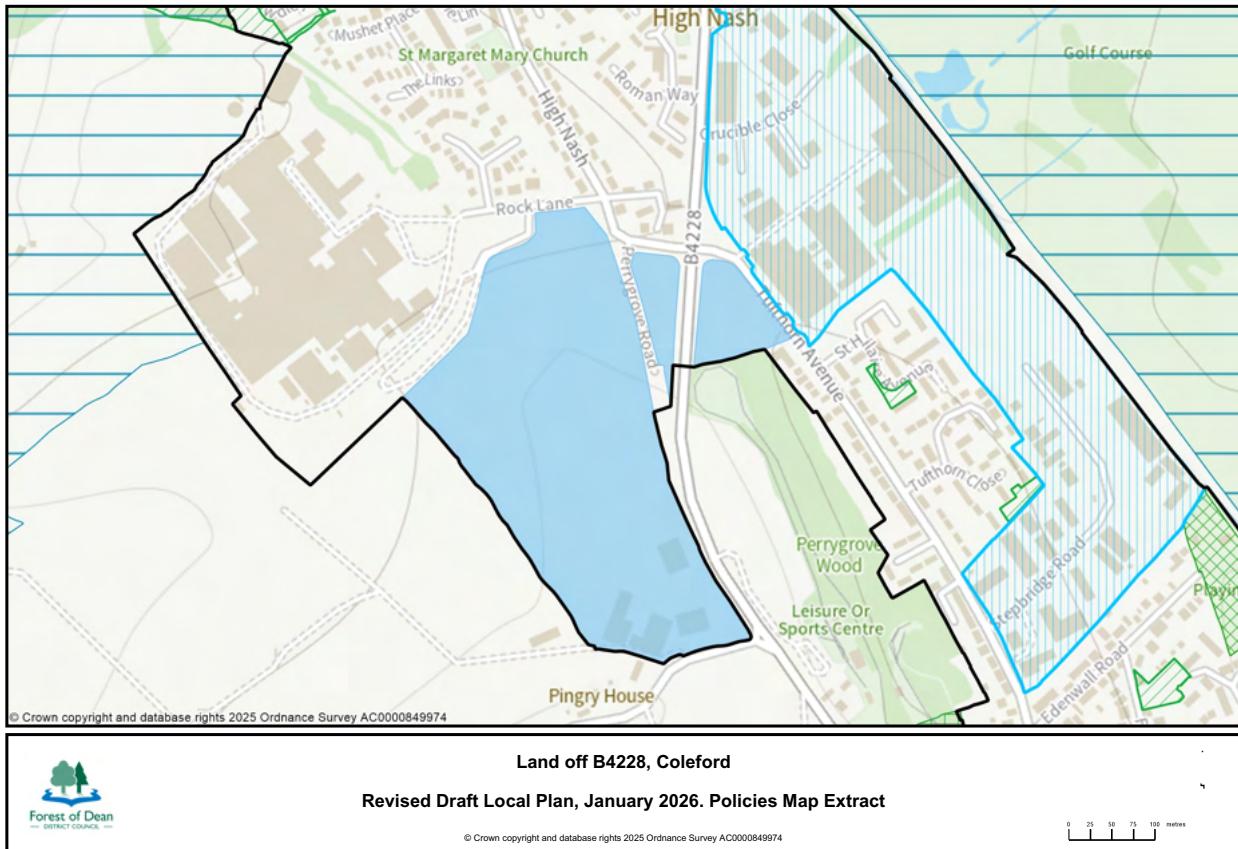
Approximately 9.22 ha of land close to the B4228 close by the present Suntory factory is allocated for employment generating uses. These are expected to be predominantly Class E, B2 and B8 due to the location and the type of land that is made available.

The main access will be from the B4228 using a new connection and avoiding Rock Lane. Additional access to the south may also be possible including the existing access close to Pingry Lane.

The site will require to be landscaped both with regard to its internal and external presentation with careful regard being paid to the levels, mass and visibility of any buildings or open uses. Large areas of open storage are unlikely to be acceptable. The site should contain landscaped features which may also screen or partially screen areas such as may in future be or are already used for servicing and parking. These should retain and reinforce existing planting and hedgerows where possible. Landscaping should also address the existing buildings on the main factory site. The site may be developed in phases.

The LPs biodiversity policies mean that an overall landscape/ ecology scheme for the site will be needed should a major part of the allocation be proposed for development. Smaller areas will need to demonstrate how they retain and enhance existing vegetation while protecting the interests of habitats and species that may use the site and all applications will need to take full account of the nearby SAC and other protected sites.

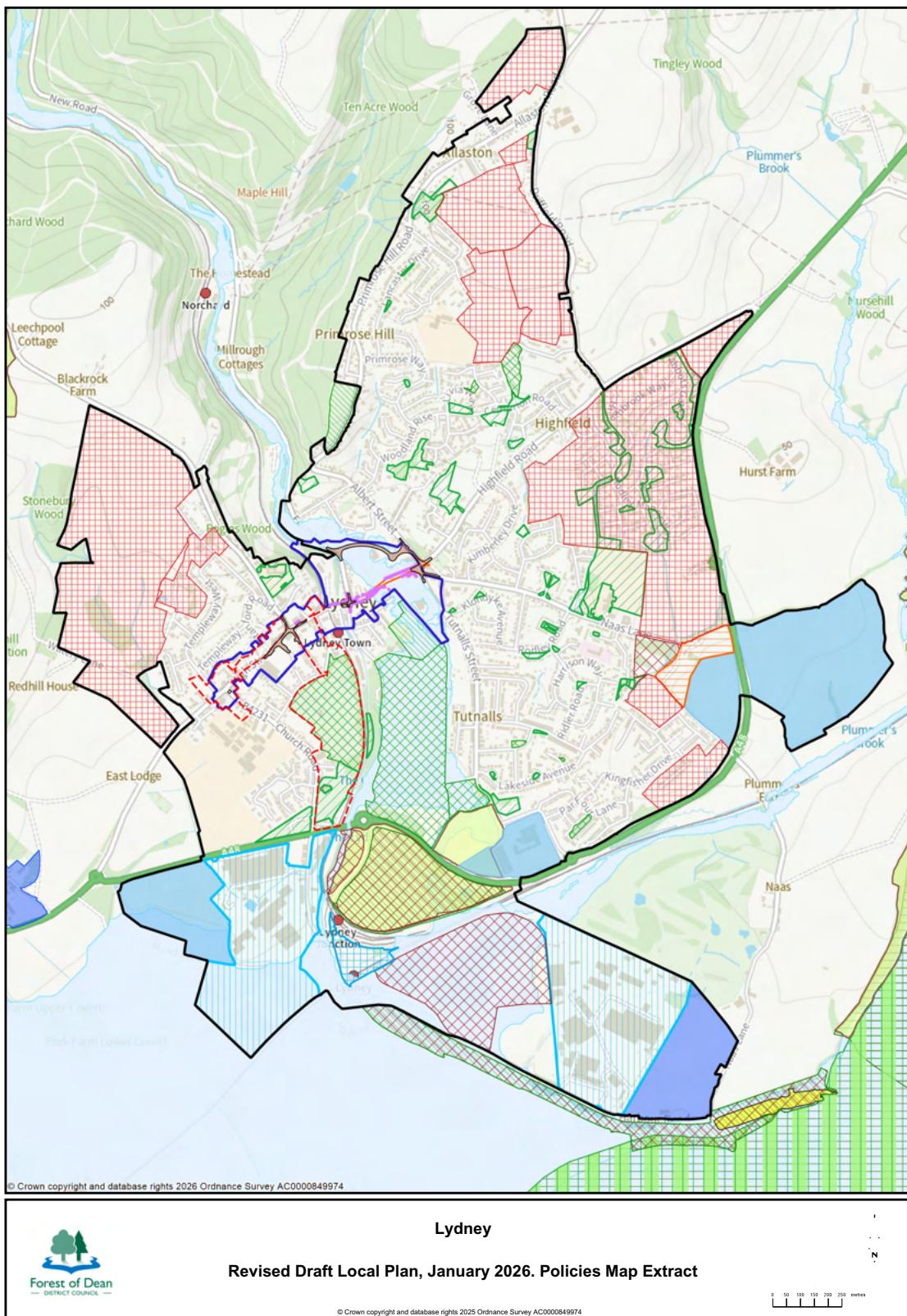
Further land to the east (17ha approx.), off Tufthorn Avenue will be protected for the intensification or redevelopment of employment uses.



**6.37** The above allocation relates firstly to land that has previously been identified for employment use but has yet to be developed except for a small area now used in association with the adjoining Suntory site. It now includes a further 2.5ha to the south which has not been identified previously but sits between the main area and newly developed land now used for employment (with a further permission dating from 2023). Subject to landscaping and to appropriate design the allocation is suitable for a variety of employment uses, which could relate to existing uses or be independent. The site is screened from the B4228 especially in spring and summer but is quite open from other viewpoints. Intensification and or redevelopment within the second area shown on the policies map will be protected for continuation of employment generating uses.

**6.38** With a major bat SAC in close proximity and other related sites nearby development proposals will need to demonstrate how they can be accommodated with no adverse impact on these sites and their ecology.

## Lydney



## Lydney

**6.39** Although it does not adjoin the FoD itself, Lydney has very close associations with its past and does in the north east abut woodland managed by Forestry England. It is however the town's relationship with the Severn Estuary and its consequent setting that is its single most defining feature. Its past as a point of access for products from the FoD and its present situation on the A48 and main line railway are key characteristics. The town itself is close to several large villages both on the fringe of the FoD and along the A48 which provide a significant addition to its immediate catchment of about 10 000.

**6.40** The LP strategy is to see further development at Lydney and for the town to become a focal point within the FoDD as the largest centre serving a wider area while still being complementary to the other two forest towns. It is expected that over 25% of the new development envisaged by the LP will take place in Lydney, and this will be accompanied by support for improved transport and the environment. Accessibility both within the town and to other locations will need to be improved using public transport as well as more local cycling and walking. As with all major development proposals the impact on the A48 is of particular concern.

**6.41** The outgoing LP allocated approximately 36% of new housing and more than 50% of its employment provision to Lydney. Much of the housing land is in the process of being developed and some of the employment land has been taken up. There is a current application for another important employment site and regeneration of the harbour and dock is in train. Within the town centre the most important site that was previously allocated has been developed to provide a new supermarket. This level of activity is high compared with much of the remaining FoDD and is in part due to the perceived accessibility of the town from the south west. The LP seeks to emphasise Lydney as a focal point throughout the plan period as its allocations are taken up.

**6.42** The LP strategy recognises the extensive remaining commitments in Lydney and the permissions that apply and continues the theme with some further allocations for mixed development. Allocated employment land is likely to be available and be developed at the same time. As a consequence the expectation is for change over the whole plan period, leading to a more self contained town with an enhanced role. The town's role in the planned strategy 2021- 41 is one where it will contribute about 1700 new dwellings (about 350 of which are already built and 650 have permission). It must also bring other changes both in terms of development for employment and services as well as improved connectivity. In order to retain the connectivity (accessibility) of one part of a town to another there are limits on size and shape and these are especially notable where as in Lydney relief is a factor. New previously unallocated areas are proposed but in a manner that will retain the ability of residents and visitors to use a variety of means of access not depending on private vehicular travel. The current commitments with some consolidation are considered to represent the broad physical limits for the town.

**Table 6**

<b>Theme</b>	<b>Aim</b>	<b>Local Plan actions</b>
Sustainable development	To ensure that development in Lydney meets the LP's sustainable development objectives through its enhanced role	Lydney is a suitable location for many kinds of development and will be promoted as such within its environmental capacity. New development must have a positive impact on the environment, and bring economic and social benefits while delivering on the FoDDCs climate change requirements.
Regeneration	To support overall the town and promote appropriate regeneration projects	The LP will support the continued regeneration of the harbour and the promotion of employment and recreation opportunities. It will promote improvements to the station and travel, including active travel and other public transport.
Town Centre	To support programmes and developments which enhance the town centre	The LP will support physical improvement and development which improves the fabric and use of the town centre encouraging a range of activities. Trends in retail including the loss of some retail space and the impact of the Covid crisis will also need to be addressed by LP policies although the impact of additional housing will potentially bring increased patronage.
Employment and Skills	To provide for additional and more diverse employment	Employment opportunities will be made available in the form of allocations and the implementation of policies to increase the offer and range of employment. A high level of allocations for new employment will remain in recognition of the location of the town and the need to encourage greater self containment.
Housing	Support a range of housing opportunities and support their implementation	To promote development and continue to maximise affordable housing as part of the continued delivery
Transport	To ensure sustainable transport opportunities are provided including the continued promotion of rail travel and provision for cycling and walking	Support the improvement of facilities and services at the station, ensure new development is well linked and promote active travel over the whole town
Community facilities	To provide for and support community facilities and provision for recreation	To make allocations where necessary and support existing or new provision. To require development contributions for additional provision that is necessary.
Built Form	To achieve a high standard of built developments and improvements to the existing fabric	By implementation of the LP policies and working with partners, designers and local bodies, support and promote the use of derelict sites and under used premises for appropriate uses. Establish and maintain a high standard of development for new build sites and those involving conversions.
Natural Environment	To ensure that new development takes full account of the natural environment	Ensure policies and proposals deliver net gains in respect of biodiversity, establish new GI and do not have an adverse impact on protected sites or what they support. Create new sites and enhance existing areas for wildlife, GI, water environment as well as recreation.

## **Harbour Area Regeneration, Harbour, Lakes and Industrial Areas**

### **Policy RLP. 41**

#### **Harbour area regeneration, harbour, lakes and industrial areas**

Land off Harbour Road and at Lydney harbour- the following areas (identified on the policies map) are allocated as below:

##### **Land including Lydney harbour is allocated for mixed uses.**

These may include the following:

1. Recreation and access for walking and cycling
2. Buildings and structures in keeping with the site complementing the existing recently established offer
3. Green infrastructure
4. Ancillary structures to permit increased use by boats, and in addition any necessary for the management of the harbour itself.

##### **Land including the former Pine End Works and land to the rear**

Approximately 10.6ha of land including the former Pine End Works and land to the rears allocated for an employment led mixed use development. The main uses of this site will generate employment and can include a wide range of activities in order to provide a leisure and tourism focus alongside the employment. The site has the potential to provide both conventional employment space as well as an enhanced harbour frontage which maximises its potential as a leisure and tourist destination. Uses to support this could include retail, food and drink uses, education and tourist accommodation. In addition an element of residential use is provided for and could be accommodated in addition to any residential use ancillary to the employment on the site. It is expected to be integrated into the whole in design terms.

##### **The Existing Lydney Industrial Estate**

(24ha approx.) is identified for employment generating uses

##### **Land South Of The Mainline Railway**

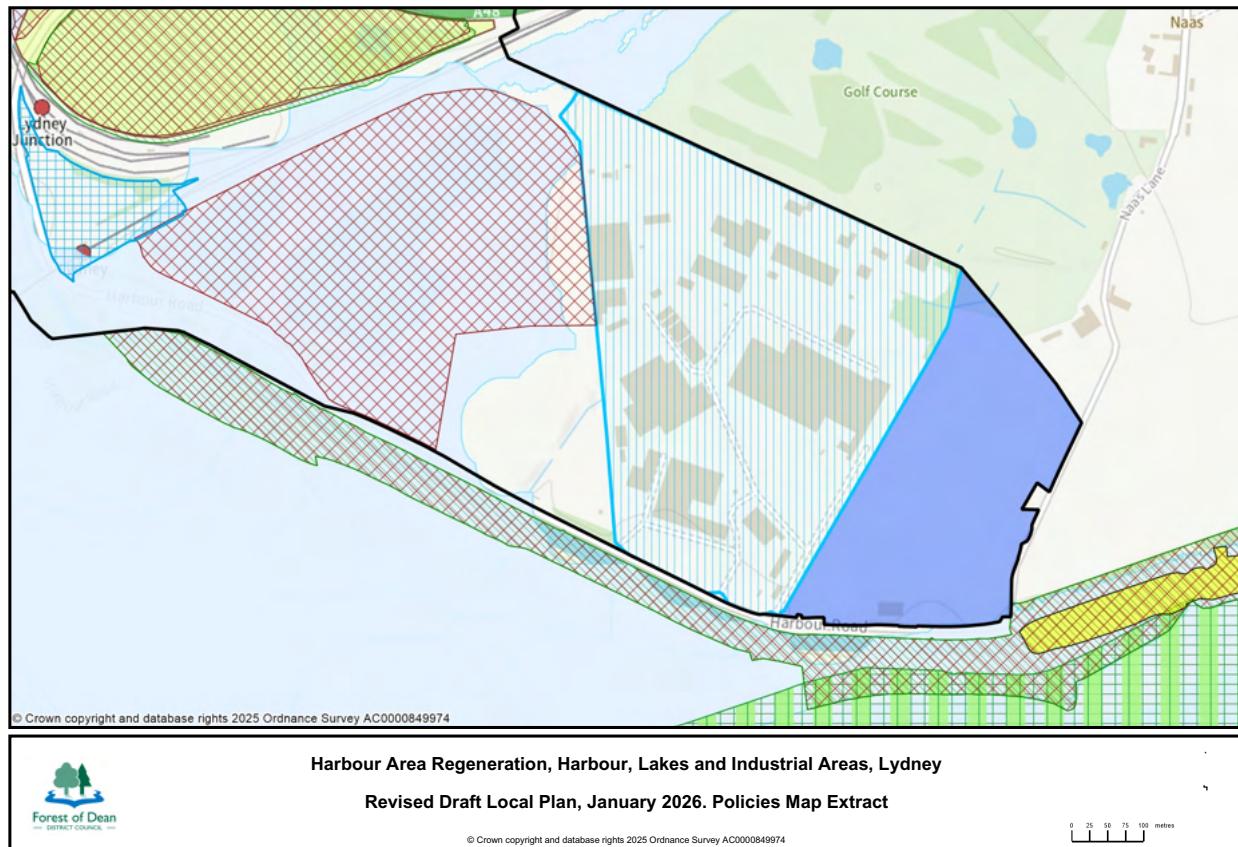
Approximately 18ha of land south of the mainline railway is allocated for informal recreation and open space compatible with its existing or enhanced nature conservation value.

New and improved cycling and walking routes will be identified and encouraged in the harbour area together with appropriate connections.

All will be subject to their compatibility with the safeguarding and enhancement of the harbour as an historic feature, the conservation status of the estuary and their compatibility with the Habitats Regulations. The Special requirements as set out in Appendix 3. Lydney European Sites apply. Development proposals will be required to demonstrate that they will not have an adverse impact on protected sites, and may be required to contribute to an overall recreation strategy. Proposals must take account of flood risks.

In order to achieve the above, the Council will work with partners and may seek to develop overall masterplans or other guidance for all or part of the areas concerned.

The policy is intended to continue to enable the further regeneration of the harbour, support and enhance its potential for tourism and recreational uses while supporting employment uses which are compatible. This can only be achieved through development that is compatible with and can enhance the ecological value of the area. It includes provision for a variety of uses on variously identified sites south of the railway.



**6.43** The common theme of the policy is one of regeneration with the emphasis on both physical improvements and support for a continuing and improved employment offer, as well as greater recreational use of the harbour itself. The policy seeks to emphasise the balance that needs to be struck between supporting and enabling the continuation of employment uses and the enhanced tourism/ recreation role of the area. Both these strands need to take full account of the ecological requirements of the sensitive and complex environment in which they are located. The recent improvements to the harbour area and the development proposed at Pine End Works will bring major improvements and assist in the further promotion of the recreation opportunities that exist as well as offering more employment. Beyond these changes, additional and improved employment within the presently developed area is expected and the potential of the harbour itself and the nearby lakes close to the station will be realised.

**6.44** The environment is sensitive and the protection of the estuary is vital, so all will need to take place within the overall protection of the European conservation status of the estuary as well as the historic importance of the harbour and nearby buildings.

**6.45** The complexity of the area and the opportunities it presents are such that it would benefit from some guidance for all or part at a more detailed level than this LP. The Council will therefore work with partners (public and private) to implement this policy and develop plans for its execution.

## **East of Lydney**

### **Policy RLP. 42**

#### **Lydney East**

Land comprising the remainder of the planned new neighbourhood (including employment and housing sites, a neighbourhood centre and public recreation space) is allocated for delivery of the following during the 2025-2045 plan period:

Approximately 1740 new dwellings 476 of which were delivered 2021-2023, 23ha of employment generating uses (including associated landscaping), a neighbourhood centre, a public park with associated recreation space and land for an additional primary school. This includes:

1. The continued development for mixed use on land west of the bypass and
2. West of Oakdale, about 4.9 ha of land is allocated for additional employment generating uses to include the former foundry, and associated land.
3. East of the bypass development is allocated for employment. In addition areas of open land for mixed recreation, biodiversity GI and open space is identified.

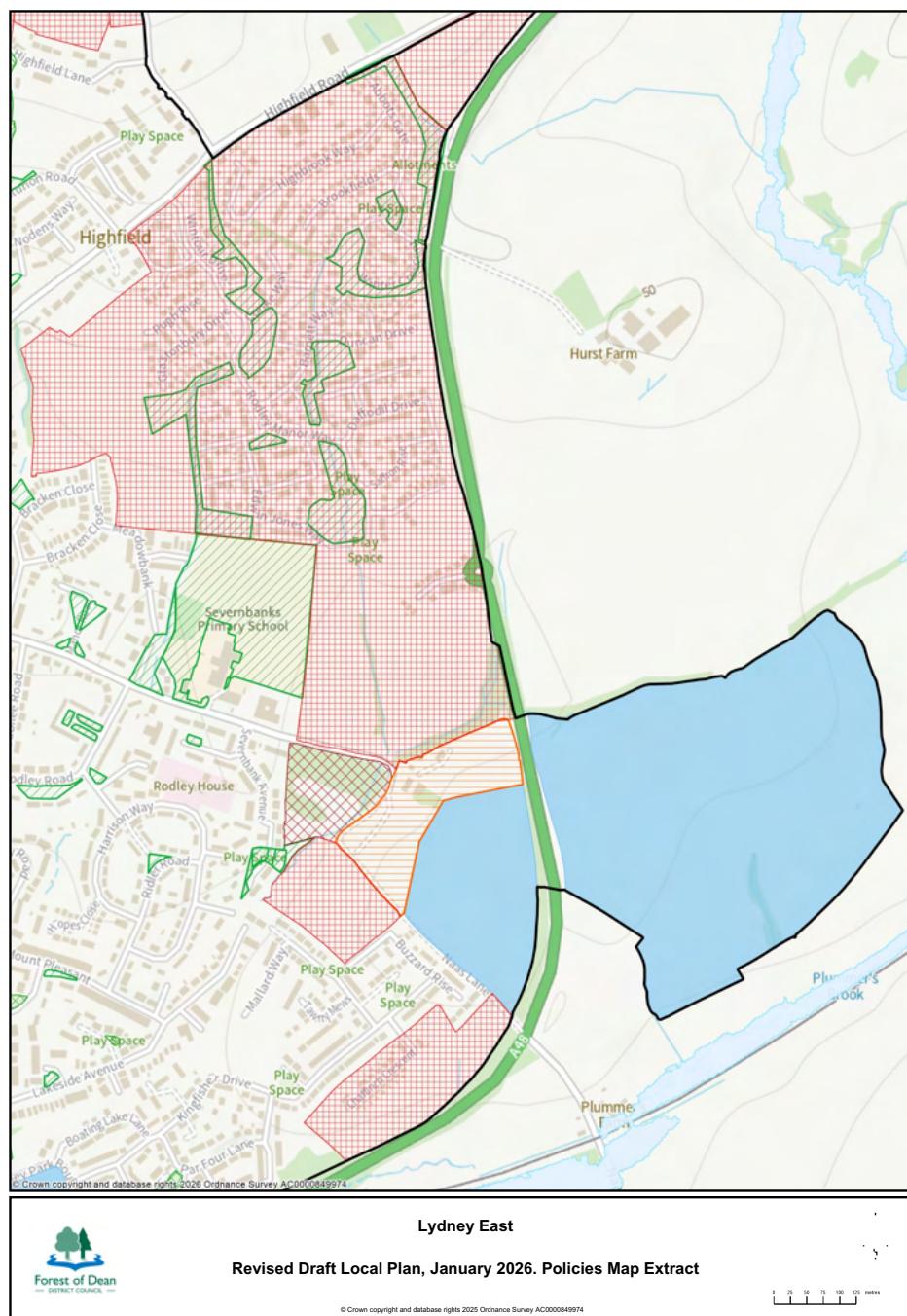
All development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Any resulting recreational pressures will need to be understood and where necessary mitigated. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. Special requirements as set out in Appendix 3. Lydney European Sites are likely to apply.

This policy enables the continuation of the development of the area in the east of Lydney to provide mixed development much of which has been completed or is under construction.

**6.46** The above policy supports the continued development of land in the East of the town and within the bypass which was first allocated in 2005. Much of it has now been developed (including over 1000 homes) and the remainder which is allocated will be expected to deliver over a further period likely to be at least 10 years. All but one area within the bypass had permission by mid 2023 and development is expected to follow the current permissions. Part of the former foundry is now back in beneficial use. Eventually a neighbourhood centre, which will provide a range of uses including retail which will be complementary to the town centre and areas of employment will be established alongside the housing. All will be served by a central spine road.

**6.47** The above land and especially that east of the bypass will need to be well connected to the remainder of the town by a variety of means. Public transport connections will be necessary and the sites themselves and the remaining land to the west of the bypass will need to provide a range of services which are easily accessed. There is a current outline permission which includes a neighbourhood centre within the bypass and any additional development beyond the previous allocations will need to demonstrate how it will benefit from this.

**6.48** The provision of employment will be especially welcome alongside the essential natural space, neighbourhood centre and any community facilities. Development which is currently underway is expected to continue well into the middle of the plan period.



## **West of Lydney**

### **Policy RLP. 43**

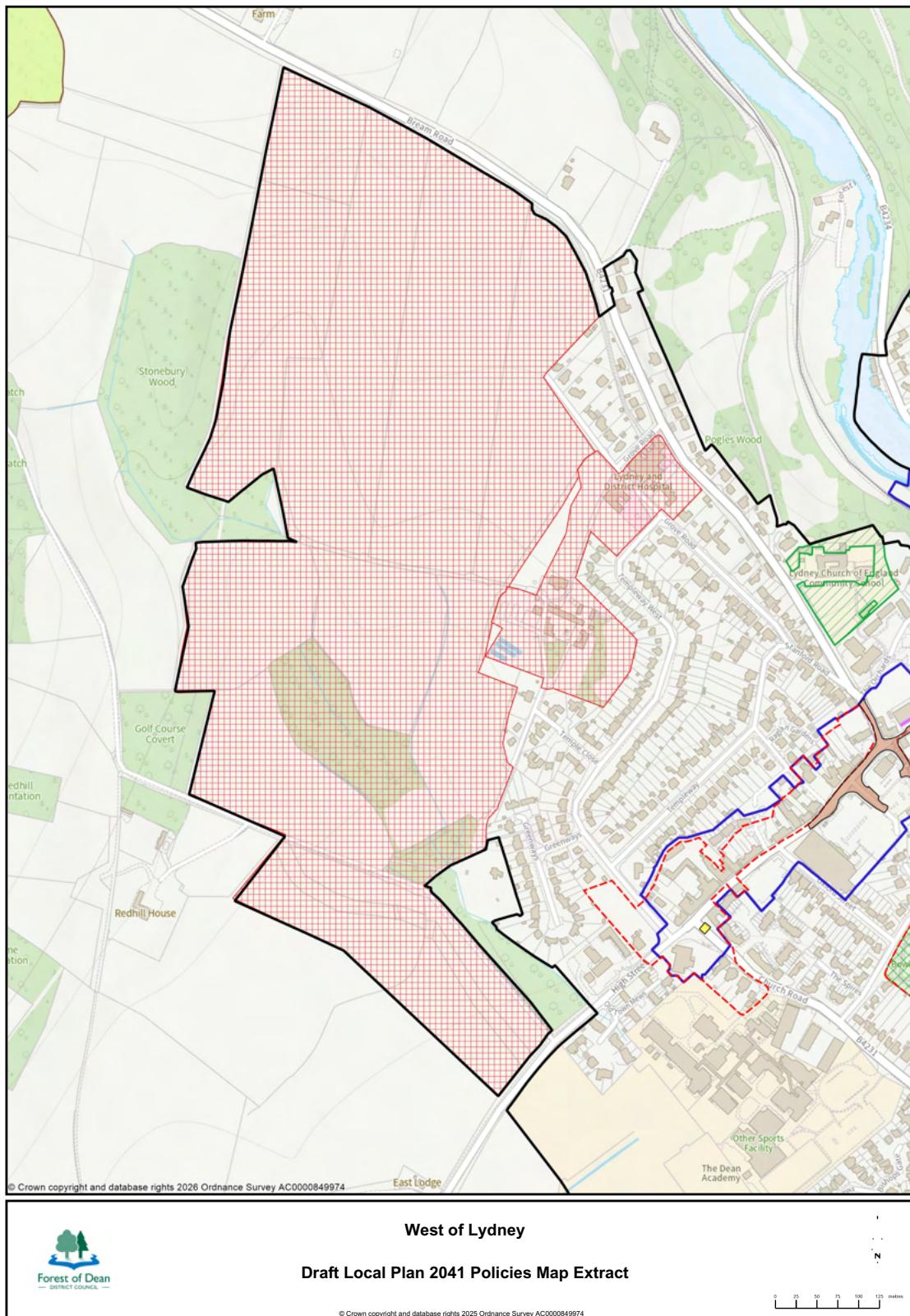
#### **West of Lydney**

Land West of Lydney as identified on the policies map, is allocated for approximately 450 for strategic housing development, including residential and community uses. A development brief incorporating an indicative masterplan and design code to be approved by the Local Planning Authority. This will detail the way in which the land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 450 new dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Lydney area.
2. Education contributions
3. A contribution to the extension of existing health facilities at Lydney to support the development.
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
5. Structural landscaping buffer along the southern and western boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
6. Onsite and, if appropriate offsite work to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA, Ramsar site.
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.
9. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
10. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary. The provision of pedestrian and cycle way connections to the adjoining cycle route and to the town centre and beyond.
11. Contributions and support to sustainable transport measures on the Bream Road and High Street transport corridors.
12. Public transport facilities to enable services to serve the existing town and the new development including from its central focal point.
13. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan.
14. Primary vehicular access from High Street and Bream Road, with necessary improvements to the existing highway network.
15. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this location.
16. Phasing arrangements to ensure that community provision is made in a timely manner.

The above policy sets out the planned allocation of land to the West of Lydney the allocation aims to provide better public transport links and open space as well as delivering the required housing.

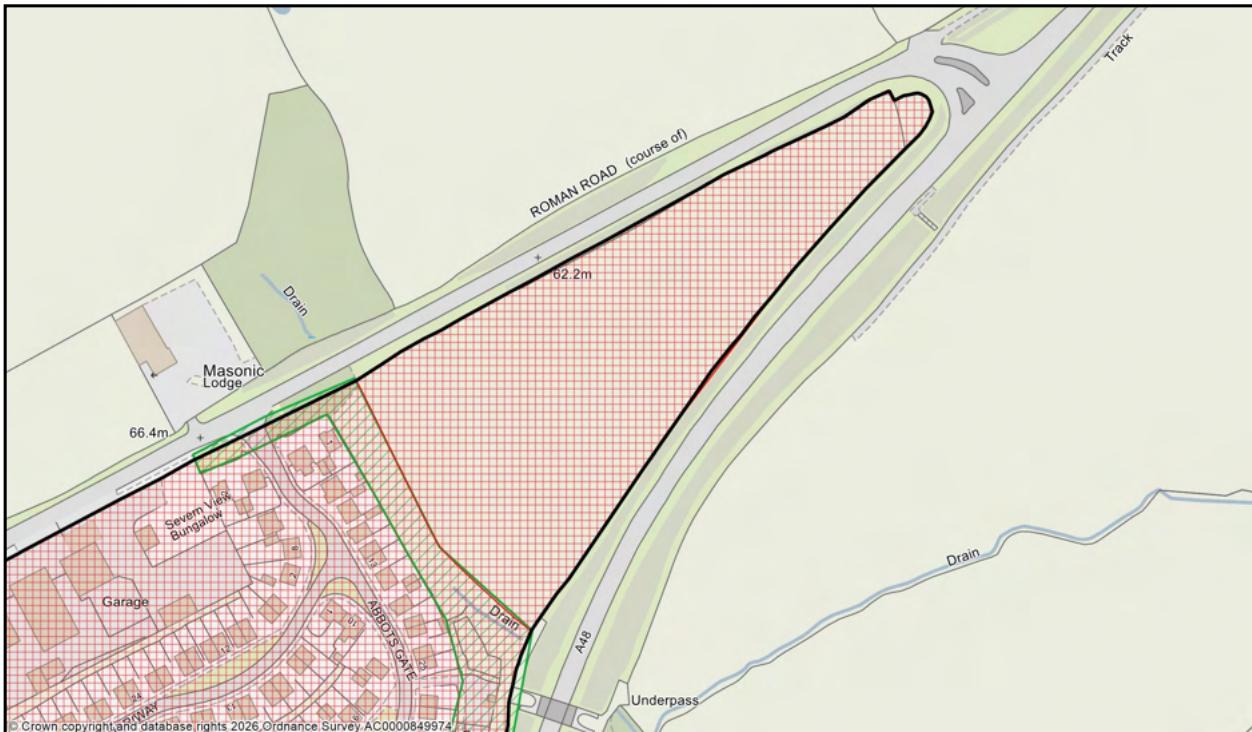


## Land at Junction of Highfield Road and A48

### Policy RLP. 44

#### Land at Junction of Highfield Road and A48

Land south of Highfield Road North of A48, as identified on the policies map, is allocated for a development comprising approximately 62 new dwellings and associated open space. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.



Land at Junction of Highfield Road and A48, Lydney

Revised Draft Local Plan, January 2026. Policies Map Extract

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0 10 20 30 40 metres

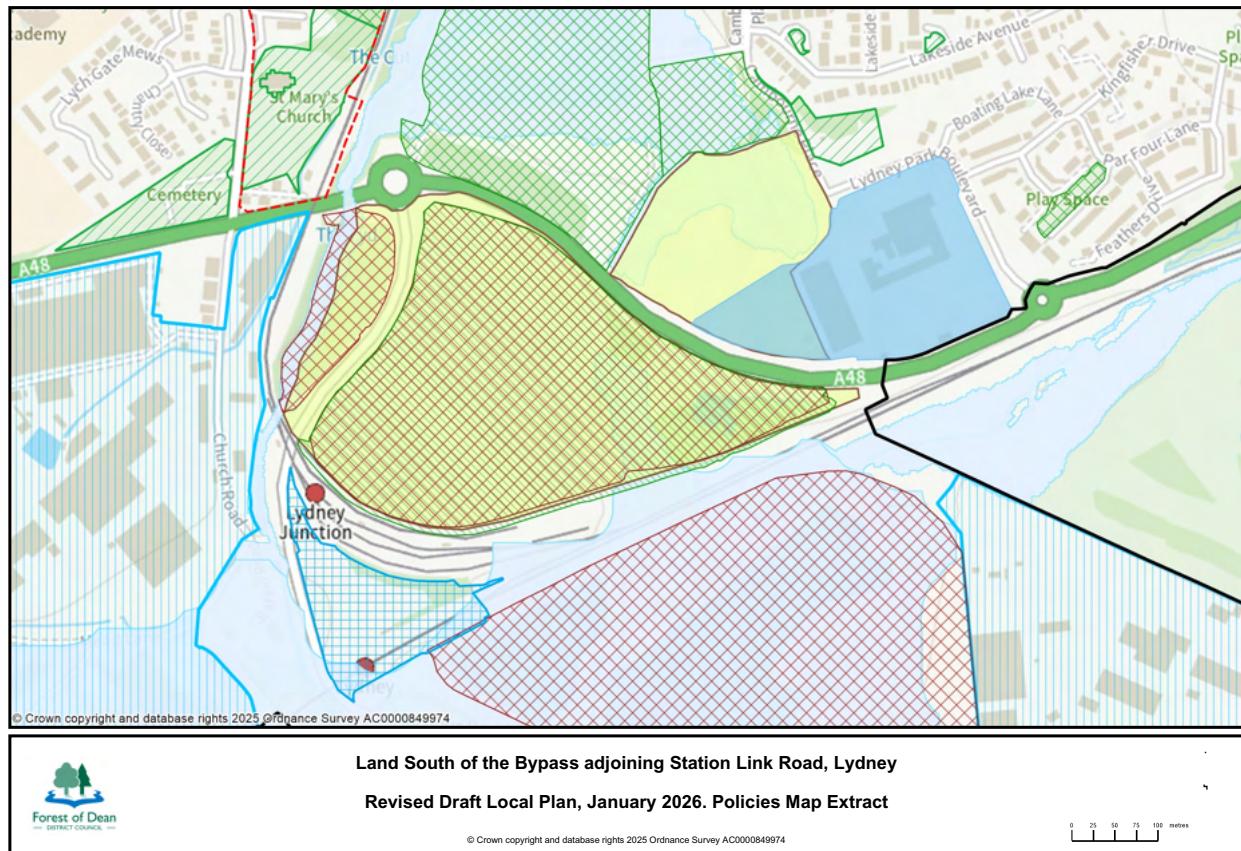
## Land South of the bypass adjoining Station Link Road

## Policy RLP. 45

## Land South of the bypass adjoining Station Link Road

About 13.4ha of land formerly used as a municipal tip but since restored is allocated for recreational uses. These may include cycling and walking routes, and informal and formal areas set aside for recreation. Any buildings will be expected to be ancillary to the main recreation uses. New uses will need to demonstrate suitable management arrangements as well as enhancement of the wildlife contribution of the area. The allocated area west of the link road which accommodates the river is suitable only for informal use.

Land formerly used as a tip is allocated for continued and enhanced recreational use.



**6.49** Two areas of land used for recreation are identified in the policies map which have further potential for use, including possibly some formal games space as well as the present informal areas and routes through. The land, formerly a tip forms a link between the existing park and the area leading to the harbour. The site is a local wildlife site which may limit the recreation potential whilst aiding the

enhancement of its role for biodiversity. Its former use will restrict any development potential but its general location forms an important part of the green link from the harbour to the town centre.

## Land off Augustus Way and Court Road Lydney

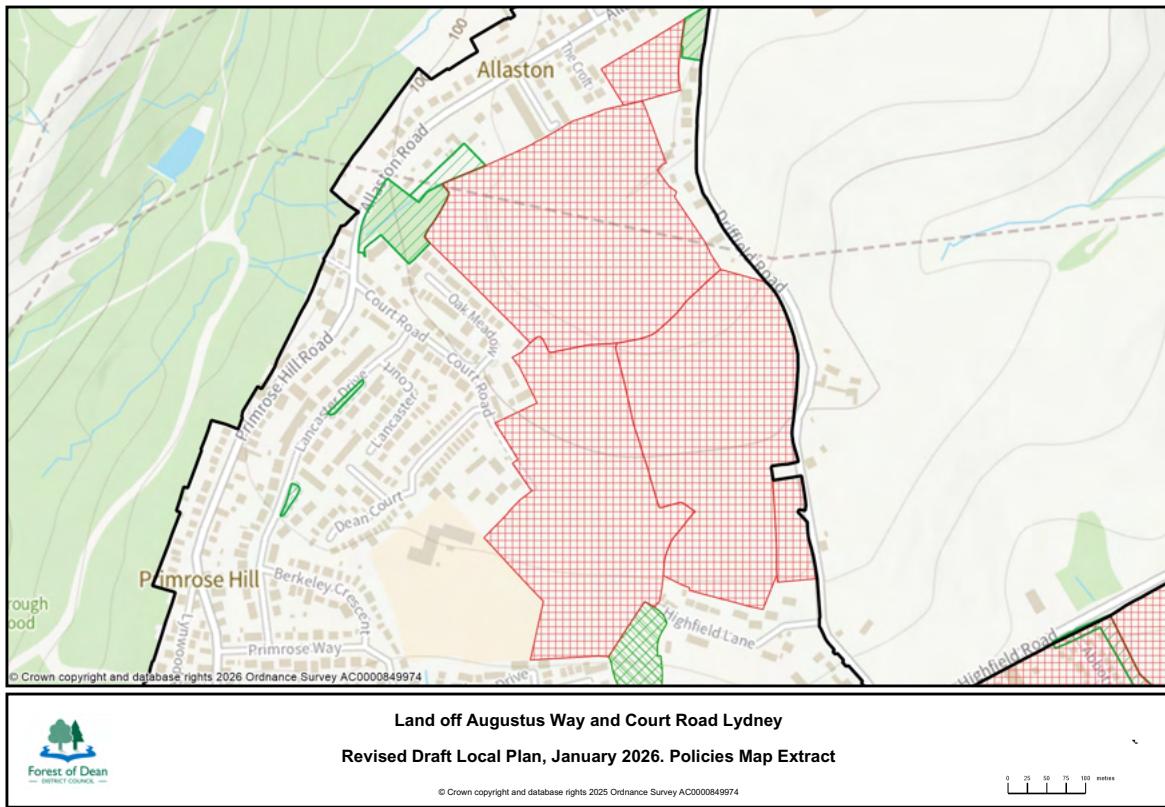
### **Policy RLP. 46**

#### **Land off Augustus Way and Court Road Lydney**

About 14.2ha of Land off Augustus Way and Court Road Lydney will be allocated for up to 305 new dwellings, to include a mixture of house types and open space. Design of development should show how the relief has been taken into account and is employed to enhance the overall layout. No more than 9.5 ha shall be developed, leaving the balance (4.7ha approx.) as public open space/ GI. Access should be as the approved scheme and also via Augustus Way and may also include provision for access to the allocated site to the southeast (Policy RLP. 47 Land off Driffield Road below).

Rights of Way (footpaths) are a feature of the site and should be routed within open space where possible.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.



**6.50** The above site has planning permission for up to 200 dwellings but has yet to be commenced except for some preliminary earthworks for the first phase. The outline permission also included a number

of related buildings (including a community building and other space). Whilst the site is constrained most notably by an electricity pylon line, and there is a requirement for a considerable area of open space which it is essential to retain in this revised allocation or any subsequent permissions, it is considered that there is scope for a greater number than the 200 dwellings that were originally permitted. It is therefore intended to identify the site for up to 275 dwellings and support an increase of 75 dwellings in the LP. Any further increase would have to demonstrate that the site could accommodate the number proposed and deliver the required open space, which is in addition to incidental amenity areas and play areas normally expected within development cells.

**6.51** Access will be expected to use the approved means and also Augustus Way to the south and may also include access to the site allocated to the southeast (please see note under the Policy RLP. 47 Land off Driffield Road below). It is expected that current the network of well used footpaths will be integrated into the development avoiding as far as possible diversions using footways along highways.

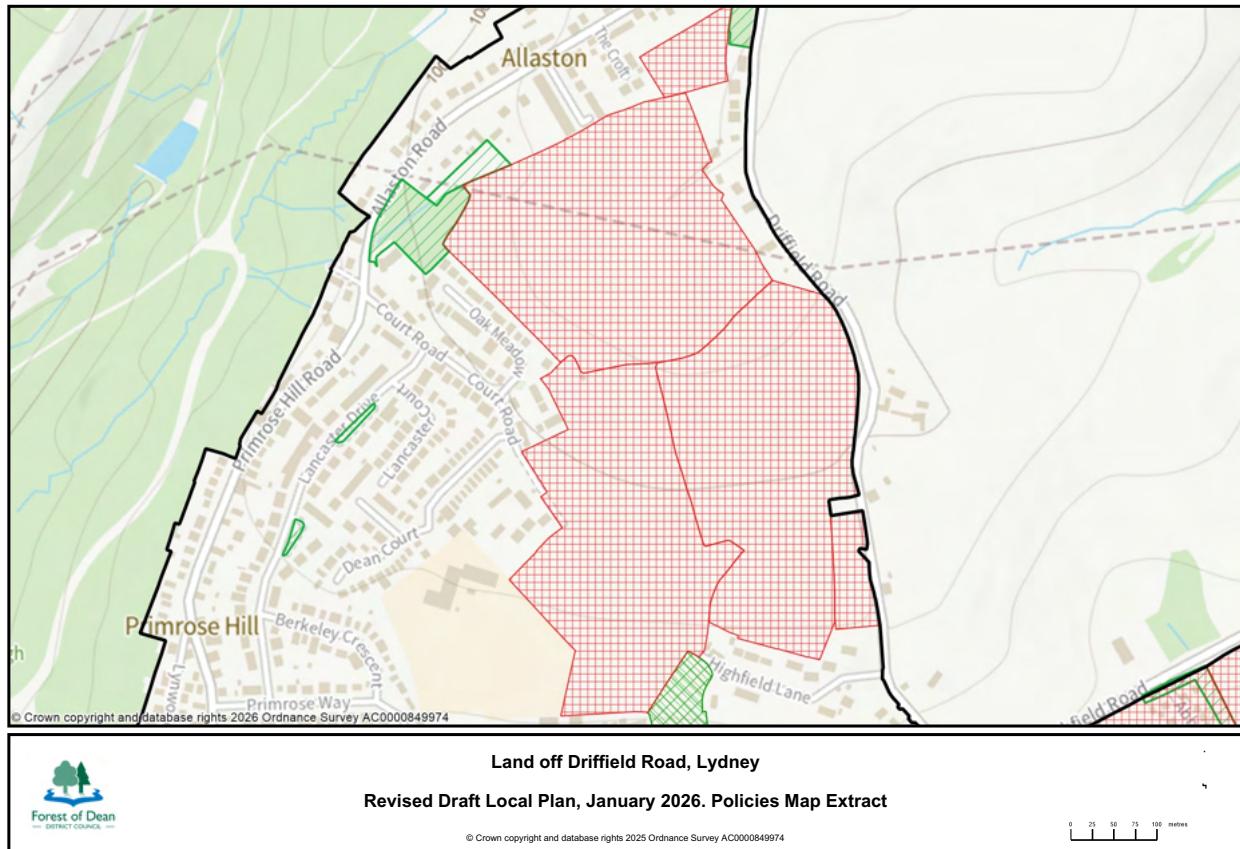
## Land off Driffield Road, Lydney

### **Policy RLP. 47**

#### **Land off Driffield Road**

6.9ha of land off Driffield Road is allocated for about 220 dwellings. Development should have its vehicular access via the allocated land at Court Road/ Augustus Way which will in turn utilise a new access from Augustus Way. Pedestrian and cycle access from Driffield Road is required and the site is best planned in conjunction with the adjoining permitted development (Policy RLP. 46 Land off Augustus Way and Court Road Lydney above).

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.



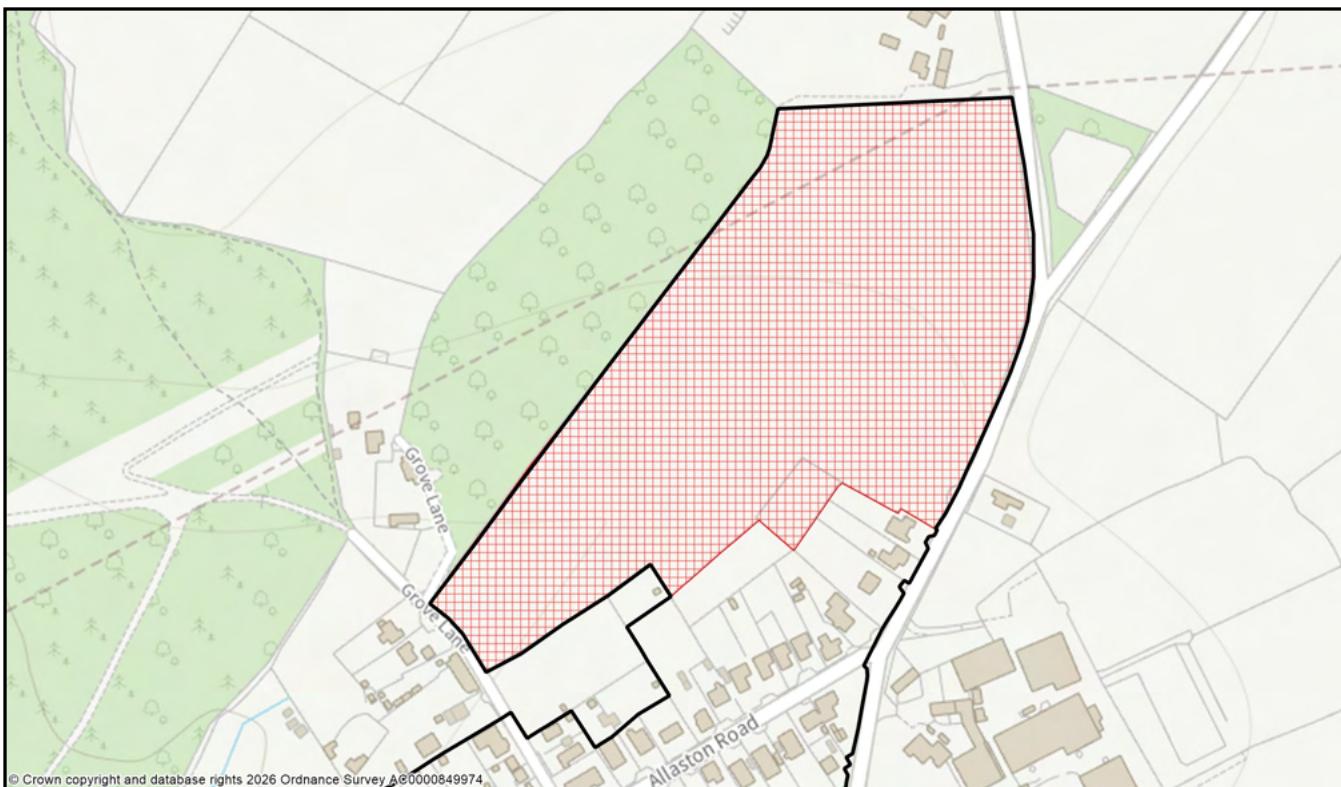
**6.52** The above allocation adjoins an existing permission (see Policy RLP. 46 Land off Augustus Way and Court Road Lydney above) in such a manner as to justify the two sites being planned together. They need not develop at the same time but the eventual result should be a seamless development with open spaces, access routes and the development itself flowing across the whole area allocated. The land includes some areas that are prominent and the site overall will need to accommodate the footpaths that cross or are affected by it. Vehicle access should include a route from Augustus Way, while pedestrian and cycle connections should reflect the current footpaths and preferably add to the network making use of minor roads adjoining the allocation.

## West of Allaston Road, Lydney

### **Policy RLP. 48**

#### **Land West of Allaston Road Lydney**

4.93ha is allocated for approximately 80 dwellings at the Allaston Road Lydney, to be developed as in the current planning permission.



#### Land West of Allaston Road Lydney

#### Revised Draft Local Plan, January 2026. Policies Map Extract

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0 10 20 30 40 metres

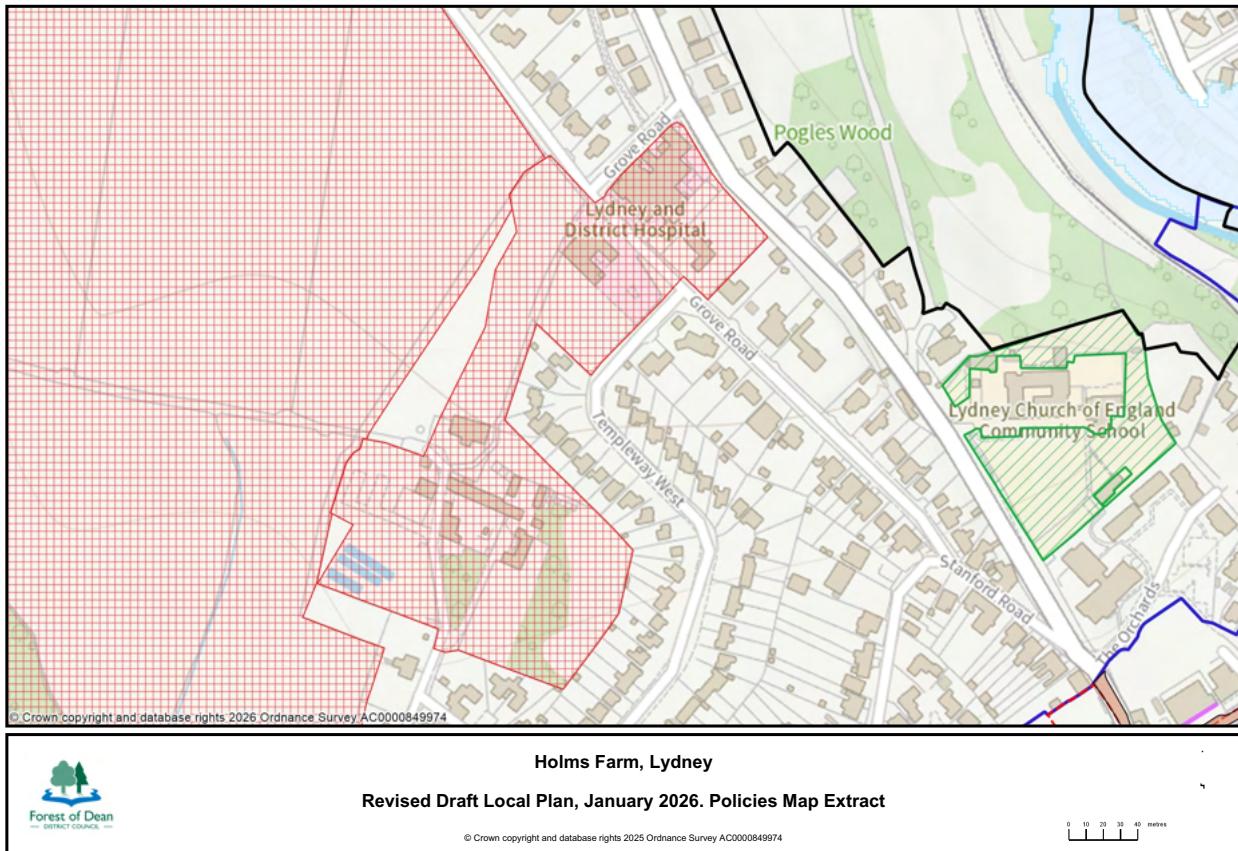
## **Holms Farm, Lydney**

### **Policy RLP. 49**

#### **Land at Holms Farm, Lydney**

About 2.8 ha of land at Holms Farm is allocated for about 42 mixed dwellings including some from the conversion of existing buildings, including those retained as part of the current permission and part of the former hospital.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.



**6.53** Although there was in 2023 a valid permission for the development of much of this site, the proposal to vacate the adjoining hospital means that additional land is available and as a consequence a larger and more easily configured area is identified for new housing. This may enable the previously agreed access arrangements to be amended. The existing buildings capable of retention on Holms Farm and those of merit which were part of the hospital should be retained. Any development will be required to demonstrate it can provide for the bats which use the site and attention is drawn to the measures that were previously agreed. It may be appropriate to develop the bulk of the site in the manner previously approved and add an additional area and potentially a revised access to this layout and design.

## Existing Industrial Areas

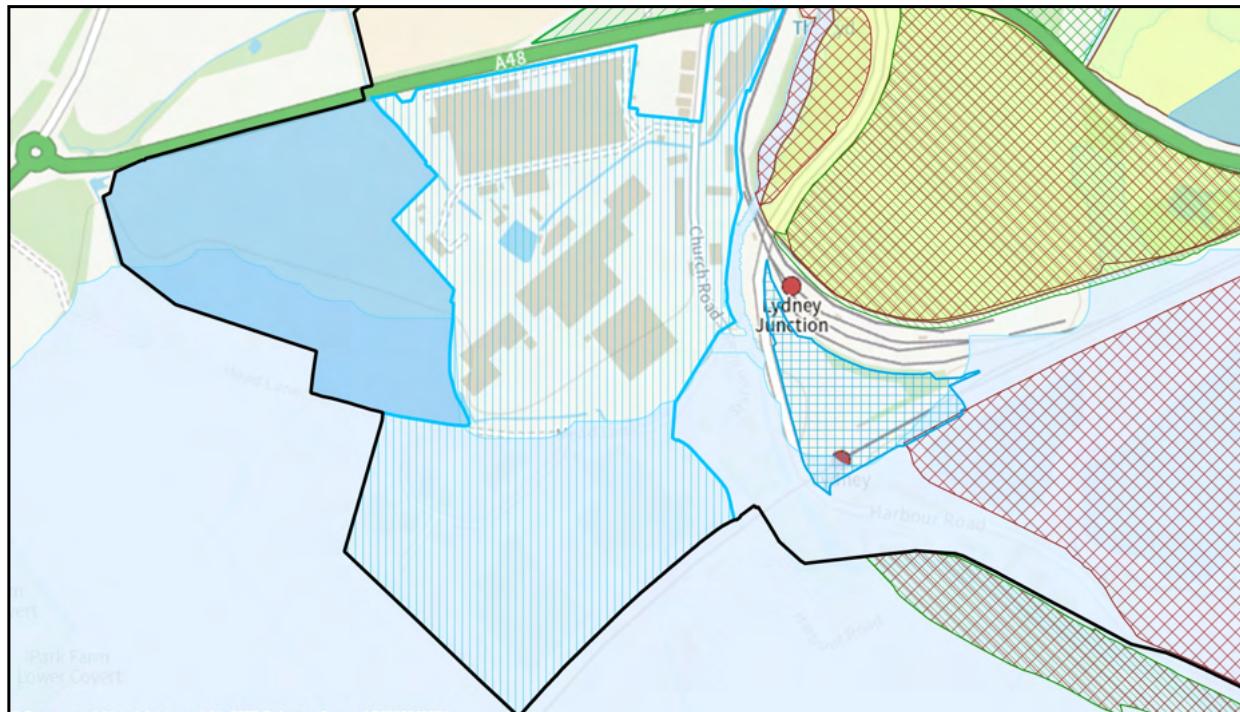
### Mead Lane, Lydney

#### Policy RLP. 50

##### Mead Lane, Lydney

An area of employment uses covering about 24ha off Mead Lane is identified for continued use for employment generating uses. Where applicable, schemes should be designed so as to result in overall improvements to the Church Road frontage.

The above policy identifies one of the main employment areas in Lydney, supporting its continued use for this purpose.



**Mead Lane, Lydney**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**  
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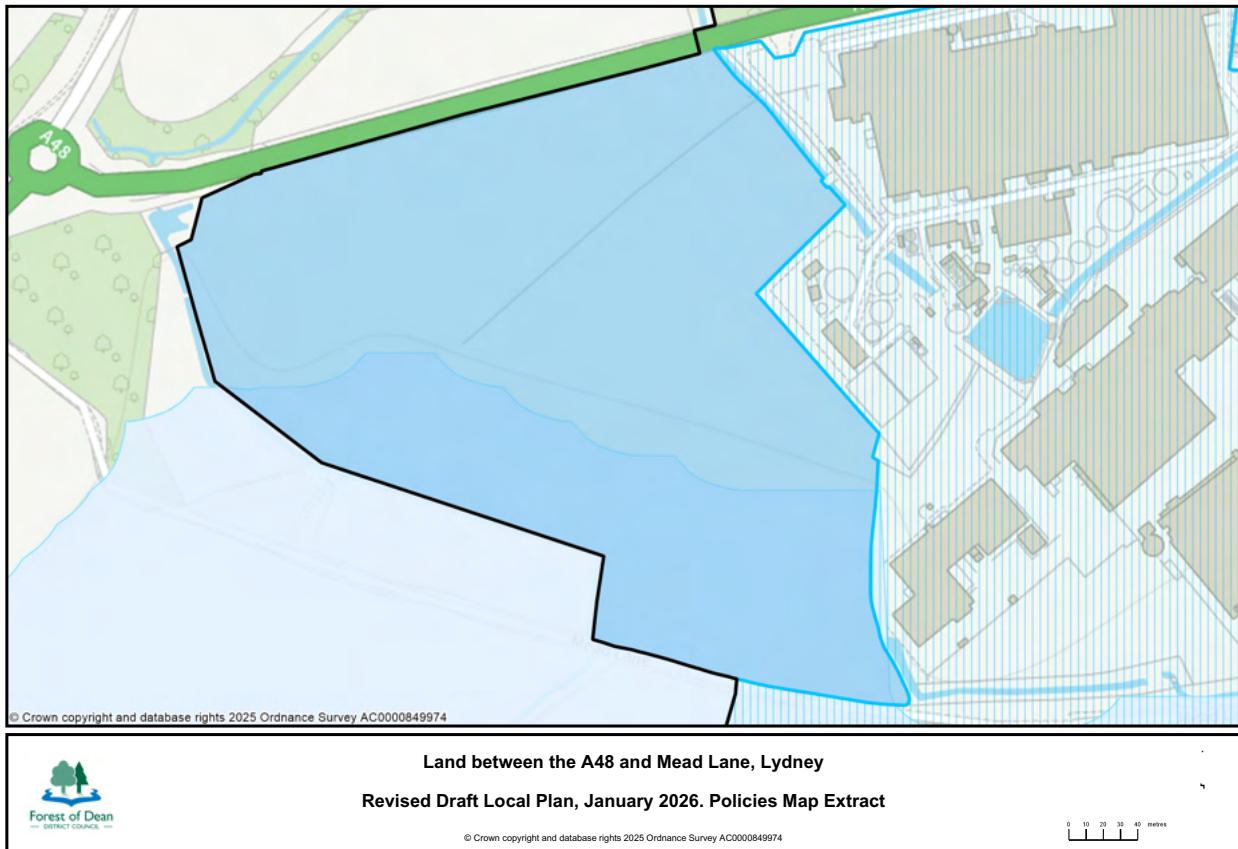
**6.54** The LP encourages a wide range of employment uses, some of which will include the more traditional manufacturing and other uses requiring purpose built premises. This policy supports the use of a large area for continued employment and would support a wide range of employment generating uses. In doing so, the potential to recognise and improve the existing frontage onto Church Road is highlighted and will be expected to be included in proposals for that part of the site.

## **Land between the A48 and Mead Lane Lydney**

### **Policy RLP. 51**

#### **Land between the A48 and Mead Lane Lydney**

An area of about 9.5ha is allocated for approximately 6.2ha of employment generating uses between the A48 and Mead Lane.



**6.55** South of the A48 and north of Mead Lane is an area of about 9.5 ha within which up to 6.2ha of land is suitable for employment generating uses, the remainder being vulnerable to flooding. It is clearly visible from the bypass and from the wider countryside and will require high quality design and landscaping. The site is suitable for a variety of uses which provide employment and these could include commercial, educational and community facilities.

## Lydney Railway Station

### **Policy RLP. 52**

#### **Lydney Railway Station**

An area of about 1.8ha predominantly north of the mainline railway is allocated for the development of the station, its associated facilities and for related mixed uses. These include providing for the establishment of a transport hub (to include additional parking, access and facilities for public transport and active travel) as well as physical improvements to the station itself and connections to the Dean Forest Railway. In order to support these, some enabling development is expected and this may include a certain amount of business related or other commercial developments. The layout of the allocated area should either follow that shown on the policies map or accord with a masterplan to be agreed as part of the planning process.

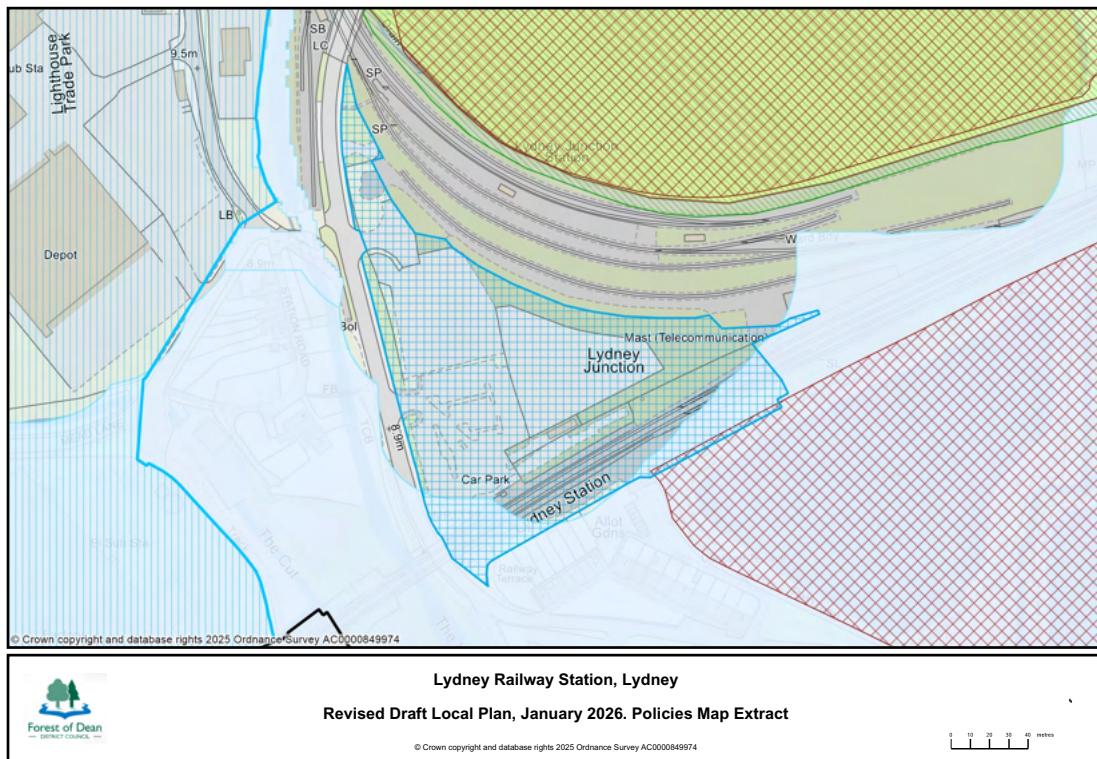
The whole site should provide the following:

1. additional car parking for the stations (0.3 ha min), cycle parking and retained or improved access for public transport
2. improved access to mainline station
3. improved passenger facilities
4. Improved access to Dean Forest Railway station.

All development should be compatible with improvements to the operational station which may include improved access to the platforms. Although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases.

This policy is primarily intended to support the enhancement of Lydney station and its facilities, allowing a range of supporting development and encouraging greater use and interchange of travel means.

*It is positive in terms of climate change.*



**6.56** The main line railway station is critical to Lydney and the wider area and will remain so in the foreseeable future. It links to the Dean Forest Railway and serves the town as well as much of the FoDD. There is scope for some development to support the station and provide some commercial uses and supporting facilities. Transport links to the station must be improved enabling or continuing to enable good access for buses, but also cycle parking, and pedestrian access. Car parking is also essential and the existing parking available is not adequate. Development should therefore cater for increased this alongside other improvements. While incremental change will be supported it is considered that a comprehensive

masterplan promoting a variety of mixed used would be preferable. Improvements to the existing access to the Dean forest railway are encouraged.

**6.57** An accessible station with a good service is critical to the wider LP area as well as being essential to the proposed developments at Lydney. Improvements may be made by contributions from other development and may also be made by the implementation of this policy. The overall aims and objectives are the same in seeking a better more accessible transport facility which can support greater recreational and travel to work use. Working with the rail operator(s), and the County Council will be important in achieving the aims of the policy and developing the location as an attractive part of a sustainable travel network for Lydney and the wider area.

**6.58** Alongside the LP's promotion of the site and its desire to make full use of the station are the Community Rail Partnership which does much to raise the profile and improve rail use and the stations. In addition other regeneration and transport initiatives especially those linked to improving the services which use the station will benefit the site and its users.

## **Lydney Town Centre**

### **Policy RLP. 53**

#### **Lydney Town Centre**

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will only be permitted within the key shopping frontage for exceptional reasons but may be allowed elsewhere subject to satisfactory design and provision of good standards of amenity for any residents.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

## **Lydney Town Centre Highway Strategy**

### **Policy RLP. 54**

#### **Lydney Town Centre Highway Strategy**

Land within the town centre is identified for highway improvements to include:

The Newerne Link and associated improvements: This comprises a new road link from the foot of Highfield Hill to Forest Road via the existing car park and unused land to the rear of Watermead. If implemented then environmental improvements for the benefit of pedestrian users of Newerne Street will be required.

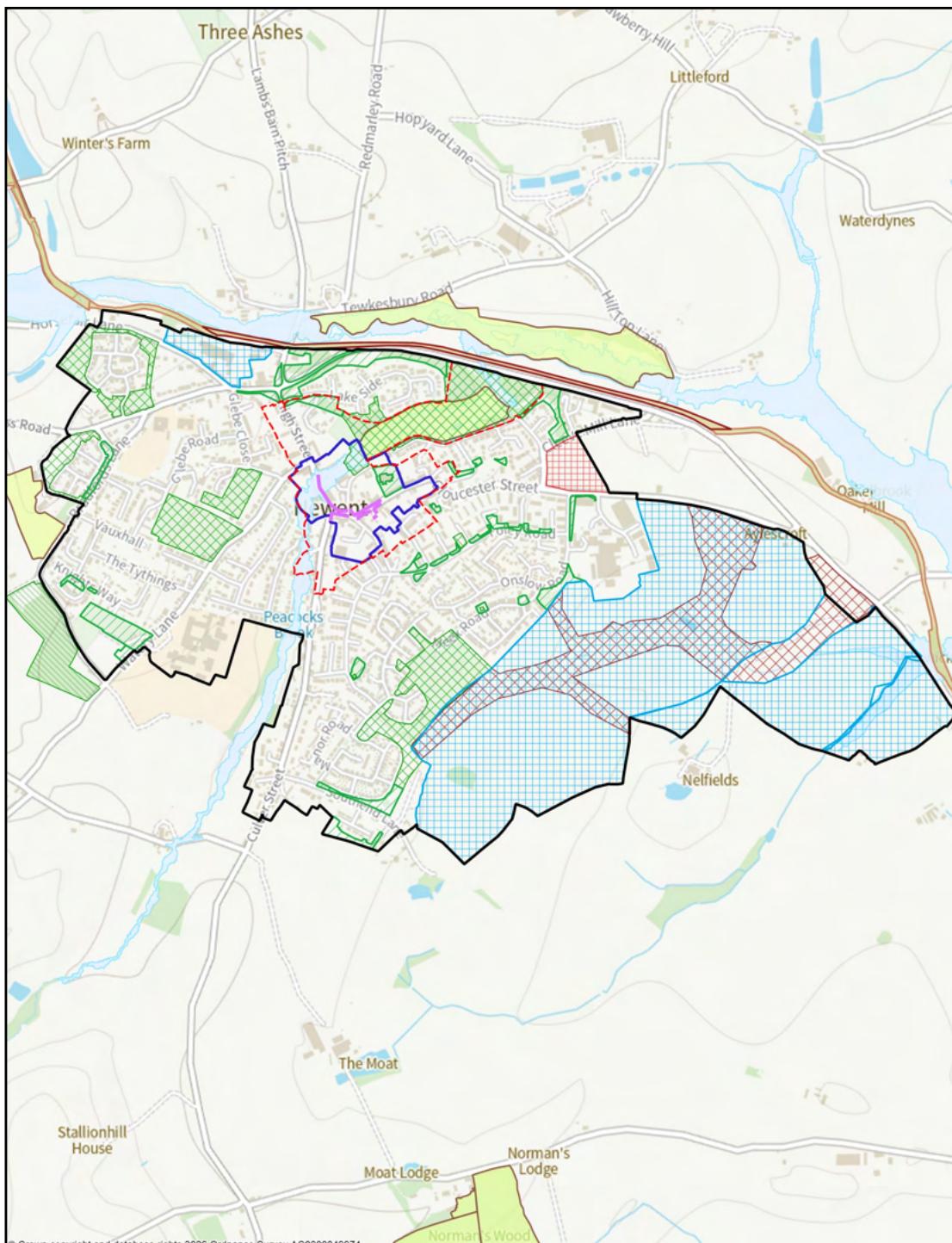
The improvement of the Bream Road, Hill Street and High Street based around the installation of traffic signals at the junction of Hill Street and Bream Road.

The above policies support the continued evolution of the town centre and also protect land which would be required for the highway improvements that presently form part of the Lydney Highway Strategy.

**6.59** The above policy protects land for the long planned highway improvements that were designed in outline many years ago. Much of the land is already part of the highway, with the exception of the Newerne Link. The changes were originally designed to improve the environment in the town centre and address some specific issues such as traffic flow at the Bream Road junction. Improvements have also been discussed at various times for the junction of the bypass and Highfield Road as part of the overall approach. The town centre remains an AQMA (Air Quality Management Area), and the GCC Local Transport Plan identifies the overall scheme and others in the town as at the scoping stage. The LP therefore continues to show the land likely to be required for the town centre improvements even though the nature of these may change. Contributions may be sought from development that has a direct relationship with the issues involved. Safeguarding for the scheme may not prevent wider environmental improvements in the town and other traffic management schemes but any development proposals affecting the land concerned will need to be considered against the need to protect land for the implementation of the road schemes as indicated on the policies map.

**6.60** In the event that the strategy may change, then all or part of the land protected would no longer be reserved for the purpose shown and could be used for other purposes appropriate to the town centre. Whether or not it is implemented environmental improvements along Newerne Street will be considered.

## Newent



Newent  
Revised Draft Local Plan, January 2026. Policies Map Extract

0 50 100 150 200 250 metres

## Newent

**6.61** Newent is a town of about 6000 population serving the north of the district. Gloucester, Ledbury and Ross which are all within 15km. The town has seen a considerable expansion in recent years and the overall strategy is to continue this theme in a manner designed to benefit the town and especially bring more sustainable access to and within it along with improved facilities. Change must take place in a manner that will protect the historic core and its many listed Buildings, and benefit the town's economy as well as its overall sustainability. Expansion predominantly to the south east is planned with a mixed development able to connect to the existing town to improve access and travel opportunities by a variety of means. Public transport improvements will be needed in order to move away from the current commuting by car which is very apparent on the B4215. Provision must also be made for active travel both within and beyond the town.

**Table 7**

<b>Theme</b>	<b>Aim</b>	<b>LP actions</b>
Sustainable Development	To ensure that development in Newent meets the LP's sustainable development objectives	To promote development in a manner which has a positive impact on the environment, and delivers economic and social benefits. To enable expansion which will benefit the existing town while providing a high quality development.
Overall	To ensure that new development benefits the town overall	The allocation for additional mixed development in the SE of the town must connect well to the centre and any facilities it provides must benefit the town, potentially retaining trade and reducing the need to travel. Any additional retail should complement that in the TC
Built Fabric	To enhance and support the quality of the built environment especially in the town centre	The LP will support additional change only on condition that it can take place without harm to and can support and enhance the town and especially the fabric of the town centre. It will promote better access for walkers and cyclists and public transport.
Town Centre	To support programmes and developments which safeguard and enhance the use of the town centre	The LP will support physical improvement which improves the use of the town centre encouraging a range of activities. There are significant vacant properties. Trends in retail and the impact of the Covid crisis will also need to be addressed by LP policies.
Employment and Skills	To provide for additional and more diverse employment	Employment opportunities will be made available in the form of allocations and the implementation of policies to increase the offer and range of employment. Allocations for new employment as part of new mixed development are to be made in recognition of the location of the town and the need to encourage greater self containment.
Housing	Provide a range of housing opportunities and support their implementation	To promote development and continue to maximise affordable housing as part of the overall delivery.
Transport	To ensure sustainable transport including the continued promotion of provision for cycling and walking	Support the improvement of facilities and services, ensure new development is well linked and promote active travel over the whole town with sustainable public transport links to other centres
Community Facilities	To provide for and support community facilities which provide for existing and new development. Provide for recreation	To support existing or new provision where needed. To require development contributions for additional provision that is necessary.

## South East Newent

### Policy RLP. 55

#### South East Newent

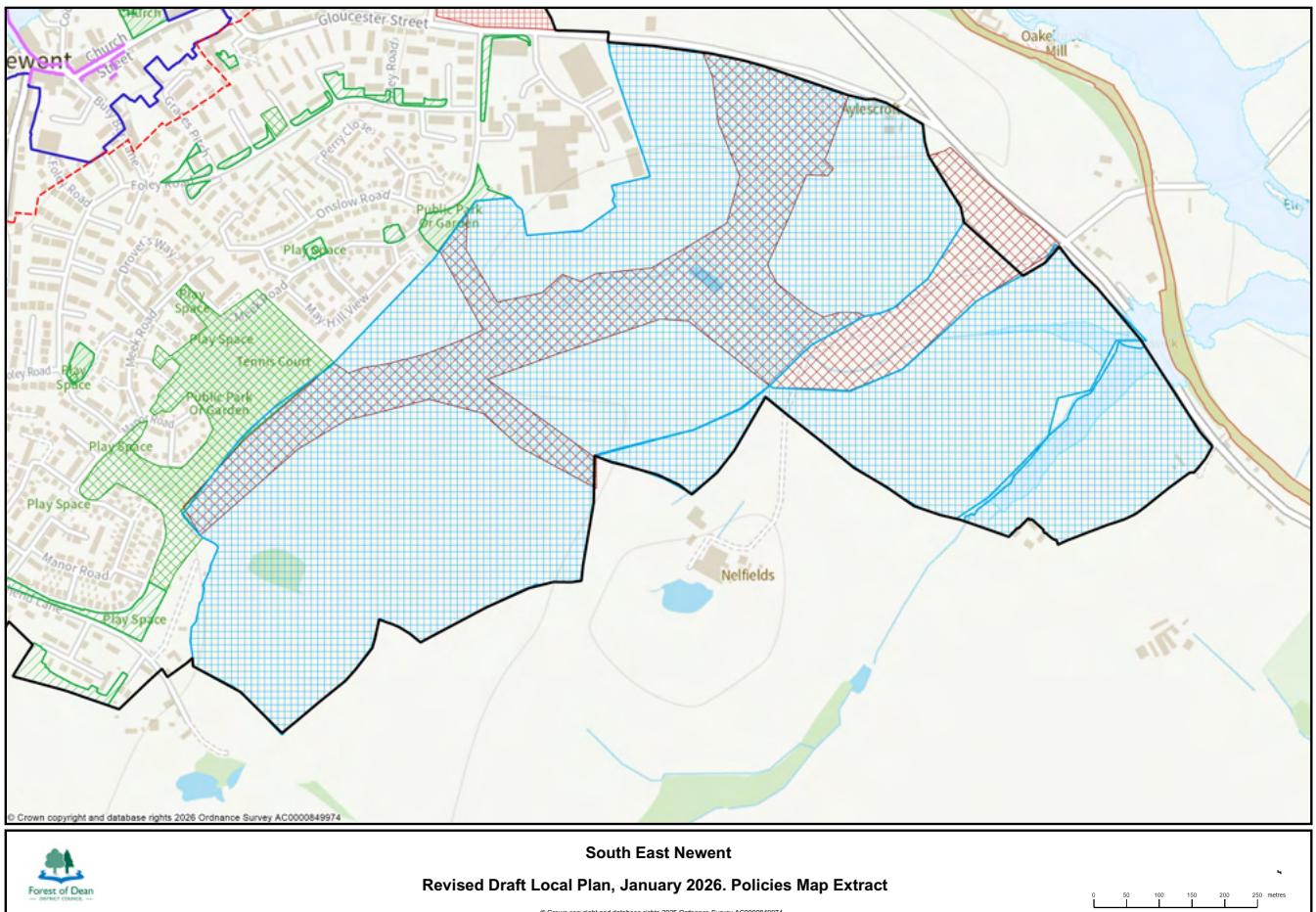
About 71ha is allocated for mixed development to include at least 40% undeveloped land to be used for recreation, green and blue infrastructure, landscaping and for biodiversity improvements. The development shall be guided by an agreed masterplan meeting the terms of other relevant Local Plan policies especially policy Policy RLP. 1 Sustainable Development. It should provide overall:

A single focal point for the scheme at which community, education and retail facilities will be provided along with access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed. This will be developed in step with the other elements (especially the overall housing provision):

1. About 950 new dwellings on 71ha of land
2. 7ha of land for employment in total including a retail unit of about 1250m<sup>2</sup> net together with smaller units
3. 3ha of land for community facilities to include xha for a new primary school at a location to be agreed and xha set aside for a new GP facility and other supporting development required by the allocation.
4. Pedestrian and cycle connections to the adjoining development and to the town centre and beyond throughout the development.
5. Vehicle connections to the adjoining development and to the B4215
6. Public transport facilities to enable services to serve the existing town and the new development including from its central focal point.
7. Multi function recreation space to include formal pitches, SUDs areas, GI and areas for biodiversity designed to provide wider links and be part of the landscaping of the site overall.

The above policy sets out the planned allocation of a mixed use area at Newent. It is conditional on it being able to provide better public transport links and a high proportion of multi functional open space as well as delivering the basic mix of uses including facilities and services required.

The above policy can improve the carbon performance of the FoDD by promoting new development in a sustainable location. Construction techniques and design and layout will be critical in its overall performance although the general LP policies will assist.



**6.62** Within an area of about 60ha, approximately 30ha will be required for housing including play areas and local amenity space, 19.6ha or more will be taken up by strategic open space which connects to existing undeveloped areas and features which will form the context for the new development. Most existing trees will be expected to be retained. Open space will be planned to provide the overall structure of the development areas and will contain routes (at least for walking and cycling) for travel within the town as well as providing links between the countryside and other established open areas. It will function as formal recreation space, GI and serve for biodiversity gain on site. Drainage features (SUDs) will be integral with the areas open space. Additional related undeveloped areas may be used for carbon offsetting.

**6.63** As well as providing for a proportion of the needs of the FoDD in a sustainable location, the development is required to integrate well with the existing area in a manner that enables the infrastructure it needs to benefit the wider area. An example of this would be some of the facilities, areas of open space and the transport connections that will be necessary to serve the new development. These must be readily accessible from the existing town as they will also serve it.

**6.64** Many large developments if not all are built in phases. This scheme could also be phased using a masterplan as a guide and is expected to be implemented during the mid and later part of the plan. While a single planning application would be preferable partial schemes may be proposed in which case they should demonstrate how they will meet the terms of the policy or contribute to it including at least an indicative masterplan for the whole allocation. Any phasing should demonstrate how the supporting facilities including services will be provided in step with the overall development.

**6.65** The existing town centre has a very strong character driven by the large number of Listed or other older buildings and the street layout. Key buildings, groups of buildings as well as spaces are important and must be retained and enhanced both for the well being of the Conservation Area and the economic performance of the centre. As a consequence the town centre does not have any available large sites for new development. The recent and planned expansion of the town has however created additional demand which even with recent changes in the retail sector that have occurred means that there is little or no scope to meet some of the requirements including that for a new large retail unit in the centre, though there may be demand. As a consequence it is likely that some of the trade that could be retained in the town may be lost and additional trips elsewhere may take place. It is therefore proposed to allocate land for retail use in the new area, for a single unit of about 1250m<sup>2</sup> net to address the needs of the town and also supporting ancillary units which will serve the locality. A focal point including this and a site which may be required for a primary school is therefore proposed. A site for a new GP unit is also to be included in the development along with any other identified community facilities that the site requires. Public transport services and active travel infrastructure should be delivered in a manner that will also serve the existing town. The new development will be required to provide and where possible improve safe and convenient access for pedestrians to the centre and other key locations.

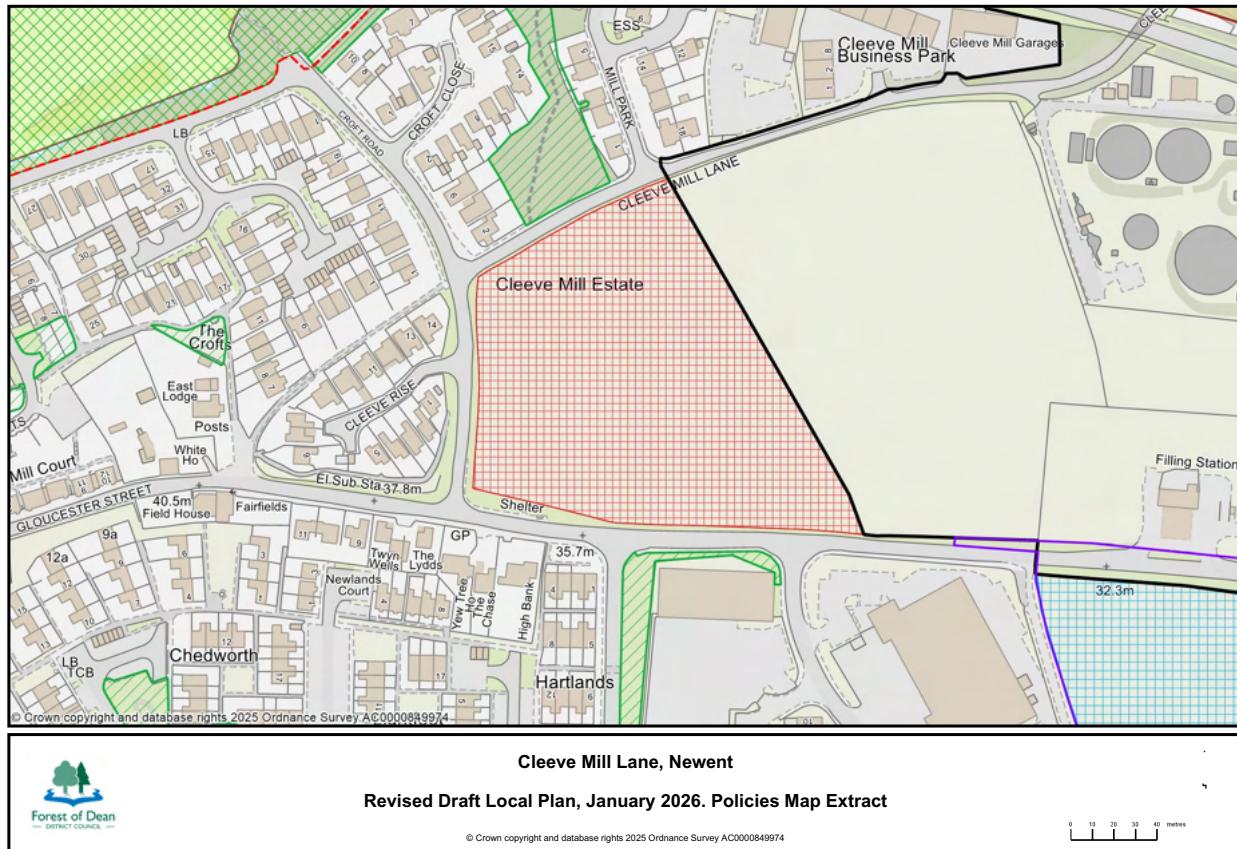
**6.66** (Note: At the time of writing a planning application had been received for a mixed development of part of the above site to include up to 375 dwellings, land for a primary school and a local centre.)

## **Cleeve Mill Lane, Newent**

### **Policy RLP. 56**

#### **Cleeve Mill Lane, Newent**

1.9ha of land is allocated for 45 dwellings on land off Cleeve Mill Lane Newent.



## North Of Ross Road, Newent

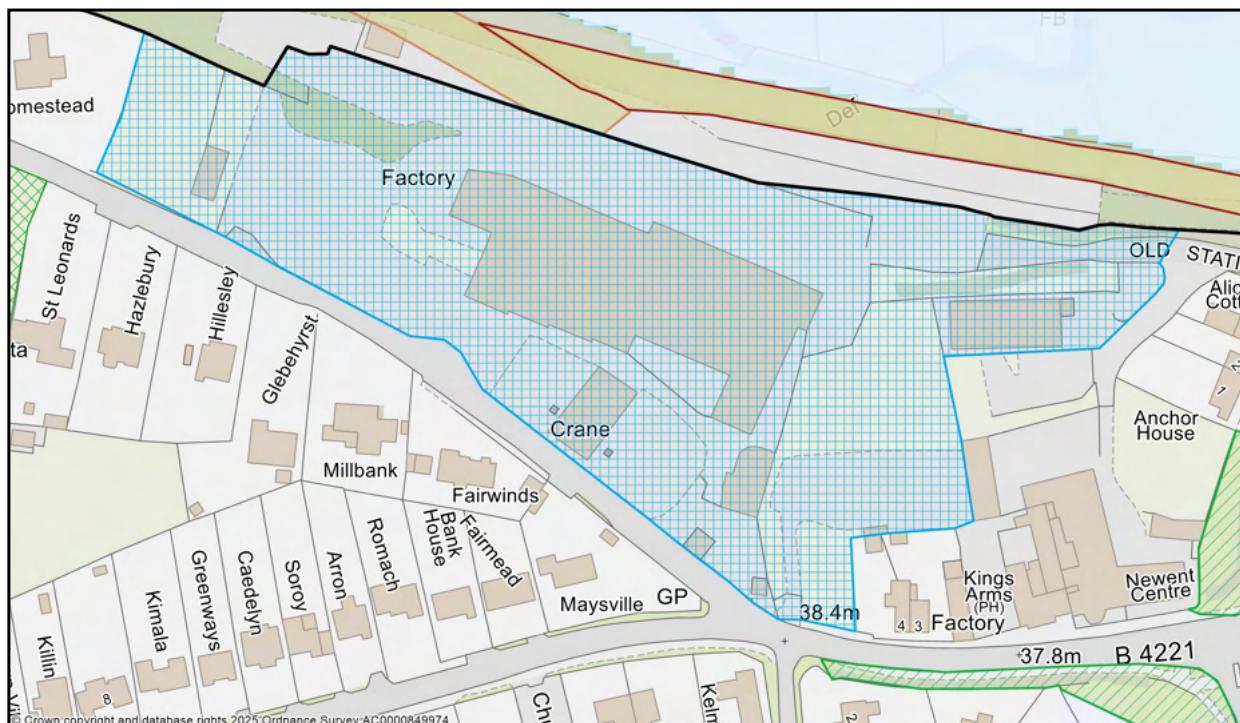
### Policy RLP. 57

#### North Of Ross Road, Newent

The development or redevelopment of 2.3ha of land north of Ross Road for mixed use including employment purposes will be supported subject to the following:

At least 1.3 ha of the site being used for employment generating uses and up to 0.8ha for housing.

Provision of improved access to the canal route for pedestrians as a minimum but may also incorporate facilities for visitors to the canal.



North of Ross Road, Newent  
Revised Draft Local Plan, January 2026. Policies Map Extract

**6.68** The above is intended to enable the redevelopment of the site to include a substantial element of employment site but also to improve access to the canal which may be restored during the plan period. It will as a minimum require improved access to the canal and land immediately adjoining which may in turn accommodate some limited facilities for visitors/ users of the canal. The policy would also permit a greater proportion of the site to be used/ devoted to the canal and could consider this to be employment generating use. There is scope for some residential development within the allocation and this and any redevelopment should all take place in a manner to be compatible with the adjoining uses which include housing.

**6.69** Access both from Old Station Way and Horsefair Lane is constrained and any development will need to carefully consider how it may be best achieved. The site is unlikely to be considered appropriate for anything other than small scale limited retail use as part of the intended mix.

## **Newent Town Centre**

### **Policy RLP. 58**

#### **Newent Town Centre**

A variety of uses will be supported in the town centre in order to support both its fabric and the existing or an improved range of activity. Uses may include retail, offices, financial and professional services, community, and residential, although ground floor uses will not be permitted along primary frontages and where they would result in the loss of a shop front. Ground floor residential uses will only be permitted for exceptional reasons along the primary frontages.

All proposals will be required to demonstrate how they enhance or protect the Conservation Area, and the setting and/or fabric of any Listed Building(s) which may be affected.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

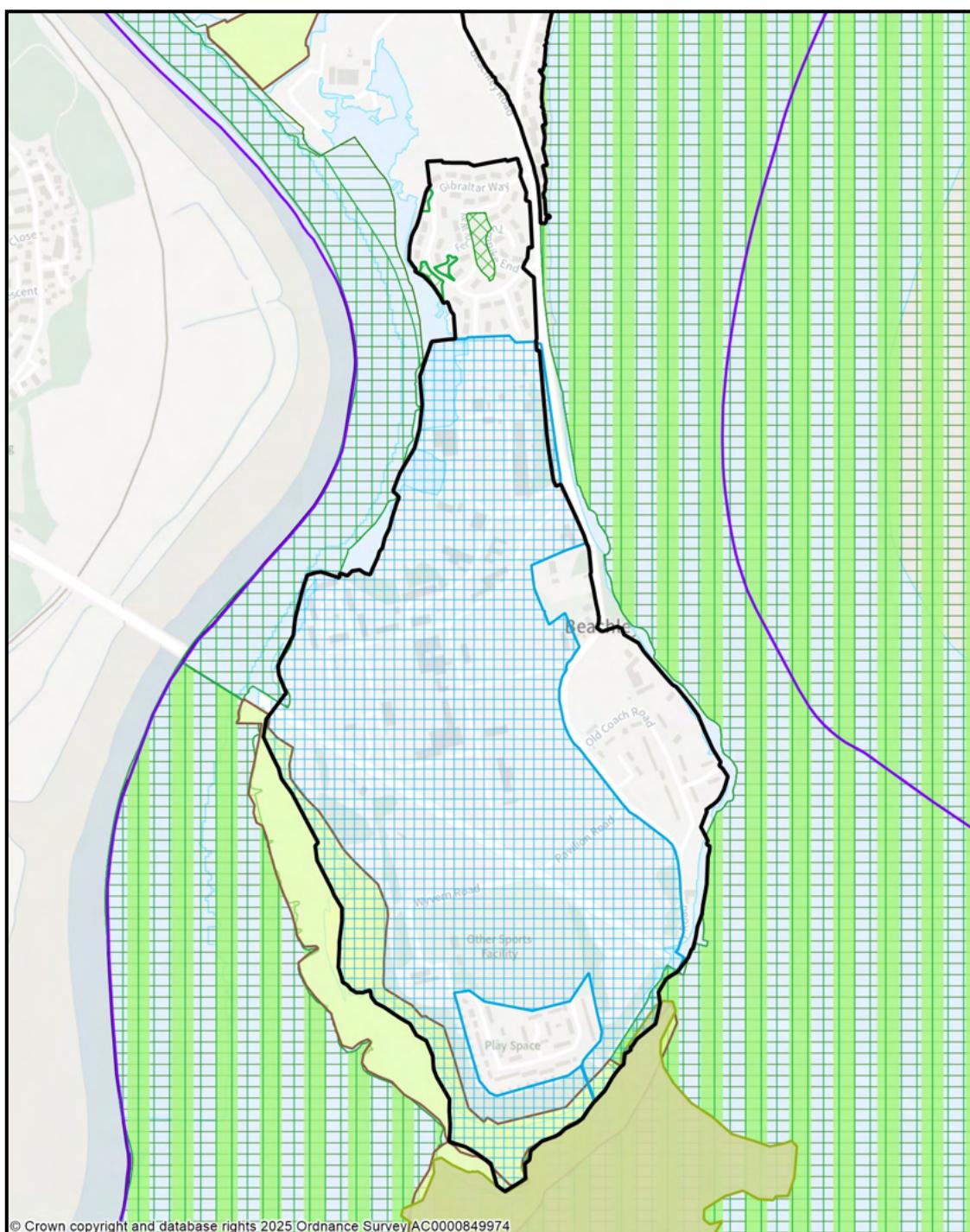
A significant part of the town centre lies within an area where there is a flood risk and developments will need to respond accordingly whether through assessments and mitigation or the application of the sequential and exceptions tests.

The policy above protects the town centre and sets out an approach to support its enhancement.

**6.70** The town centre of Newent is relatively compact with most activity along one street. It is an area dominated by older buildings, (many Listed) and is almost entirely within the Conservation Area. It is also affected by traffic. Although impacted by the Covid pandemic and changes in shopping patterns many of the units remain in commercial use. They are adaptable to a varying degree (often subject to the need to conserve a Listed building) and many have a protected shopfront as an important (visible) attribute. Relaxation of some permitted development rights means that permission may not be required for the conversion of business premises to residential use. While this does not apply to listed buildings, it will apply to other buildings in the town centre whether or not in the Conservation Area. Where possible the appearance of the building will be safeguarded including through the necessary consultation for proposals in a Conservation Area.

**6.71** The nature of the town centre and the lack of opportunities for further development of retail in the centre or adjoining mean that the LP provides for a complementary retail development to support the town as part of the planned expansion to the southeast. This will be within 1km of the centre and must be accessible from it by a variety of means (see Policy RLP. 55 South East Newent) The intention of this approach is to retain or preferably gain trade that may otherwise be lost to the town overall.

## Beachley Barracks



## Beachley Barracks,

**6.72** After the four towns, Tutshill/ Sedbury makes up the largest settlement in the FoDD (population about 5000 with nearby Beachley included). It is physically part of Chepstow (which has a population of over 12000) and as close to its centre as much of the town on the western side of the River Wye. The main line of communication is the A48 which is congested at times. Tutshill and Sedbury have some shops, schools and a range of facilities. Subject to the adequacy of the transport infrastructure, additional development is proposed at Tutshill/ Sedbury and at Beachley by way of the redevelopment of the army camp. These changes will benefit both the FODD and also Chepstow but will bring new demands on infrastructure and services.

**Table 8**

Theme	Aim	LP actions
Sustainable Development	To ensure that development in Tutshill Sedbury and Beachley meets the LP's sustainable development objectives	These settlements are suitable locations for the mixed development proposed subject to any necessary transport connections being provided and the existing highway issues common with Chepstow being addressed. The LP must ensure that changes at Beachley result in a sustainable community and present the opportunity for a well planned low carbon development.
Overall	To provide for additional mixed development	Allocations in sustainable locations
Regeneration	To support overall and promote appropriate regeneration projects	The re use of the MoD land at Beachley will be supported in a manner that delivers a sustainable mixed development
Employment and Skills	To provide for additional and more diverse employment	Increase the offer of local employment, especially through the new major allocation; encourage employment where appropriate elsewhere
Housing	Provide a range of housing opportunities and support their implementation	To allocate and support additional housing both at Tutshill/ Sedbury and at Beachley ensuring a range of dwellings are provided that address the needs of the area
Transport	To ensure sustainable transport and provision for cycling and walking	Ensure new development is well linked and promote active travel; ensure development proposals can be satisfactorily accommodated within the existing or improved network
Community Facilities	To provide for and support community facilities and provision for recreation	To make allocations where necessary and support existing or new provision especially at Beachley. To require development contributions for additional provision that is necessary.
Built Form	To achieve a high standard of built developments	By implementation- policies and proposals to support and ensure a high standard of development
Natural Environment	To ensure that new development makes a positive contribution and protects the natural environment	To ensure that new development takes full account of the protected sites and interests and delivers any net gain in the optimum way

**6.73** In close proximity to Tutshill and Sedbury is Beachley camp which is presently an active regimental base but is scheduled to close in the first half of the plan period (2029) leaving what will be by far the largest previously developed (brownfield) site in the district. It is proposed for a mixed use through the following policy which is best implemented through a masterplanning approach. Redevelopment must take a sustainable form and have good public and active transport links.

## **Beachley Barracks**

### **Policy RLP. 59**

#### **Beachley Barracks**

Land presently comprising the army camp at Beachley is allocated for mixed use development as follows:

1. About 600 dwellings to be developed predominantly in the second part of the plan period
2. Mixed commercial and employment uses
3. A local centre to include a primary school, appropriate health provision and a place of assembly
4. Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting based around existing open areas and those with tree cover.
5. The site may also accommodate a wider community use (which could reuse some of the existing buildings) in addition to the above

Development under this policy will only be permitted where the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and where the current or improved infrastructure can accommodate the trips arising. Development may be phased in accord with the availability of satisfactory transport provision.

The development should meet or exceed the LP's requirements for energy use and emissions by design and construction as well as incorporation of local generation to be carbon neutral or better in use.

Overall the redevelopment of the site is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. These and any other key buildings should be retained and identified for suitable uses, they include but not exhaustively the chapel, former HQ, boathouse. These are considered to be heritage assets although currently not designated.

Any development will need to demonstrate how it will mitigate the recreation pressures on the Severn Estuary and elsewhere that could arise, with use of on site and if required off site measures.

Schemes will need to demonstrate long term resilience for the development and access in respect of not being liable to flooding taking account of possible sea level rise, and remaining so.

The implementation of the above should be through an agreed masterplan.

**6.74** Beachley Camp is a proposed allocation based on an MoD site, currently occupied but due to be vacated by 2029. It is required to accommodate a new mixed form of development including about 600 new dwellings. It should only deliver in step with the availability of transport measures which address the current problems of access to and through Chepstow. Transport improvements may arise as a result of the current studies, specific development requirements or a combination of the two and may be funded

from a variety of sources. Improvements that may be required could include physical changes to the road network, provision or improvement of services and active travel measures.

**6.75** This area allocated is over 54ha and includes large areas that will be retained as open space and also some of the present buildings on the site which are to be retained. Sufficient land for about 600 dwellings and also 10ha for other uses in addition to any buildings to be retained will be developed. The site itself has evolved over a number of years once hosting the Army Apprentices College and it then served as regimental headquarters, latterly for the 1st rifles. This use continues at present with the expectation that the regiment will move out leaving the site able to be redeveloped.

#### Overall

**6.76** The allocation proposed is by far the largest of the allocations in the LP which use previously developed land. The 2021 NPPF (para 117) makes clear the importance of making effective use of land and maximising the use of previously developed land is a long established principle. The identification of land for mixed uses and in a manner that ensures any development is sustainable is also essential.

#### Sustainability

**6.77** The allocation presents the opportunity for a sustainable development and also requires measures to ensure this given its separation from Chepstow and Sedbury. There are few services within 2.5km of the site and as a consequence some new facilities will need to be provided in step with the development on site. These are likely to include a primary school, and will certainly include community buildings and retail space. Employment will be encouraged and land is allocated for the purpose. The location must be able to be developed in a manner that enables and encourages active travel, public transport and provides local services as well as employment in a manner that gives a degree of self sufficiency. New development will as a starting point need good IT (broadband) connections and must facilitate and encourage a reduced level of commuting over that which would formerly have been expected especially by private transport. Construction, design and use of the site and buildings should ensure that the development is carbon neutral.

#### Mix of uses

**6.78** The allocation made by the LP is for a mixed development to include about 600 dwellings, and therefore a population of around 1400. There are already almost 200 dwellings managed as accommodation for the armed forces and over 110 others close by at Beachley. The population of the peninsula is therefore likely to exceed 2000 during the plan period.

**6.79** A mix of uses is expected to be established as the site is developed. This will include employment, and services but may also include wider community uses possibly utilising some of the existing buildings on the site. Community uses which relate to the previous activities on the site can be supported by the above policy.

#### Transport connections

**6.80** The site is 2.5 km from the local shopping and secondary school at Sedbury. It is more than twice this distance to Chepstow where a broad range of shopping and services is available. While there is some employment locally many travel further afield to centres such as Bristol, Newport and Cardiff and their associated employment areas. This and wider travel from the FoDD and other locations contributes to the high degree of congestion experienced in the area which is both inefficient and unsustainable.

Development at Beachley will be required to contribute to and take advantage of improved, more sustainable travel provision both around the locality (Chepstow) and further afield.

**6.81** One particular aspiration of note is that of the Wye valley Greenway which has developed a cycle/walking route north from Sedbury and that is to provide a link to the Severn Bridge. This if it could be achieved would be a major functional and recreational asset supporting the area. Another wider link across the Wye is also being discussed and is highly desirable too. Irrespective of whether these connections are made cycle links to and through the new development are considered essential.

#### **Ecology and landscape**

**6.82** The protected nature of both the Severn and Wye from an ecological point of view mean that the design and nature of any development will have to be shaped around these defining constraints. The development will have to demonstrate how it will manage recreation pressures that could be to the detriment of the Severn and Wye SACs. Open landscapes of both estuaries do also mark opportunities in respect of the design of the development itself.

#### **Open space and retention of trees**

**6.83** Within the site are many trees, some in well established avenues. The size of the site, the nature of it and the way in which it is broken up by various landscape and built features means that there are several distinct areas that may lend themselves to different and distinct designs and layouts. Although always within a short distance of the Severn and the Wye, some have a relatively enclosed nature and primary character not derived from either. Other more specific private spaces such as the current garden of remembrance (likely to cease to have this role when the site is vacated) should be respected and retained in a suitable context.

#### **Severn Bridge**

**6.84** In addition to being a visually defining feature, the proximity of the Severn Bridge brings constraints especially from the impact of traffic noise. Parts of the allocated site will be constrained by this in particular those directly below the bridge. The Bridge is a Grade I Listed building.

#### **Heritage and buildings on site**

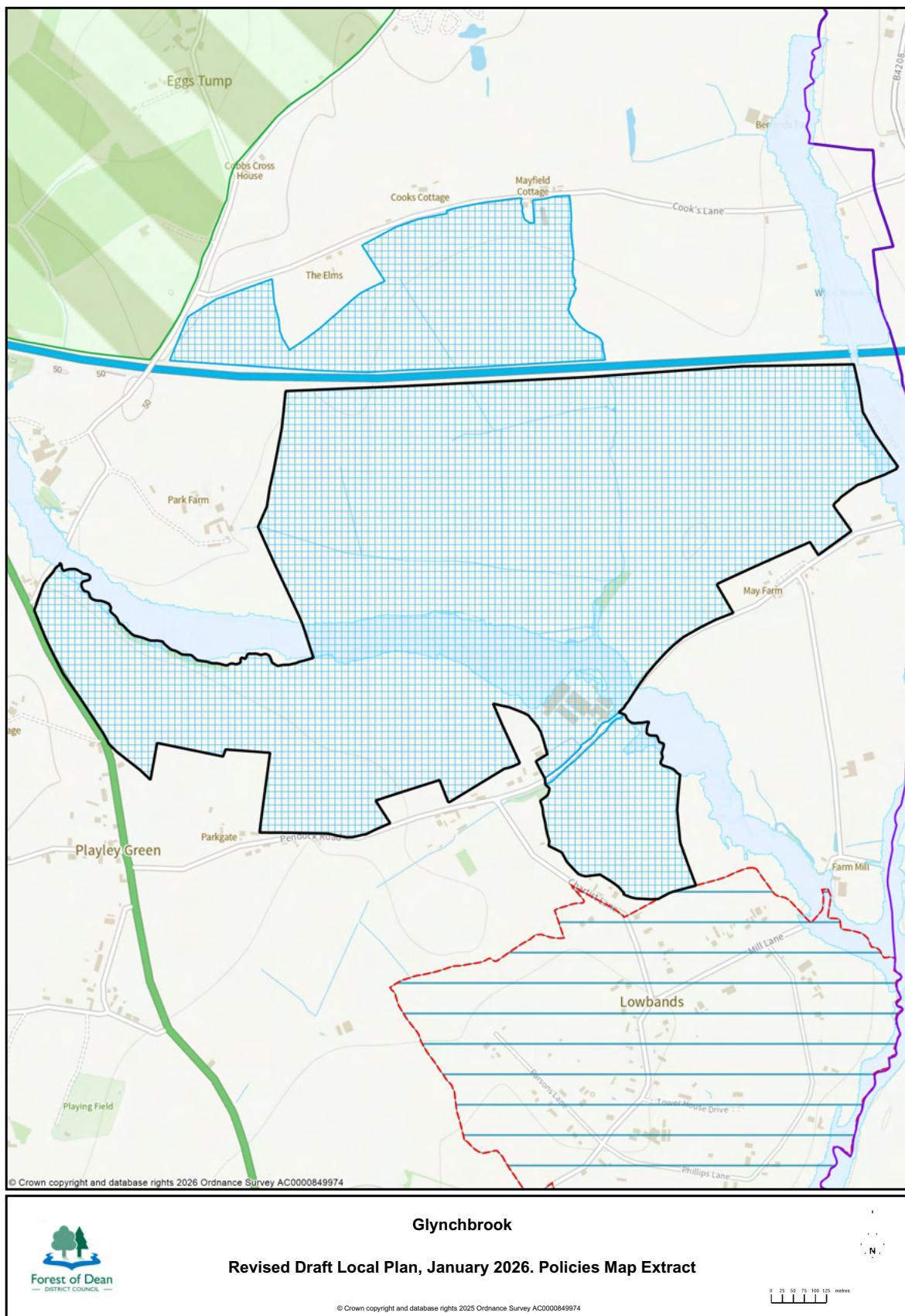
**6.85** The site's history has left a series of buildings although many from former uses have been demolished. Although much of the former shipyard is gone, there are some remains of this and of the subsequent development prior to the apprentices college. There are buildings such as the Chapel and structures (including the bridge viaduct and piers) which are important features of the site. The headquarters building and the boathouse should be regarded as such along with the layouts associated with them (for example formal open space in front of the HQ building) which can help define parts of the overall site along with some of the most important green open spaces.

**6.86** When the site is developed it will no longer be required to be a separate secure entity and will be able to take advantage of and relate better to existing nearby features such as the old church, vicarage and the Beachley Slipway. The current housing which is close by but not part of the allocation includes three areas used by the MoD. Whatever development takes place close by will have to take account of this and provide for its continued use, as well as relating well to it.

#### **Flood risk**

**6.87** The majority of the site is not within a flood risk zone however the access along Beachley Road is vulnerable to surface water flooding. It is shown to adjoin an area at risk from tidal flooding too. The development as allocated will require a full examination of potential flood risk taking account of climate change and including risks from surface water as it may affect both access and the site itself.

## Glynchbrook (Redmarley Parish)



**6.88** Glynchbrook is situated within the northern part of the district on land to the south of the M50 at junction 2. It lies at the northern edge of the county of Gloucestershire and within 3km of the counties of Worcestershire and Herefordshire to the north. Glynchbrook lies approximately 12.5km west of Tewkesbury and 16.5km north west of Gloucester. The town of Ledbury (7km) is to the north, with Malvern Hills National Landscape in close proximity to the North West. A new mixed development to be delivered in step with the necessary infrastructure including community facilities, greenspace and transport connections in the vicinity of land to the south of the M50 motorway at Glynchbrook and to comprise the following:

### **Glynchbrook Garden Village (Redmarley Parish)**

#### **Policy RLP. 60**

##### **Glynchbrook Garden Village (Redmarley Parish)**

Land at Glynchbrook (Redmarley Parish), as identified on the policies map is allocated for a new community comprising employment, residential, retail, community and open space uses and strategic green/ blue infrastructure and landscaping. Development will be an exemplar for carbon neutral development. Development will take place in accordance with garden city principles.

A range of tools including a community engagement and stewardship strategy, design code for the whole development and a spatial masterplan and implementation plan, shall be approved by the Local planning Authority. This will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 3500 new dwellings including at least 30% affordable dwellings to address tenure, type and size of dwellings needed within the Local Planning Authority area;
2. Approximately 9 hectares of office, and Class E employment land and ancillary employment uses, to reflect the identified sectoral needs of the area.
3. Education - provision of a FE primary school (incorporating early years provision) and contributions towards the provision of FE secondary school (plus sixth form) on a XX hectare site within the development
4. Approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.
5. On site and, if appropriate off site work to mitigate against the identified impacts of development upon the Malvern Hills National Landscape Area.
6. On site community and sports built provision and contributions to off site indoor sports and leisure facilities in accordance with local standards.
7. Local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.
8. A positive strategy for attenuating and disposing of surface water through sustainable drainage systems that form part of the Green Blue Infrastructure network.
9. Adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company.
10. Zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production.

11. A bespoke and innovative layout, density, built form, centered on neighbourhoods with distinct characters that respond to the landscape and wider rural environment in the context of the locality.
12. Ultra fast broadband to homes and businesses with top average speeds of 1 Gbps.
13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a neighbourhoods linked by direct and high quality cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. Contributions and support to sustainable transport measures on the A417 and M50 sustainable transport corridors.
15. Electric vehicle charging points in accordance with local parking standards
16. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan
17. A transport "hub" able to serve the allocation and the wider area providing for public and individual active travel.
18. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this location.
19. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision in a timely manner.
20. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to employment, local centre, education and contributions towards the enhancement of offsite walking and cycling routes to key destinations including the Malvern Hills National Landscape area.
21. Direct and attractive express coach/bus services to key destinations including Newent, Ross on Wye and Ledbury, delivered at an early stage and designed to be more attractive than the use of the private car for comparable trips.
22. Primary vehicular access from the A417, with a movement strategy put in place to avoid significant impacts upon existing local rural lanes and with necessary improvement to the existing highway network.

**6.89** The proposal for Glynchbrook garden village develops the Garden City Principles and National Design Guidance which have been developed to create a set of core Sustainable Placemaking Principles that underpin the approach to the masterplan strategies.

#### Garden City Design Principles

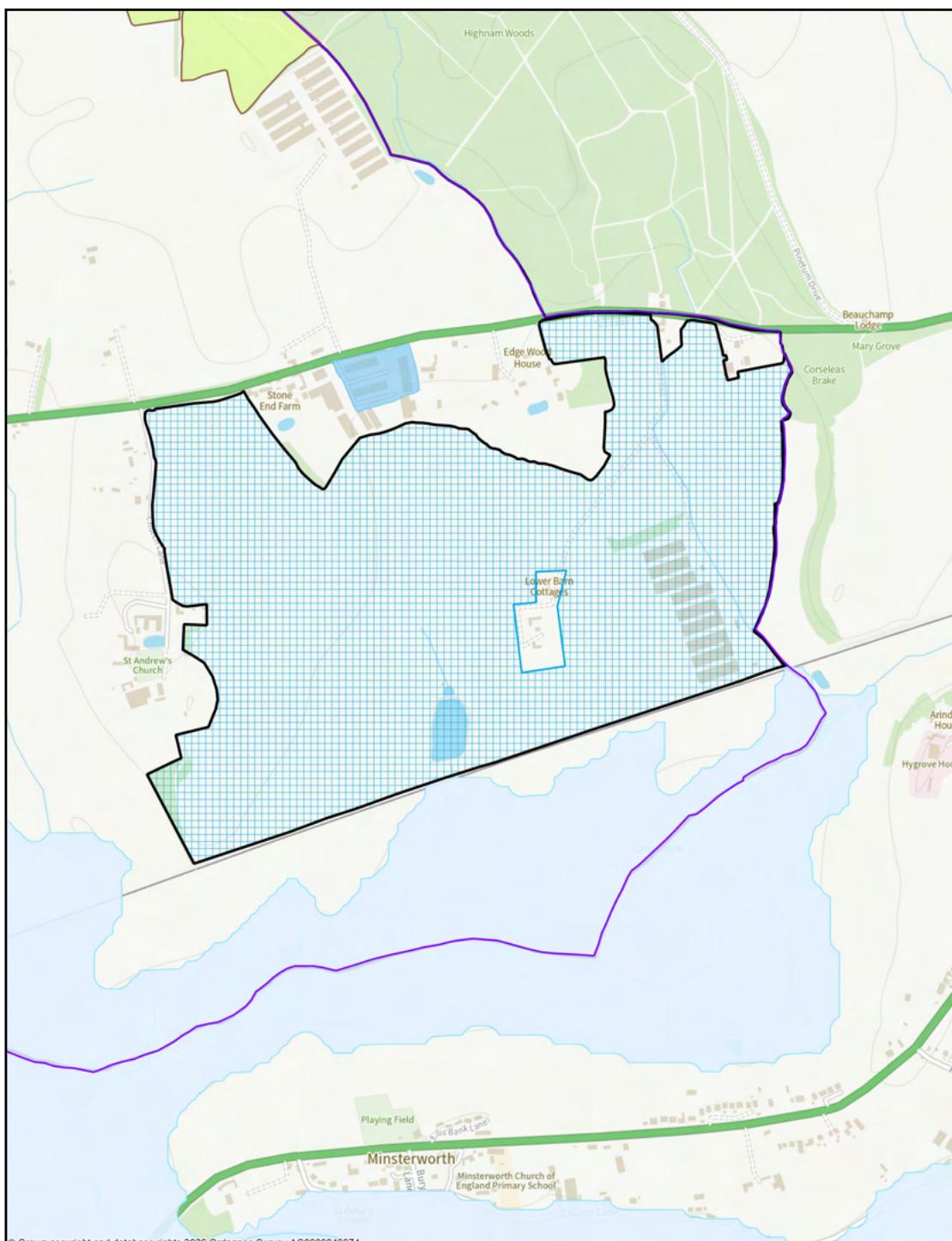
The Garden City principles as defined by the Town and Country Planning Association (TCPA)<sup>5</sup>

- A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy, and sociable communities. The Garden City principles<sup>1</sup> are an indivisible and interlocking framework for their delivery, and include:
- Land value capture for the benefit of the community.
- Strong vision, leadership, and community engagement.

<sup>5</sup> As set out by the TCPA. <https://www.tcpa.org.uk/garden-city-principles>

- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- Wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy positive technology to ensure climate resilience.
- Strong cultural, recreational, and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

## West of Severn (Churcham Parish)



West of Severn (Churcham Parish)

Revised Draft Local Plan, January 2026. Policies Map Extract

0 25 50 75 100 125 metres

**6.90** A new mixed development to be delivered in step with the necessary infrastructure including community facilities, greenspace and transport connections in the vicinity of Churcham and to comprise the following:

## Land West of Severn (Churcham Parish)

### **Policy RLP. 61**

#### **Land West of Severn (Churcham Parish)**

Land to the West of Severn (Churcham Parish), as identified on the policies map is allocated for a new community comprising employment, residential, retail, community and open space uses and strategic green/blue infrastructure and landscaping. Development will be an exemplar for carbon neutral development. Development will take place in accordance with garden city principles.

A range of tools including a community engagement and stewardship strategy, design code for the whole development and a spatial masterplan and implementation plan, shall be approved by the Local planning Authority. This will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 2000 new dwellings including at least 20% affordable dwellings to address tenure, type and size of dwellings needed within the Local Planning Authority area;
2. Approximately XX hectares of office, and class E employment land and ancillary employment uses, to reflect the identified sectoral needs of the area.
3. Education provision and contributions
4. A network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.
5. On site and, if appropriate off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site.
6. On site community and sports built provision and contributions to off site indoor sports and leisure facilities in accordance with local standards.
7. A local centre incorporating local retail, surgery and community uses as required to meet the needs of the development.
8. A positive strategy for attenuating and disposing of surface water though sustainable drainage systems that form part of the Green Blue Infrastructure network.
9. Adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company.
10. Energy- zero carbon energy generation to meet the needs of the community which may include small wind turbines, solar farms and biomass production.
11. Heritage - A bespoke and innovative layout, density, built form and character which respond to the landscape and heritage context of the locality.
12. Ultra fast broadband to homes and businesses with top average speeds of 1 Gbps.
13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a neighbourhoods linked by direct and high quality cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. Contributions and support to sustainable transport measures on the A40 sustainable transport corridor.

15. Access to a potential station or sustainable modes and contributions towards a station.
16. Electric vehicle charging points in accordance with local parking standards
17. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan
18. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to employment, local centre, education and contributions towards the enhancement of offsite walking and cycling routes to key destination.
19. A transport "hub" able to serve the allocation and the wider area providing for public and individual active travel.
20. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this locations.
21. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision in a timely manner.
22. #ha Greenspace to comprise public open space and accessible mixed use, open space including allotments, community gardens, GI and areas for tree planting

## 7 Other settlements

### Villages

**7.1** The following section of the LP considers each village which has a defined settlement boundary in alphabetical order. It identifies a number of allocated sites and provides an outline of the LP approach intended to inform planning decisions especially in respect of design and character of the villages concerned. This section should be used alongside all relevant policies in the LP and other planning guidance. Reference is also included to any NDPs which currently apply though these are constantly changing.

**7.2** The LP identifies development opportunities which provide for the overall strategy. Sites proposed for development generally accord with the settlement hierarchy but not exclusively so where there are particular opportunities or constraints. The allocations made respond to local conditions and take account of transport opportunities in order to provide as sustainable a pattern of development as the overall strategy allows. As a consequence there are a number of allocations made at large well serviced villages, but also a few proposals where there are suitable sites in smaller settlements where for example there are some public transport routes and some local services. The sites identified at villages are generally smaller than those at the towns and are likely to be able to be developed more quickly than some of the strategic allocations made by the LP. They will contribute to the national requirement for a proportion of sites allocated to be less than 1ha. They are expected to be viable and able to bring the necessary infrastructure as well as an appropriate contribution of affordable housing. Smaller villages that have no allocations will still be supported by the LP in the provision of change including through new affordable housing, some buildings in suitable infill sites and provision of employment (usually on a small scale).

**7.3** The next chapters consider each village in alphabetical order and their development allocations if any. Most allocations are new but some are carried over from the 2018 LP having been reviewed and still considered appropriate for this LP.

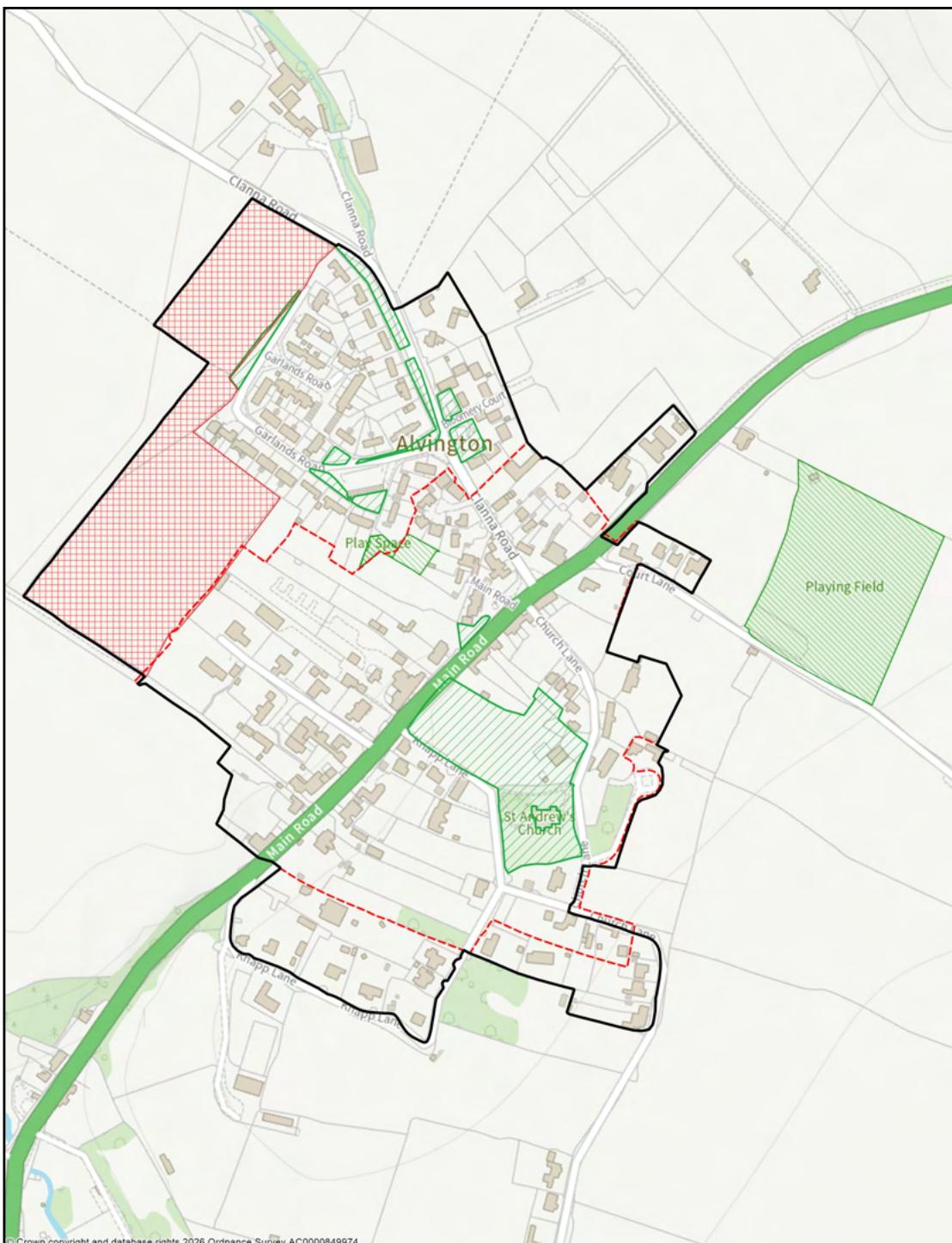
**7.4** Allocations for housing are proposed in the following villages:

**Table 9**

<b>Settlement</b>	<b>Approximate number of dwellings</b>	<b>Policy coverage and comments</b>
Alvington	15	new site
Aylburton	45	Two new sites for housing and protection of employment site
Blakeney	50	new site
Bream	112	Two new sites (85), two carried over from previous plan with modification (27)
Bromesberrow	75	Three new sites
Corse	50	Outline permission (allowed on appeal)
Drybrook	200	one new site consolidates and expands previous allocations which cater for 200 dwellings and are retained
Hartpury*	111	three new sites (10, 50 dwellings), one (51 dwellings) part subject to resolution to permit
Huntley	125	new site

<b>Settlement</b>	<b>Approximate number of dwellings</b>	<b>Policy coverage and comments</b>
Littledean	93	one new housing site one previously allocated (17) technically commenced
Longhope	43	Two new sites
Lydbrook	26	one site now permitted
Mitcheldean	199	one new housing site (180) two previously allocated (19) retained but modified.
Newnham	136	one new site (116) one previously allocated (20)
Ruardean Woodside	10	new site
St Briavels	110	new site
Sedbury and Tutshill	411	3 new sites
Sling	20	one previously identified site
Staunton (south)	15	new site
Staunton (north)	17	Outline permission (allowed on appeal)
Westbury on Severn	40	new site
Whitecroft	266	one intensified site, previously allocated for housing retained, employment area protected within this. one new site
Woolaston	67	An existing allocation retained and 3 additional new sites
Yorkley	75	Two new sites
Total of above sites- housing provision approx.	2324	

## Alvington



Alvington  
Revised Draft Local Plan, January 2026. Policies Map Extract

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0 10 20 30 40 50 metres

## Settlement Summary: Alvington

<b>Population</b>	450 approx.
<b>Local Plan Context</b>	Small village with some local facilities.
<b>Location</b>	Located on A48, approx. 3.5 km southwest of Lydney.
<b>Setting</b>	Situated on lower slopes of Severn escarpment.
<b>Character and Features</b>	Grouped around generally narrow lanes and the A48 with some more sporadic development interspersed with green areas. There remain some older terraced properties and some significant older buildings such as the Globe Inn and Coach House. To the north of the main road frontage is the more recent Garlands Road housing estate. Development to the south of the main road has a more open spacious character, with buildings in larger plots and some more recent bungalows and houses for example along Church Road, a narrow country lane. The open agricultural land near the church breaks up the form and affords views of the church. The majority of the settlement lies within a Conservation Area. Affected by the impact of the A48 running through the village.
<b>Dominant Building Materials</b>	Traditional materials, including brick, forest red sandstone, render, slate and clay tiles. More uniform character on modern estate.
<b>Landscape Type</b>	Wooded scarp and lower scarp slopes: 4b Netherend farmed Slopes, Unwooded Vale: 6a Severn Vale - Stroat and Sedbury
<b>Designations</b>	Conservation Area; Listed Buildings; protected outdoor recreation space and Important Open Areas.
<b>Historic Background</b>	Medieval origins, developed over a long period along the main road. Some nearby industry in the form of milling in the 18th and 19th centuries, otherwise it was an agricultural settlement (including orchards) until more rapid growth in the 20th century.
<b>Local Plan Approach</b>	New development opportunities are likely to be small in scale. One recently completed site in Clanna Road (11 dwellings). See also Alvington Neighbourhood Development Plan.

## **Garlands Road, Alvington**

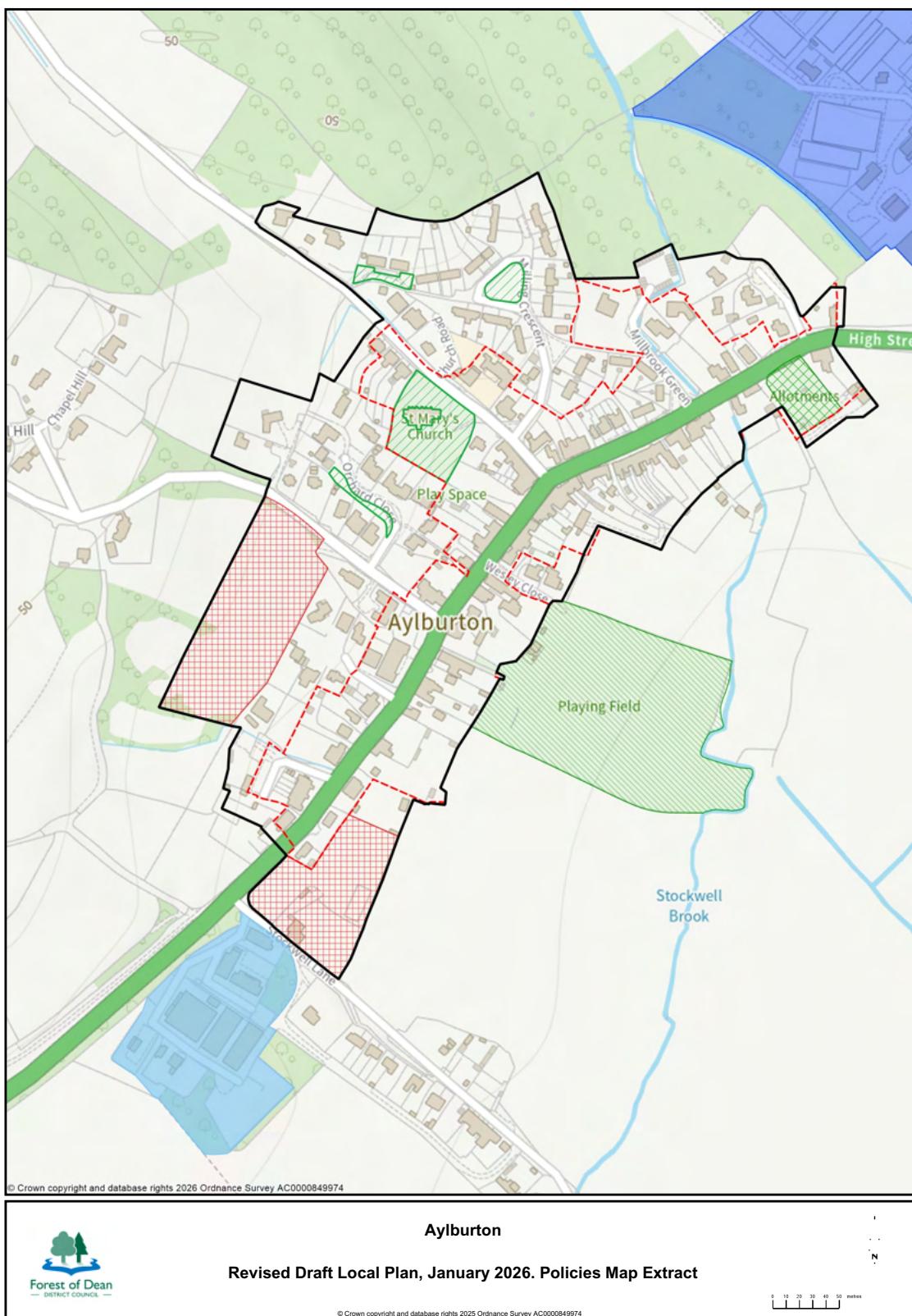
**7.5** About 3.21ha of land is allocated for approximately 15 new dwellings off Garlands Road, Alvington.

### **Policy RLP. 62**

#### **Garland Road Alvington**

Land off Garlands Road Alvington, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.

## Aylburton



## Settlement Summary: Aylburton

<b>Population</b>	445 approx.
<b>Local Plan Context</b>	Small village with some local facilities.
<b>Location</b>	Located along the A48 just over 1km. southwest of Lydney.
<b>Setting</b>	Situated on low ground below the Severn escarpment.
<b>Character and Features</b>	The village once had a strong linear form following the route of the A48 marked by terraced properties fronting the main road. This has been consolidated by more recent development including Milling Crescent and Orchard Close to the North. There are few buildings behind the frontage properties to the south with the exception of a row of properties along Stockwell Lane. A small employment site lies immediately south west of the settlement boundary. The A48 running through the village has an effect on the quality of the environment, however, the countryside surrounding it provides an attractive setting. Much of the village is a Conservation Area with several listed buildings and older features contributing to the quality of its historic setting.
<b>Dominant Building Materials</b>	Traditional materials, brick, forest red sandstone and render. Slate and clay tiles.
<b>Landscape Type</b>	Wooded Scarp and Lower Scarp Slopes, 4a Netherend Farm Slopes
<b>Designations</b>	Conservation Area; Listed Buildings; protected outdoor recreation space and Important Open Areas.
<b>Historic Background</b>	Medieval origins with steady growth along the main Gloucester-Chepstow road. Close connection with Lydney Park Estate, formerly areas of orchard.
<b>Local Plan Approach</b>	With the exception of two planned allocations for housing and the evolution of the business park, the settlement will see only limited change during the plan period with an emphasis on conservation. Nearby employment/tourism and recreation sites will be promoted (Taurus Crafts). It is important to retain the existing open areas, recreation ground and allotments and there is limited scope for secondary development to the rear of High Street properties beyond that allocated.

## **Chapel Hill Aylburton**

### **Policy RLP. 63**

#### **Chapel Hill Aylburton**

Land is allocated for approximately 30 new dwellings off Chapel Hill, Aylburton. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.

**7.6** The above site is identified to provide for about 30 dwellings and should offer a range of accommodation. It lies within 2km of Lydney town centre accessed by footpath, a cycle path and by the main A48.

## **Land off Stockwell Lane, Aylburton**

### **Policy RLP. 64**

#### **Land off Stockwell Lane, Aylburton**

Land off Stockwell Lane, Aylburton, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site.

The above site is identified to provide for about 15 dwellings and should offer a range of accommodation. It lies within 2km of Lydney town centre accessed by footpath, a cycle path and by the main A48.

## **Aylburton Business Centre**

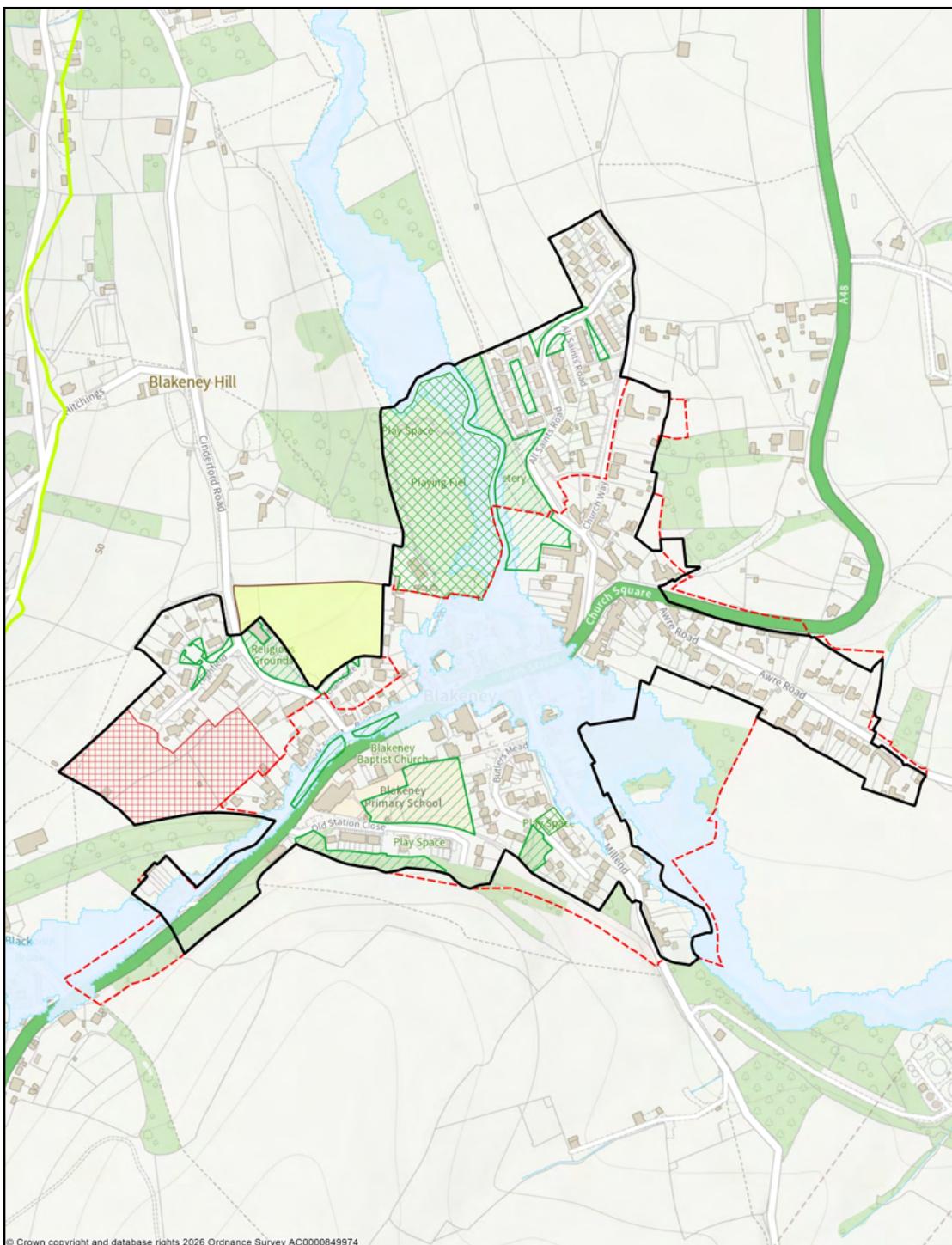
### **Policy RLP. 65**

#### **Aylburton Business Centre**

The consolidation and expansion within the area shown on the policies map of the Aylburton Business Centre for employment generating uses will be supported

**7.7** In recent years the small established business centre at the former farm off Stockwell Lane has expanded and the Local Plan will support its further development broadly within the present site as defined on the policies map.

## Blakeney



**Blakeney**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

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0 20 40 60 80 100 metres

## Settlement Summary: Blakeney

<b>Population</b>	870 approx.
<b>Local Plan Context</b>	Village with a range of local services and facilities.
<b>Location</b>	Situated between Gloucester and Lydney (approx. 5km northeast of Lydney) at a point where north-south routes intersect with the A48.
<b>Setting</b>	Partly on the alluvial flats and partly on rising ground. Blakeney lies at the confluence of two brooks. Near to but not part of the forest edge.
<b>Character and Features</b>	The defined settlement boundary follows a linear pattern along the A48 with additional development on the minor roads, both north and south of the main road. Open central area with a concentration of shops and services. The centre of the village features many older buildings. Church Square is bordered by Georgian and Victorian town houses, many of which are listed buildings. Some modern development on the outskirts of the centre. High Street, Mill End and Awre Road are located on lower ground, overlooked by the north eastern area of the village. Prominent watercourses are a feature of the village but do bring potential flooding issues.
<b>Dominant Building Materials</b>	Stone, render and slate.
<b>Landscape Type</b>	Undulating farmland: 9a Bledisloe Hundred; Ridges and Valleys: 10a Allaston Ridge
<b>Designations</b>	Conservation Area, listed buildings, recreation ground and Important Open Areas.
<b>Historic Background</b>	Developed along the Gloucester to South Wales route at crossing point of a small river. Adjoins former industrial areas and routes into the Forest. There remain some traces of Blakeney's industrial past such as the former railway cutting and embankment. Close to but not part of FoD, formerly extensive orchards around village.
<b>Local Plan Approach</b>	Development opportunities are likely to be small in scale with landscape, access and flood risk limiting scope along with the need to protect the Conservation Area.

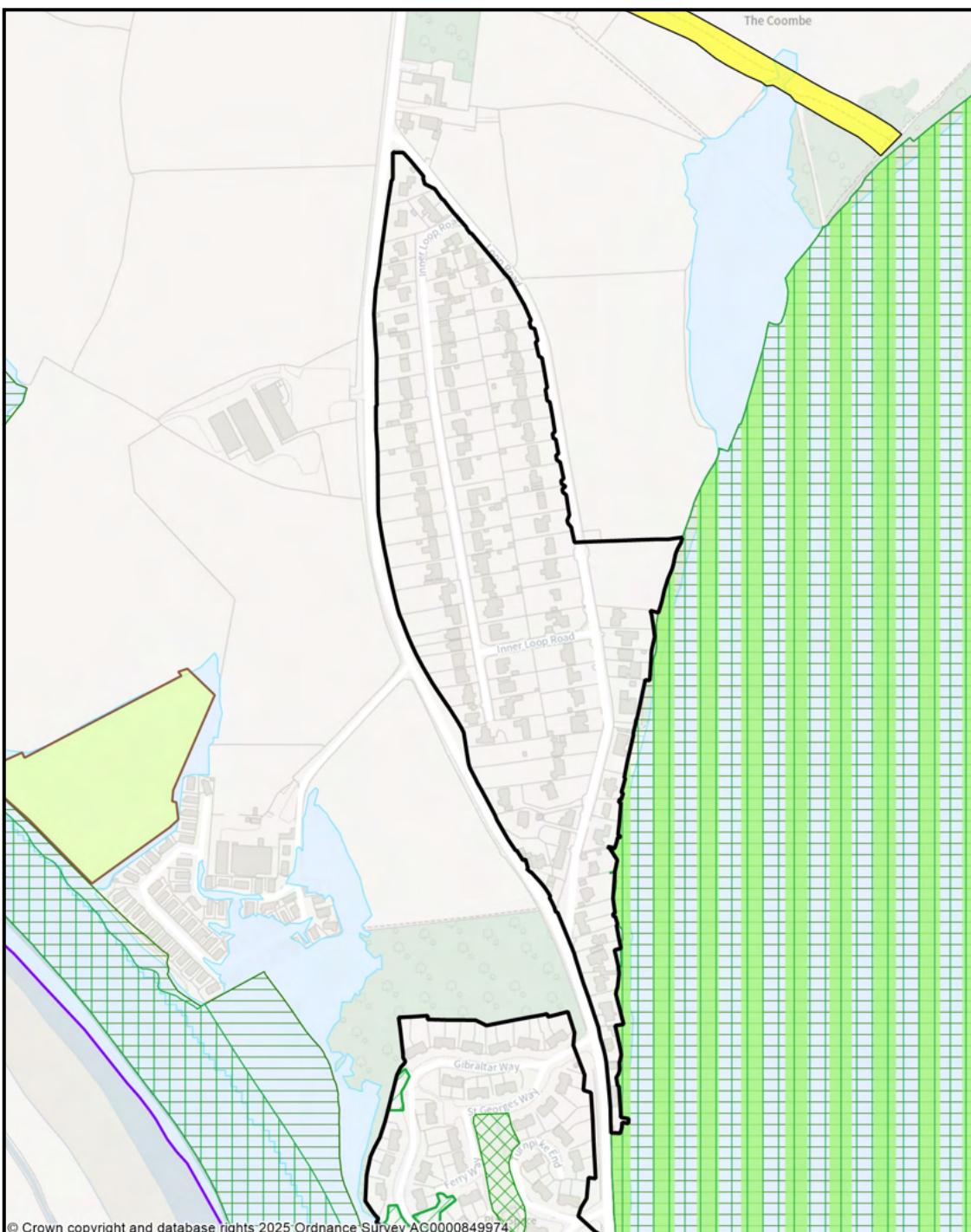
## **Land off Colsty Meadow Blakeney**

### **Policy RLP. 66**

#### **Land off Colsty Meadow Blakeney**

Land is allocated for approximately 50 new dwellings to the west of Colsty Meadow as identified on the policies map. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. The site must be developed along with suitable landscaping and should provide pedestrian access.

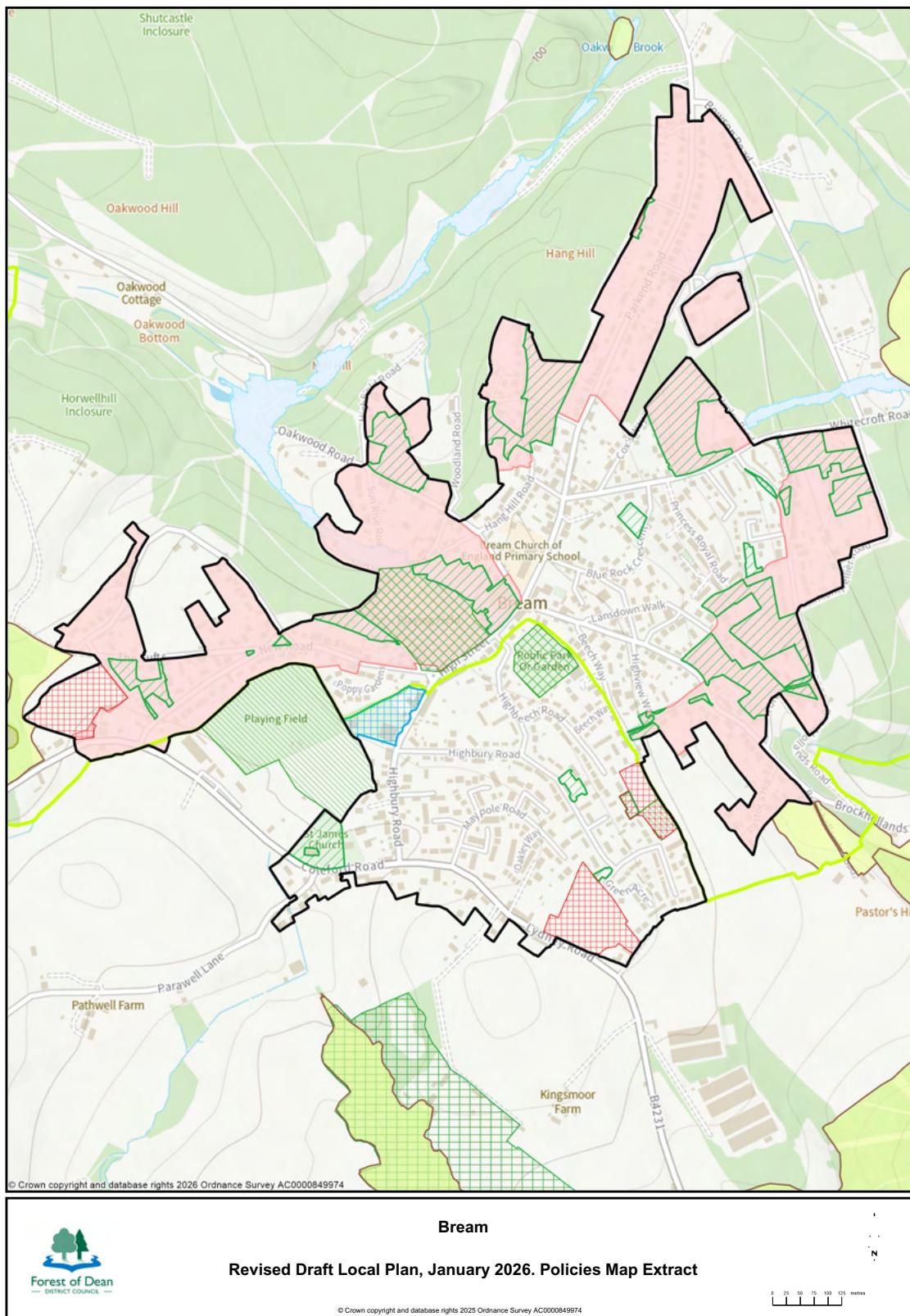
## Beachley village



## Settlement Summary: Beachley village

<b>Population</b>	250 approx.
<b>Local Plan Context</b>	Small village, the defined settlement is that area within the Loop Road and East of Beachley Road and is identified as a small village with some local facilities. Its local service centre is Sedbury with further services provided in Chepstow. The LP proposes a major redevelopment of the nearby Beachley Camp which will offer further accessible opportunities.
<b>Location</b>	Situated on the peninsular between the Rivers Wye and Severn on low lying ground to the south of Sedbury.
<b>Setting</b>	The defined settlement is compact with the main settlement formed by regular residential plots mainly served by Loop Road and Inner Loop Road. Outside of this, a large proportion of the Beachley peninsula is covered by Ministry of Defence land in use as barracks. The former church buildings associated with the village and the ferry slipway are 1 to 1.5km distant.
<b>Character and Features</b>	Regular plots and individually designed detached buildings.
<b>Dominant Building Materials</b>	Brick and render. Also some timber cladding.
<b>Landscape Type</b>	Unwooded vale 6a Stroat and Sedbury.
<b>Designations</b>	Close to the Severn Estuary SAC and River Wye SAC
<b>Historic Background</b>	Undeveloped until the early 20th century when it became an ancillary part of a shipyard and then a series of huts on plots. These have now been replaced by individual houses.
<b>Local Plan Approach</b>	The countryside surrounding Beachley provides a generally attractive setting and it is not considered appropriate to allow the developed area to expand into the surrounding open countryside. Only very limited opportunities for additional development within the defined settlement. This area will be protected from impacts of the development at Beachley Camp and may benefit from improved services and transport connections.

## Bream



## Settlement Summary: Bream

<b>Population</b>	3470 approx.
<b>Local Plan Context</b>	(Major village) The largest village in terms of population in the FoDD except for Tutshill/ Sedbury. Has a good range of services and facilities and is on a main route.
<b>Location</b>	Edge of forest between Lydney (4.3km) and Coleford (7km).
<b>Setting</b>	Complex and large defined settlement - part of the Forest ring and set within forest fringes and adjoining agricultural land.
<b>Character and Features</b>	Bream is a large village with a diverse character reflecting its origins as well as later development. The main influence on its character is its location mainly within the fringe of the statutory forest. About a quarter of the village lies outside the forest boundary and shows quite different characteristics. There are areas of open forest waste and amenity planted spaces forming a characteristic irregular edge. These, together with related development, make strong and locally distinctive areas. The village is on rising ground and signs of its history, including the once extensive iron and coal mining, and quarrying are readily apparent. There are a few listed buildings, with former chapels, public houses and other buildings of local importance. Close by is the former Flour Mill Colliery (Listed), and the buildings that remain are occupied by an engineering works. The village has a high street which contains a range of facilities but this is not on the main through route. Bream lies on the route between Lydney and Coleford and is reasonably accessible from both.
<b>Dominant Building Materials</b>	Stone and render.
<b>Landscape Type</b>	Wooded Syncline and settled forest margin: 5g Forest fringe (Bream and Yorkley)
<b>Designations</b>	Statutory Forest, Listed Buildings, Locally Distinctive Areas, Important Open Areas, Recreational Area, close to Bat SACS.
<b>Historic Background</b>	Defined settlement includes large areas which developed within the margins of the forest and some areas that did not. At first, the non-forest and forest areas were separate. Bream has since seen considerable growth and now displays a variety of building styles. It developed within the forest from the late 19th century and has expanded more significantly from the early 20th century. There is evidence of past coal and iron industries around and within present settlement.
<b>Local Plan Approach</b>	Bream is constrained by landscape and the forest boundary but also in some areas by ground conditions and proximity to protected SAC (bat) sites. It is a large village well placed for access to Lydney and also well served by its own shops and facilities. The physical limitations are in some cases absolute, but it remains a suitable location for additional allocations. These can contribute to the overall LP strategy. Other opportunities are more limited mainly due to the village being located mainly inside the forest boundary and it is recognised that it is not possible to allocate a significantly greater scale of change even though the village is large, well serviced and accessible. The LP therefore identifies land for additional development where landscape and forest allow.

## Development at Bream.

### Land off Ryelands Road Bream

#### **Policy RLP. 67**

##### Land off Ryelands Road, Bream

Land off Ryelands Road is allocated for 15 dwellings on about 0.68ha including the current committed site for nine.

### Land at the Rugby Club, High Street Bream

#### **Policy RLP. 68**

##### Land at the Rugby Club, High street, Bream

Land at the Rugby Club, High street is identified for up to 12 dwellings or in accord with the past permission to provide new dwellings and the replacement of the Rugby Club- this allocation must include the replacement of the club building and facilities required in connection with it in addition to any dwellings.

### Land at Lydney Road, Bream

#### **Policy RLP. 69**

##### Land at Lydney Road Bream

Land at Lydney Road is allocated for about 45 dwellings (1.5ha approx.) This site must ensure it does not have an adverse impact on the nearby bat SAC. Its main access will be from the main road but pedestrian access to Highbury Road should be provided partly to ensure good access to the school and village centre.

**7.8** The first two sites are taken forward from the previous LP, one has consent for nine dwellings and is expected to be developed in accord with that permission though additional adjoining (allocated) land could form part of the whole or be developed as a separate phase. The second site includes the replacement of the current rugby club building and also has had permission. These sites are expected to be developed early in the plan period. One new site which may also be developed early in the plan period is allocated for up to 45 dwellings and has been identified in recognition of the level of services and relatively good accessibility that Bream enjoys. All three allocated areas will require careful evaluation in respect of the nearby bat SAC.

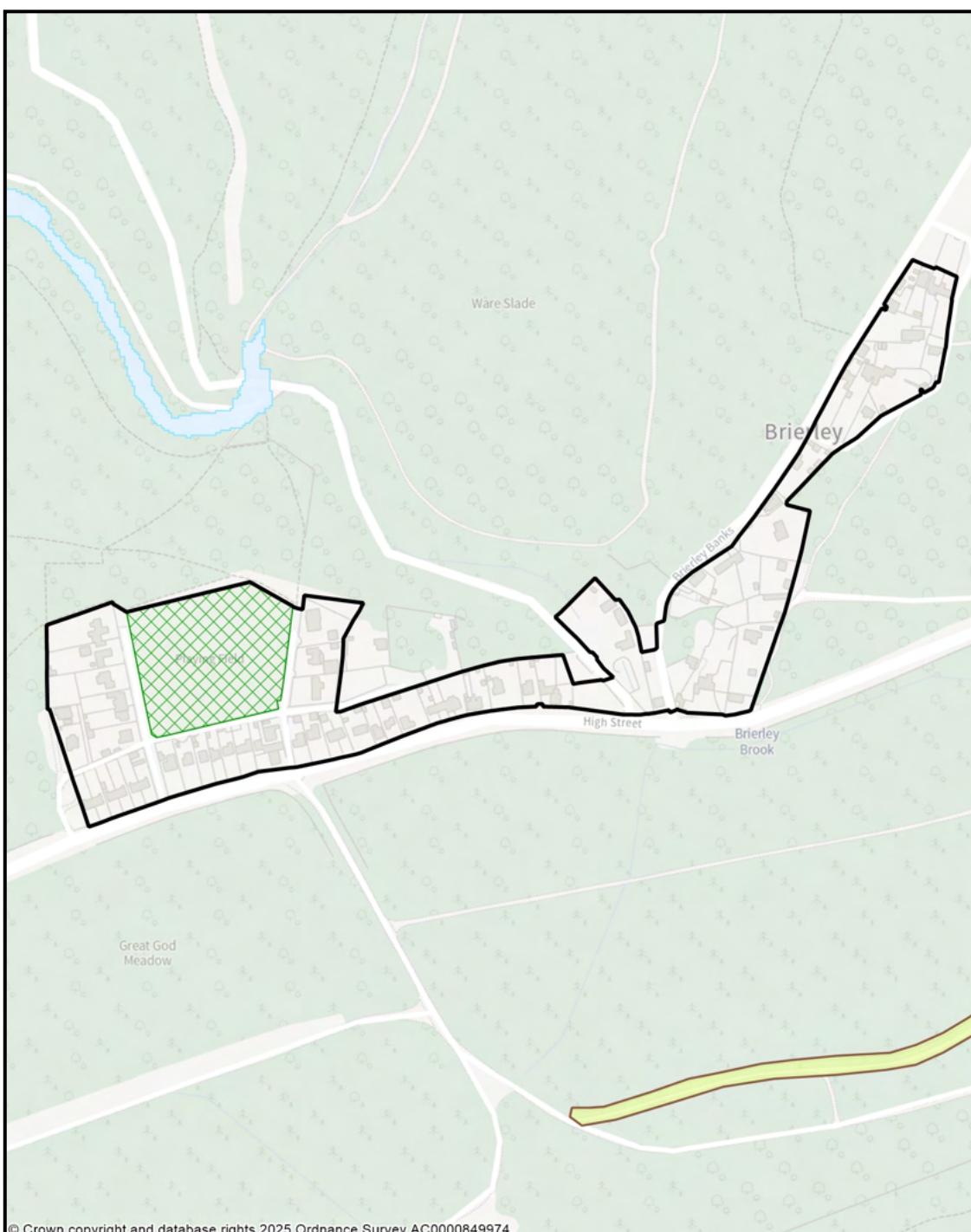
## **Land to rear of Winding Wheel Bream**

### **Policy RLP. 70**

#### **Land at Winding Wheel, Bream**

Land at Winding Wheel, Bream, as identified on the policies map, is allocated for a development comprising approximately 40 new dwellings and associated open space. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area and adjoining Locally distinctive Area.

## Brierley



Brierley

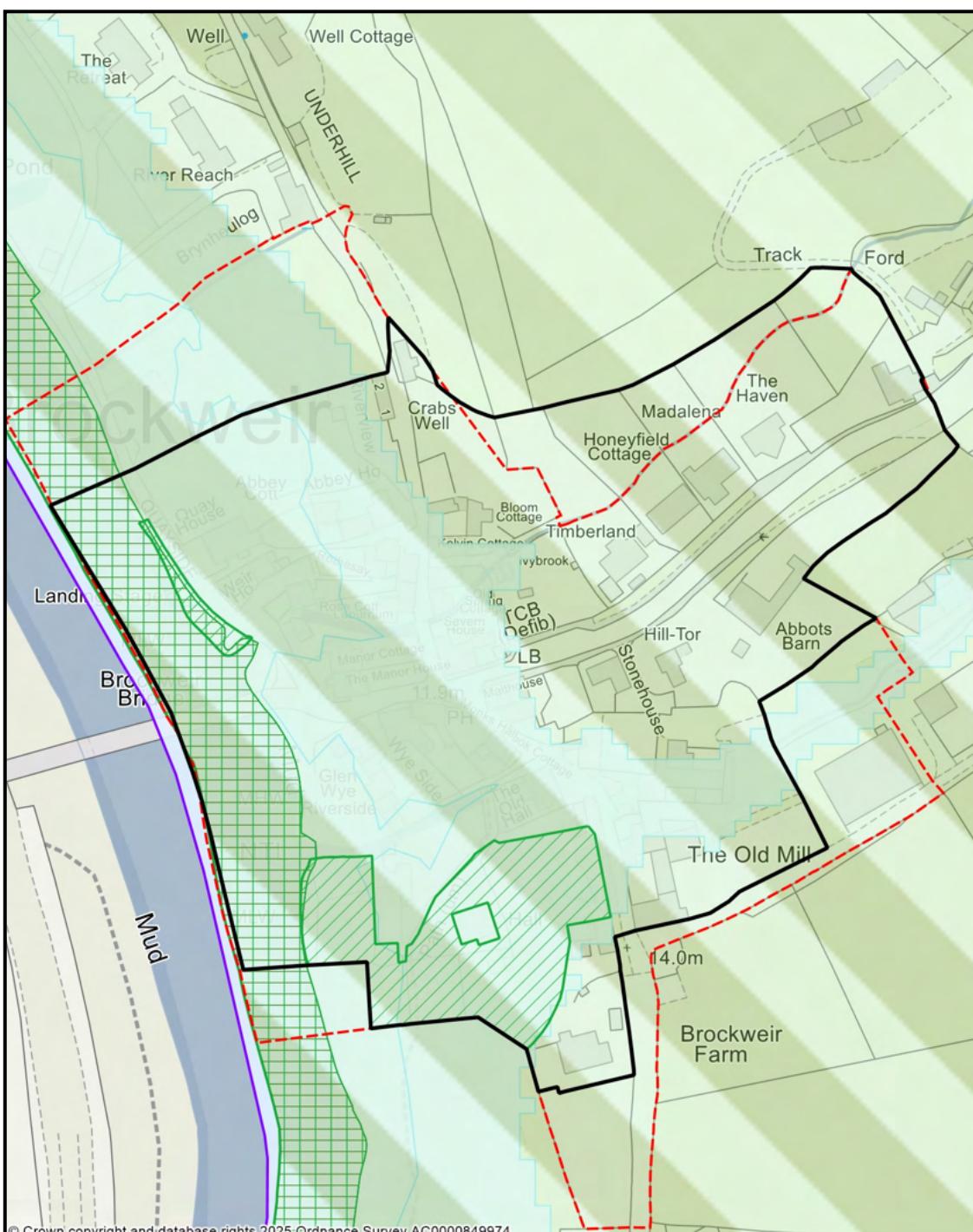
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Brierley

<b>Population</b>	180 approx.
<b>Local Plan Context</b>	Small village with shop/ filling station.
<b>Location</b>	Situated along A4136 between Coleford (6km) and Cinderford (4km).
<b>Setting</b>	The village is entirely located within the Statutory Forest and is surrounded by woodland. Views of the forest dominate and provide an attractive setting.
<b>Character and Features</b>	Small linear settlement. The woodlands and areas of unplanted forest are an important feature of the area and contribute to a strong and coherent forest identity. The older part of the village (Brierley Bank) has the typical layout and character of the Forest ring and displays a settled character. Along the High Street the built form is generally of a more regular form.
<b>Dominant Building Materials</b>	Traditional materials brick and render. Slate and clay tiles.
<b>Landscape Type</b>	Wooded syncline and settled Forest Margin: 5a Forest Core.
<b>Designations</b>	Statutory Forest, protected outdoor recreation space.
<b>Historic Background</b>	Originally developed on hillside, with the frontage to main road only built up after 1900. Close to former coal mines and quarries.
<b>Local Plan Approach</b>	The settlement boundary is tightly drawn around the built up area, offering limited opportunities for additional development during the plan period. The recreation field and other informal open areas will be protected and it is not considered appropriate to allow the developed area to expand into the forest backdrop.

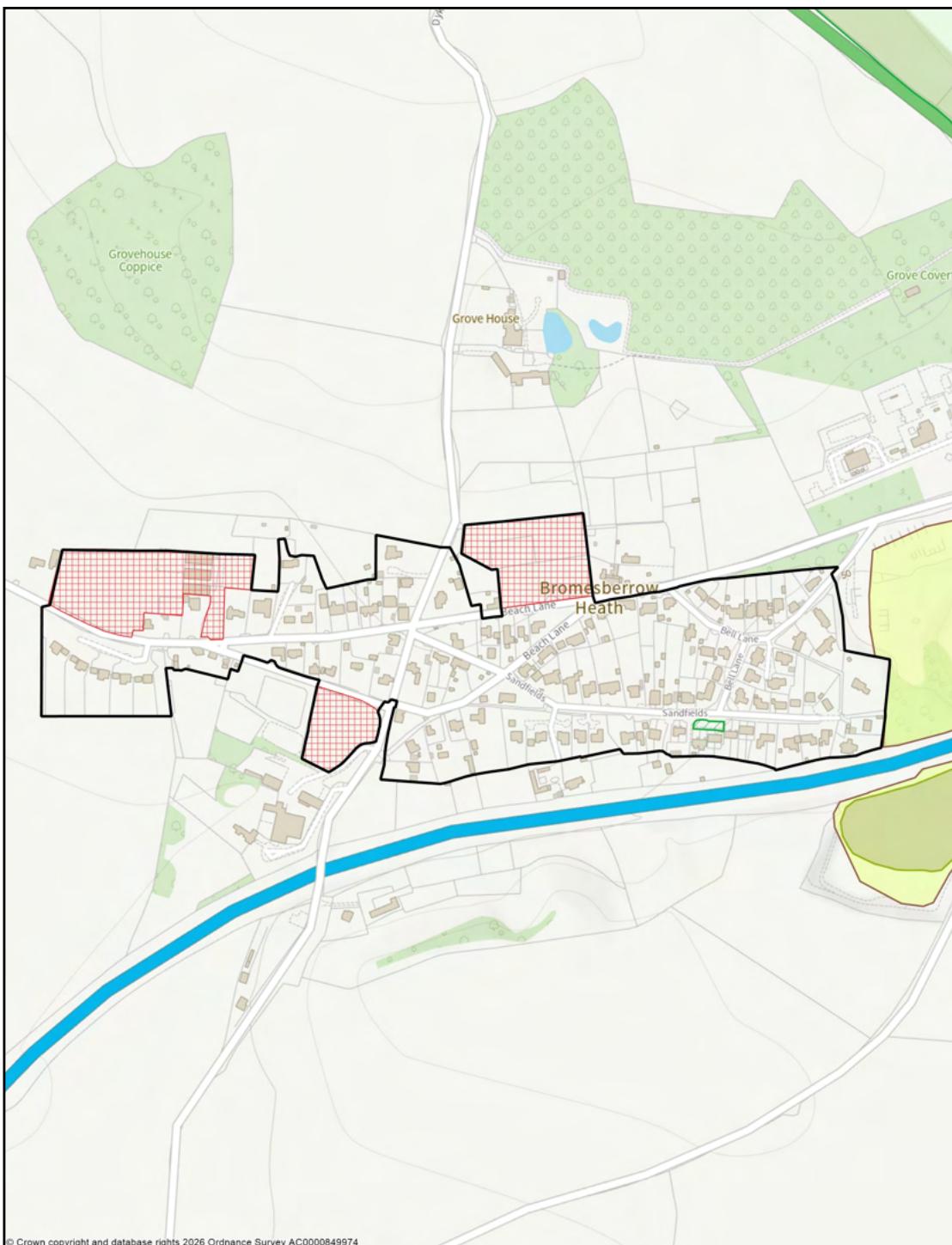
## Brockweir



## Settlement Summary: Brockweir

<b>Population</b>	100 approx.
<b>Local Plan Context</b>	Small, compact village and Conservation Area
<b>Location</b>	Situated on eastern bank of River Wye, 4km. to south west of St Briavels. Access to the A466 across River Wye.
<b>Setting</b>	Located at a crossing point of the River Wye at the point where it is joined by two small tributaries.
<b>Character and Features</b>	Brockweir is a small village tightly constrained on the banks of the River Wye. It is characterised by its riverside setting and a haphazard layout of buildings with narrow lanes and a strong built form. The Quay and the open space around the church and hall are protected open spaces and Brockweir Bridge to the west of the village is a notable feature. Surrounding the village are steep slopes of woodland and pasture, which are highly visible from within the settlement. The village is susceptible to flooding.
<b>Dominant Building Materials</b>	Traditional stone, render and slate tiles.
<b>Landscape Type</b>	Wooded Valleys: Ib The Wye Valley - Common Grove to the Slaughter
<b>Designations</b>	Wye Valley AONB; Important Open Areas; SACs; Conservation Area and Listed Buildings.
<b>Historic Background</b>	Brockweir has an important link with maritime history, being a medieval river port on the River Wye. Located close to the tidal limit of the Wye, it became a significant and busy location. Some of the oldest buildings date back to the 16th or 17th centuries and the Quay, in particular, is of aesthetic and historical importance. The majority of the village lies within a Conservation Area and there are several listed buildings (including the Brockweir Bridge, dating from 1906). Traditional materials dominate and there are relatively few recent buildings within the village.
<b>Local Plan Approach</b>	The settlement will see only small scale changes during the plan period. The Plan's policies will maintain the attractive character of the village, retaining its tightly drawn boundary; protect its setting within the AONB; and respect its protective designations.

## Bromsberrow Heath



## Settlement Summary: Bromsberrow Heath

<b>Population</b>	270 approx.
<b>Local Plan Context</b>	small village with a few facilities
<b>Location</b>	Near the northern boundary of the district close to the foot of Malvern Hills and the M50.
<b>Setting</b>	Within low lying agricultural land.
<b>Character and Features</b>	<p>The settlement has no nucleus and is characterised by narrow lanes and high hedges with surrounding agricultural land. It adjoins the M50, which provides good access (2km to junction), but also leads to some background noise. The A417 is a similar distance away. An operational sandpit is adjacent to the settlement as is a small industrial estate which provides limited employment and hosts the Post Office. Bromsberrow Church, hall and school are remote from defined settlement, being some 2km away.</p> <p>The settlement consists of mainly regular housing estate style dwellings, some of which are bungalows interspersed with older more traditional cottages.</p>
<b>Dominant Building Materials</b>	Traditionally red brick and render.
<b>Landscape Type</b>	Low Hills and Orchards.
<b>Designations</b>	Close to Malvern Hills National Landscape, Important Open Area
<b>Historic Background</b>	The village is at a crossing point of several roads. It has steadily consolidated over time as Bromsberrow Heath, being clearly developed by about 1900. Some evidence of sand/gravel quarrying over a long period and once featured orchards.
<b>Current Local Plan Approach</b>	The settlement will see allocation of 3 sites during the plan period.

## **Land to North of Beach Lane, Bromesberrow Heath**

About 0.8ha of land is allocated for approximately 25 new dwellings off Beech Lane, Bromesberrow Heath, about 1.3ha of land is allocated for approximately 40 new dwellings west of Croft Farm Bromesberrow Heath and about 0.4ha of land is allocated for approximately 10 new dwellings on Land to North of Business Park, Bromesberrow Heath.

### **Policy RLP. 71**

#### **Land to North of Beach Lane, Bromesberrow**

Land is allocated for approximately 25 new dwellings to the north of Beach Lane. The site must be developed along with suitable landscaping and should provide pedestrian access. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

## **Land to West of Croft Farm Bromesberrow Heath**

### **Policy RLP. 72**

#### **Land to West of Croft Farm, Bromesberrow Heath**

Land is allocated for approximately 40 new dwellings to the north of Beach Lane. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

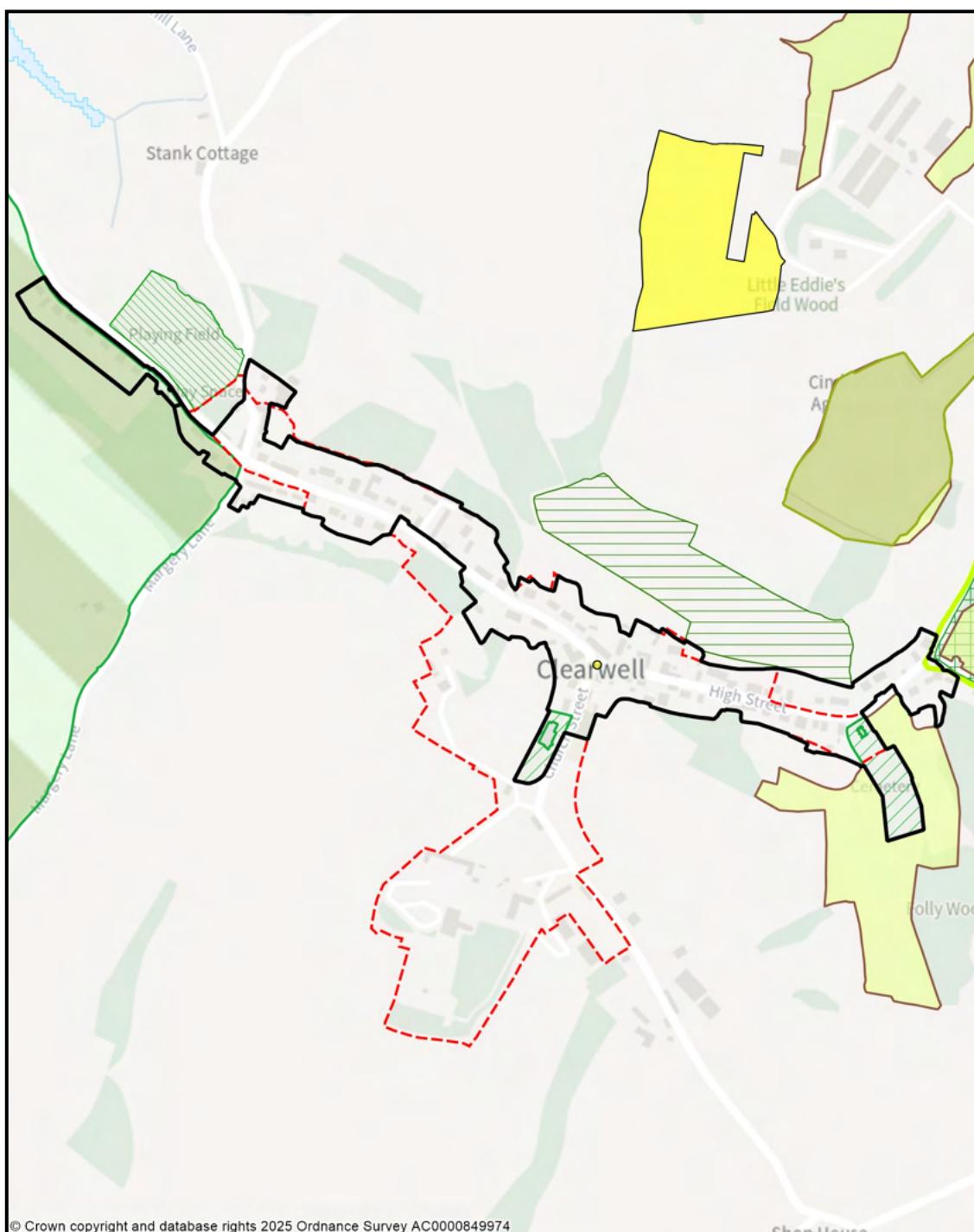
## **Land to North of Business Park, Bromesberrow Heath**

### **Policy RLP. 73**

#### **Land to North of Business Park, Bromesberrow Heath**

Land is allocated for approximately 10 new dwellings to the north of Business Park, Bromesberrow. The site must be developed along with suitable landscaping and should provide pedestrian access. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

## Clearwell



**Clearwell**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

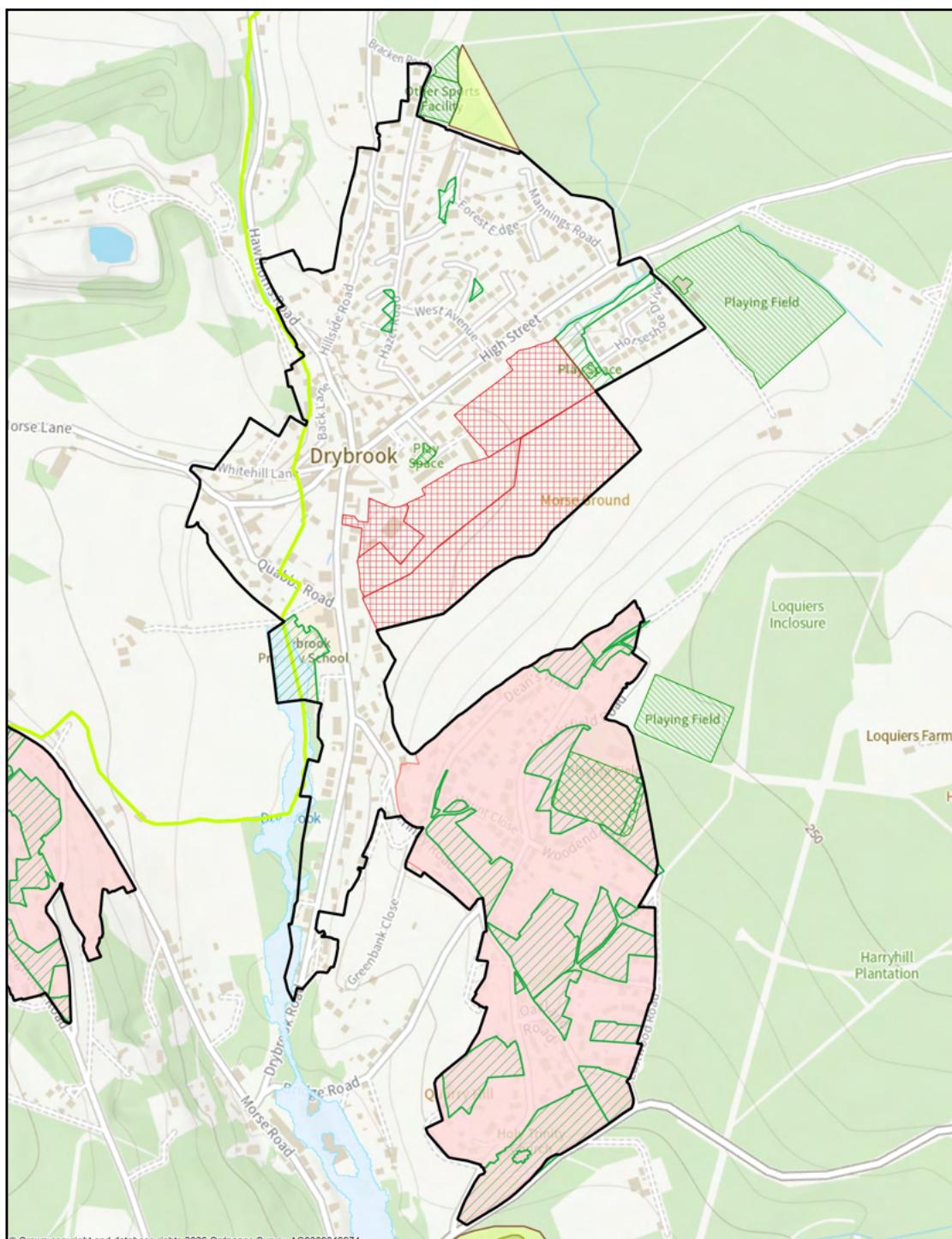
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0 25 50 75 100 125 150 175 metres

## Settlement Summary: Clearwell

<b>Population</b>	390 approx.
<b>Local Plan Context</b>	Village with some local facilities and Conservation Area.
<b>Location</b>	Located 2.5km to the south of Coleford.
<b>Setting</b>	Developed along a narrow valley floor adjacent to the Wye Valley AONB. Part adjoins the Statutory Forest and open unplanted forest "waste" land.
<b>Character and Features</b>	<p>Clearwell is a linear settlement. The village stretches between the western edge of the Statutory Forest and the eastern edge of the Wye Valley national Landscape along two roads which pass through. At the junction of these roads is The Cross which is a focal point. The various buildings form almost continuous road frontages with little open space between properties giving a close knit feel. To the south of the village are a number of properties on larger plots. There are also two Important Open Areas and a protected outdoor recreation space within the village.</p> <p>The land around the church and the burial ground are prominent and visually important open areas. Listed and non-listed buildings are important features, especially the cluster around The Cross but also throughout the main street. The single street and valley location means that surrounding fields, trees and woodland is almost always visible (but not generally accessible) from the street.</p> <p>Clearwell Castle and its setting to the immediate south of the village is of notable importance.</p>
<b>Dominant Building Materials</b>	Brick, stone, notably on older buildings render and slate.
<b>Landscape Type</b>	Wooded Valleys: 1b The Wye Valley - Common Grove to the Slaughter
<b>Designations</b>	Tudor Farm Bank SSSI; Stockwood RIGA; Wye Valley National Landscape; Clearwell Valley and Meend Key Wildlife sites; SAC; Conservation Area; Listed Buildings and Important Open Areas.
<b>Historic Background</b>	Clearwell was substantially developed by 1900 but has seen significant additions in the form of groups and single dwellings within the village. Most of the key buildings are listed and some date from the 16th century. The majority of the village is a Conservation Area. There are many buildings of architectural and historic merit within Clearwell some within prominent positions. These all add to the high quality of the built environment.
<b>Local Plan Approach</b>	The settlement will see only small scale changes during the plan period. The Plan's policies will protect the village from inappropriate development seeking to retain and enhance its distinctive character.

## Drybrook and Harrow Hill



Drybrook and Harrow Hill

Revised Draft Local Plan, January 2026. Policies Map Extract

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0 25 50 75 100 125 metres

## Settlement Summary: Drybrook and Harrow Hill

<b>Population</b>	2000 approx.
<b>Local Plan Context</b>	<p>One of the five major villages in the district. A good range of local facilities with reasonable access to a range of services.</p> <p>The Local Plan makes an allocation of about 97 dwellings close to a recently completed site in the village.</p>
<b>Location</b>	Lies mainly within, but on the edge of the Statutory Forest. About 2km north of Cinderford and slightly nearer to Mitcheldean.
<b>Setting</b>	Complex large defined settlement which forms part of the forest ring. Parts are quite elevated and prominent.
<b>Character and Features</b>	<p>The villages of Drybrook and Harrow Hill are conjoined to create a larger settlement. Parts of Drybrook abut planted forest, whilst the remainder is mainly bounded by agricultural land. Harrow Hill is almost as extensive but much less intensively developed on higher ground. It is served by narrow steep roads and has a much more open feel with several large Important Open Areas. Much of Harrow Hill is a Locally Distinctive Area.</p> <p>There are numerous features worthy of protection in both Drybrook and Harrow Hill including Important Open Areas, buildings which collectively make an important contribution (although there is only one listed building (chapel), stone walls, roads without kerbs and small irregular verges.</p>
<b>Dominant Building Materials</b>	Stone and render.
<b>Landscape Type</b>	Forest fringe.
<b>Designations</b>	Statutory Forest, close to bat SACs, Important Open Areas, Locally Distinctive Area Harrow Hill
<b>Historic Background</b>	<p>Originally developed at focal point of road junction with attendant nearby forest fringe settlement. Some local extractive industries (coal, stone, quarrying and iron mining).</p> <p>Drybrook has always been relatively intensively developed though much of the existing village is post war especially the northern and eastern part of the settlement. Some older buildings of local stone are present, especially within the compact centre and along the main roads. Harrow Hill lies within the forest fringe and was originally an open quite dispersed area. Consolidation since has created a more intensive but still loose form retaining many open areas. To the immediate northwest of Drybrook is the dormant quarry, this being the most obvious link to the long history of mineral extraction. Its future will be affected by the Minerals Local Plan which would support its re activation.</p>
<b>Local Plan Approach</b>	Drybrook and Harrow Hill is a major village, which is expected to further evolve, providing some additional housing to take advantage of the services and other facilities available. The character of the area and of the settlement itself, including the open areas will be protected. One allocation is proposed which expands and consolidates two areas previously identified in the 2018 AP. Some further

development or redevelopment may take place within the settlement boundary and there are sites within or close to the centre of the village that may be suitable for alternative uses.

At present the quarry is not active but there are reserves of stone, so it may re-open and the main route to and from the quarry for all traffic is directly through the village.

Employment is limited in the village itself, but it is well placed for access to Mitcheldean and Cinderford which offer a wide range and a large number of jobs. There are several other important employers outside the defined settlement, within easy reach. The Plan will allow a degree of change in Drybrook but retain a closely drawn settlement boundary. In Harrow Hill where the design of new development is a key issue, there will also be close control over development.

## **Drybrook Farm and to the rear of High Street Drybrook**

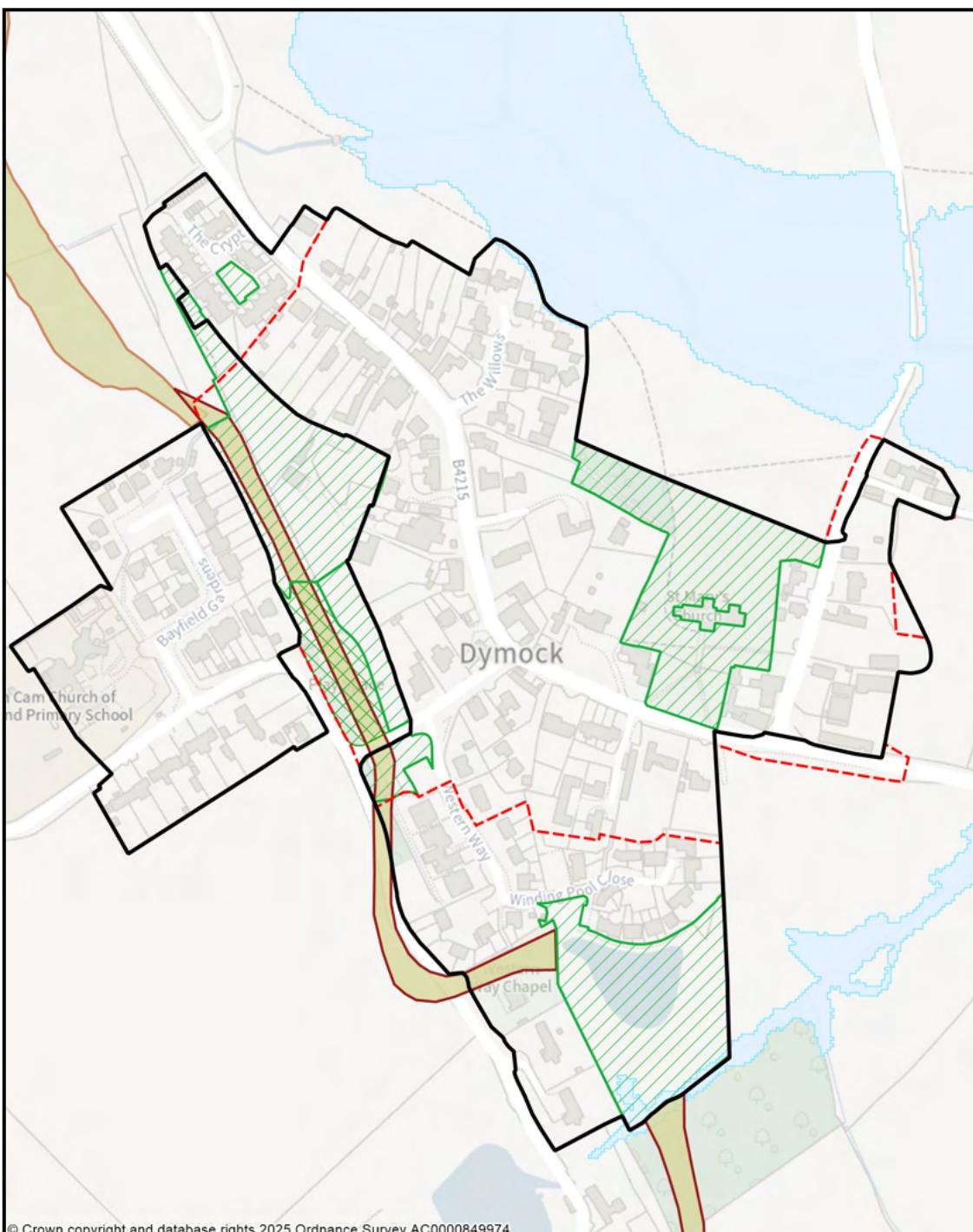
### **Policy RLP. 74**

#### **Drybrook Farm and to the rear of High Street Drybrook**

About 8.7ha of land adjoining Drybrook Farm, Drybrook and to the rear of High Street is allocated for approximately 200 dwellings and for associated landscaping and at least 1ha open space especially to the higher ground. The site should provide pedestrian access to the development recently completed to the northeast and directly to High Street while vehicle access is likely to be close to the former Drybrook Farm buildings which are part of the allocation. The development of the site will need to take full account of and be compatible with the protection of the nearby bat SAC and its areas of influence.

**7.9** This site adjoins one recently completed and offers an opportunity for additional development. The land allocated is in part quite prominent and its development must take account of this. There is also a watercourse which crosses the site and will need to be provided for. Overall the site is capable of providing a mixed housing development and the additional land now allocated is considered a suitable means to ensure that it can be achieved providing improved accessibility to the village centre and some open space while enabling the former Drybrook Farm buildings to be developed. The development of the site will need to demonstrate it will not have an adverse impact on the nearby bat SACs and the populations they support. The landscaped areas and associated open space will provide some benefit for the village overall.

## Dymock



**Dymock**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**



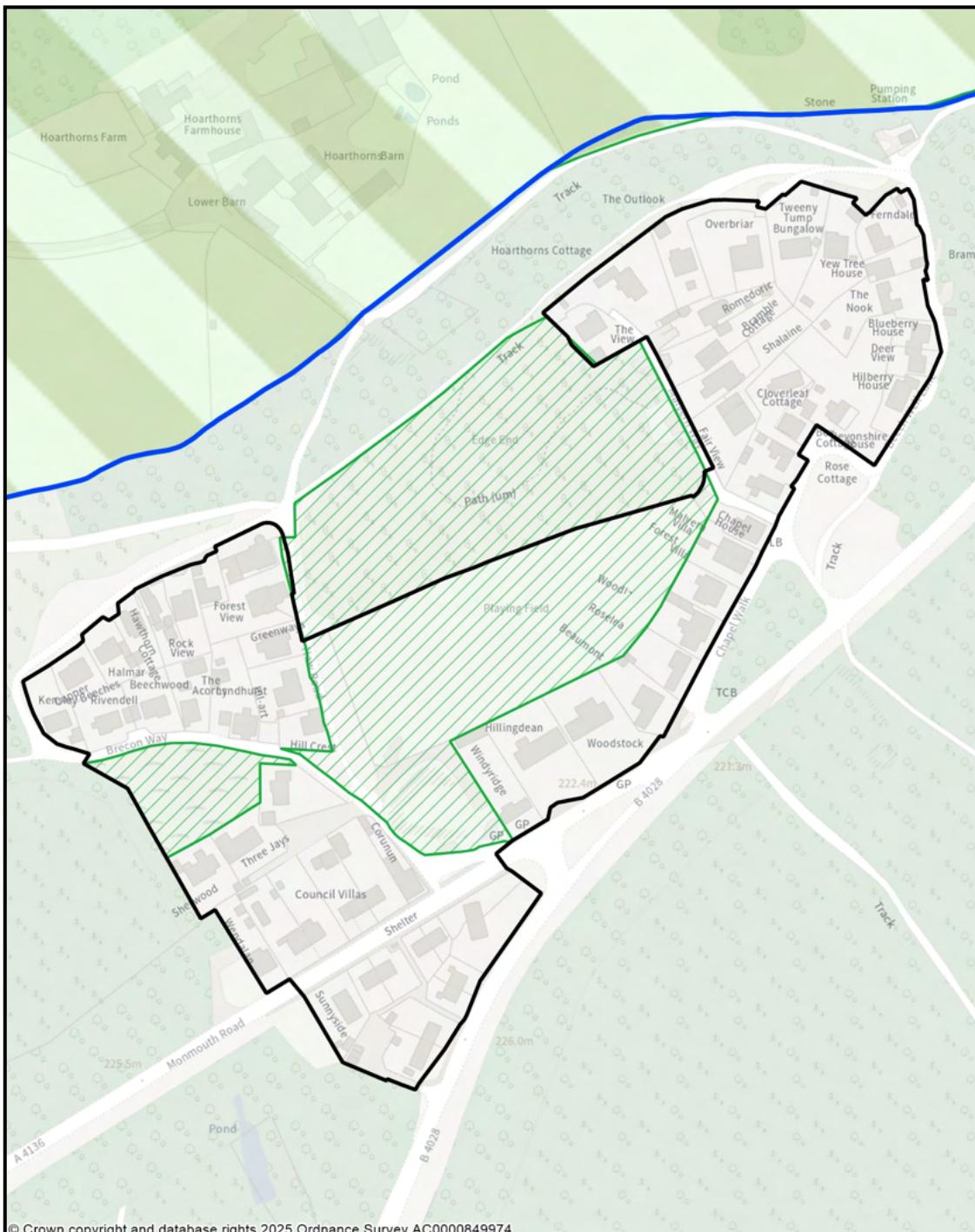
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Dymock

<b>Population</b>	580 approx.
<b>Local Plan Context</b>	Service village; some local facilities and employment but generally limited opportunities for additional development.
<b>Location</b>	Located north west of the district about 6km north of Newent.
<b>Setting</b>	Adjoins River Leadon and located on past and present transport routes.
<b>Character and Features</b>	Dymock contains a variety of building styles in an irregular format. The older dwellings front the highway with newer development mainly west of the main route. The character of the village stems from some notable individual buildings, but is influenced by modern buildings and adversely affected by the traffic passing through. Set in open undulating agricultural land the area also contains meadows and scenic woodlands which contain wild daffodils. There are limited views of the settlement, mainly from the B4125 which runs through the village and from elevated land to the north. The restoration of the canal is a long term aim supported by the LP and the most recent development at Western Way provides for the restoration of the canal, including a village car park, children's play area and a modest housing estate.
<b>Dominant Building Materials</b>	Red Brick
<b>Landscape Type</b>	Unwooded Vale; 6c The Leadon Vale
<b>Designations</b>	Protected Open Areas, Conservation Area, Historic route of the Canal, Listed Buildings.
<b>Historic Background</b>	Likely Romano British origins on a roman road, with continuous occupation since. The Herefordshire and Gloucestershire Canal running through the village was completed in 1798 and the railway superceded it in 1885, occupying its former bed, though traces of the canal remain. There is a strong possibility of archaeological artefacts being present in the village. Dymock expanded substantially in the 1960s and has continued to do so since. Its long history is now represented by the church and a few buildings which date from the 11th and 15th centuries as well as the legacies of the canal and railway. Around Dymock there are two footpaths, created to celebrate the area's significant historical literary connections. During the early twentieth century, six well-known poets settled or visited the area and took inspiration from the landscape and peaceful nature of the area. The footpaths and cultural and historic associations are important aspects of both the village and its surroundings.
<b>Local Plan Approach</b>	Protect the Conservation Area from inappropriate development and protect the local environment, including Daffodil meadows and the related countryside. Retain a close control over development. Support canal restoration.

## Edge End



Edge End

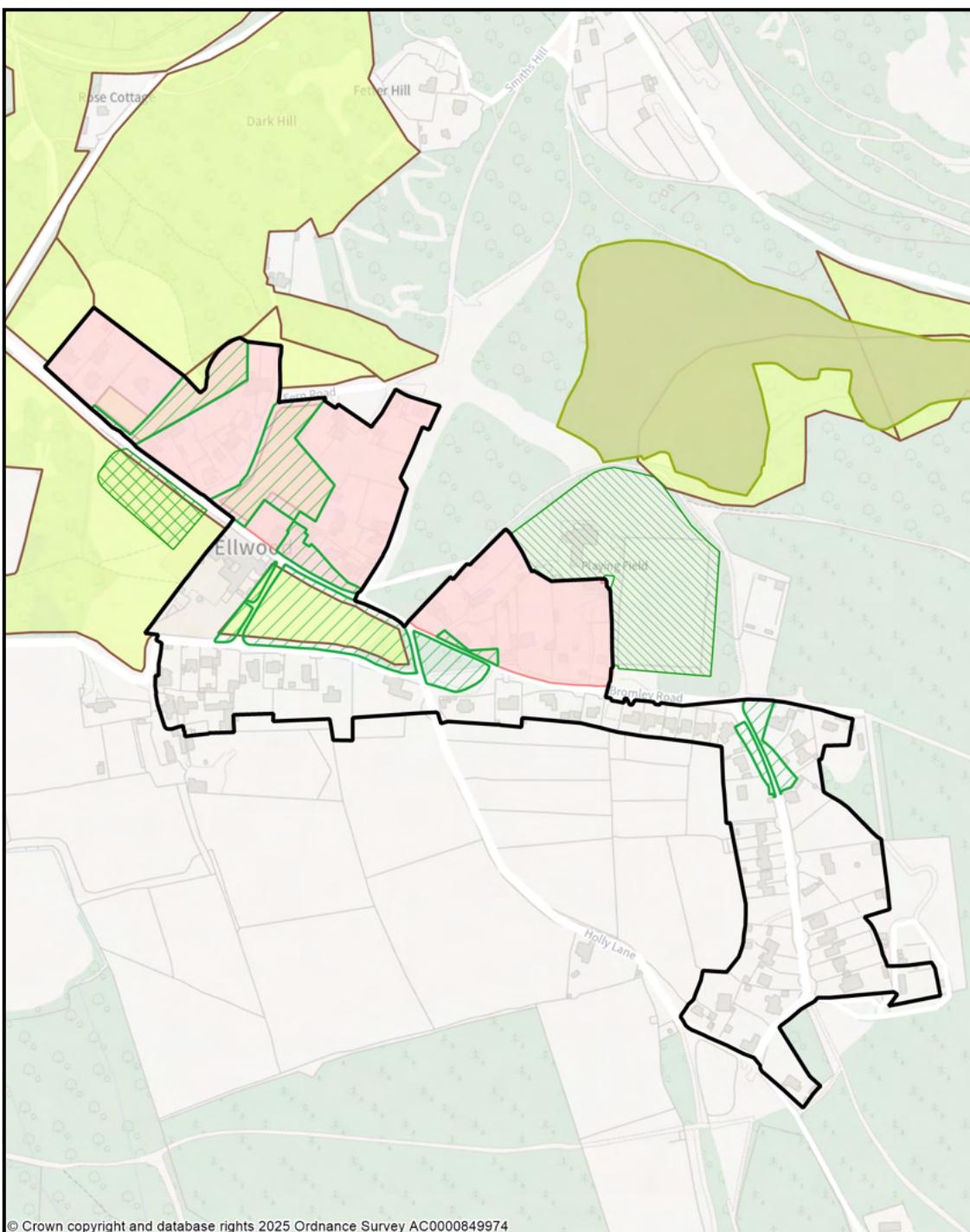
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## Settlement Summary: Edge End

<b>Population</b>	180 approx.
<b>Local Plan Context</b>	Small village with very few facilities.
<b>Location</b>	Edge of forest; 3km northeast of Coleford centre (at junction of A4136 and Coleford Road).
<b>Setting</b>	Small defined settlement which is part of the Forest Ring, situated at the break in slope between the forest and the land falling steeply to the Wye Valley. Lies in an attractive setting wholly within the Statutory Forest with concentrated forested area to the south and the Wye Valley National Landscape immediately to the north. It is dominated by the forest edge and agricultural land.
<b>Character and Features</b>	Most of the present village was enclosed in plots by 1920. The settlement consists of older forest style properties centred around the recreation ground along with more recent infilling. The village, though distinctive, is quite intensively developed within its boundary. Areas of forest waste or other open land especially the recreation ground are visually important to the setting of Edge End and are essential to its character. To the northern boundary of the settlement, the open agricultural land slopes away sharply providing extensive views into the Wye Valley.
<b>Dominant Building Materials</b>	Stone and render
<b>Landscape Type</b>	Forest fringe
<b>Designations</b>	Within Statutory Forest, adjacent to the Wye Valley Natural Landscape, Important Open Areas
<b>Historic Background</b>	Defined settlement includes large area of Forest Waste and lies within the forest fringe, origins in coal mining and quarrying.
<b>Local Plan Approach</b>	The countryside surrounding Edge End provides an attractive setting and it is inappropriate to allow the developed area to expand into the surrounding countryside. Similarly, the recreation ground and Important Open Areas shall remain protected. The settlement will only see limited change during the plan period.

## Ellwood



**Ellwood**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

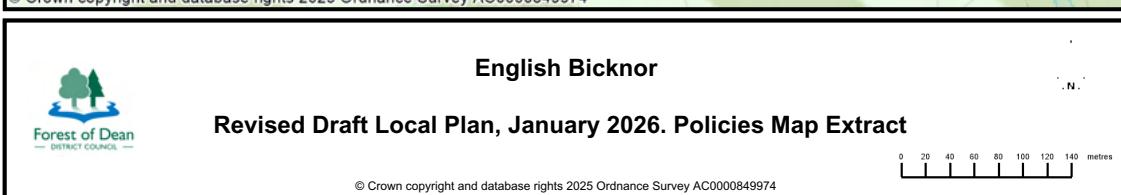
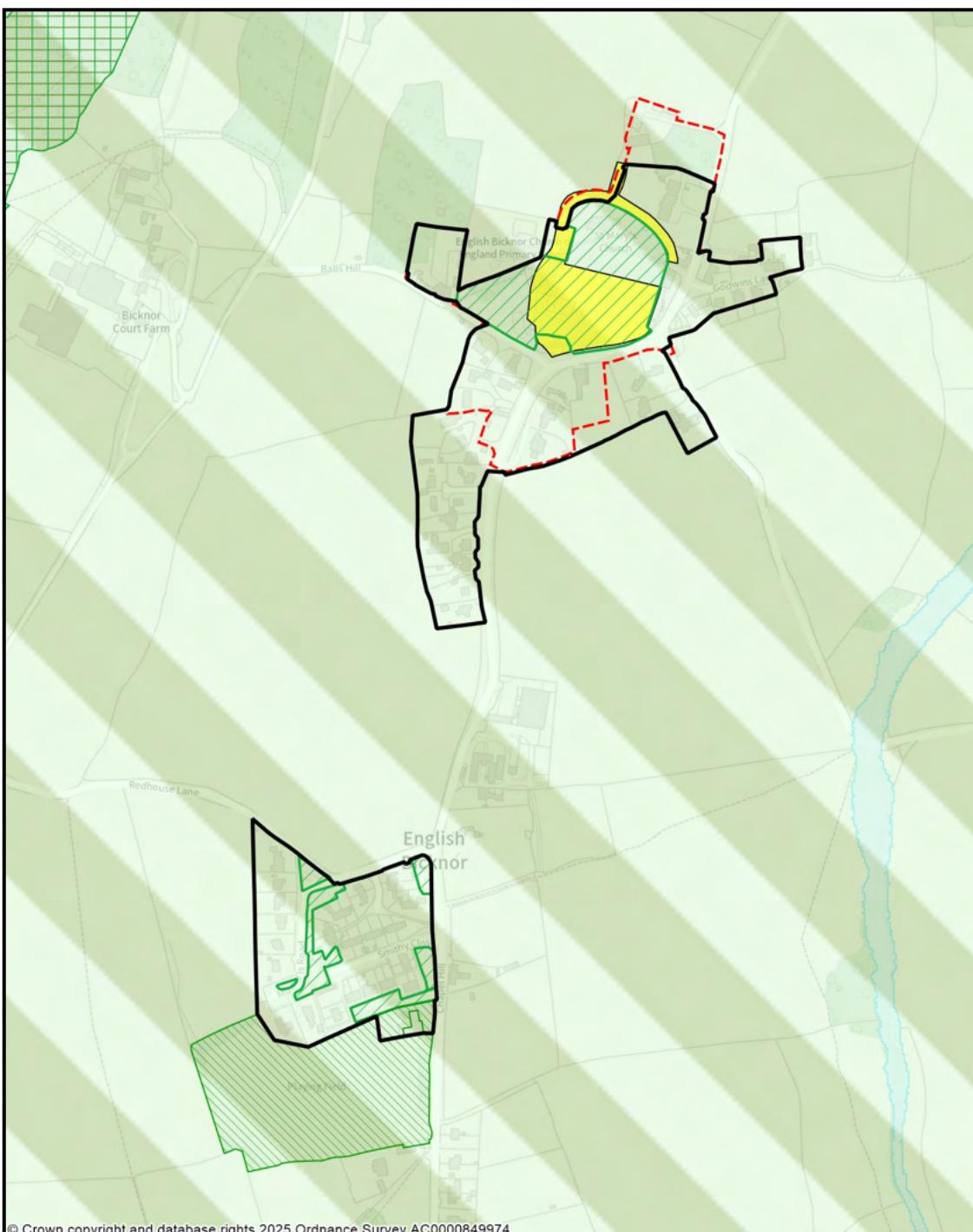


0 10 20 30 40 50 60 70 metres

## Settlement Summary: Ellwood

<b>Population</b>	270 approx.
<b>Local Plan Context</b>	Small village with some facilities including a primary school and club.
<b>Location</b>	Within forest; 3km south of Coleford centre.
<b>Setting</b>	Small defined settlement within the statutory Forest, adjoining an area of agricultural land within it, sited on relatively high ground. In an attractive setting dominated by forest edge and agricultural land.
<b>Character and Features</b>	Most of the present village was enclosed in plots by 1880. The majority of the settlement consisted of older forest style properties in a linear pattern with remains of coal mining close by. More recent infilling is now evident. Areas of forest waste or other open land as well as the two recreation grounds adjoining are visually important to the setting of Ellwood and are essential to its character.
<b>Dominant Building Materials</b>	Stone and render
<b>Landscape Type</b>	Forest fringe/ forest
<b>Designations</b>	Within Statutory Forest, Important Open Areas, Locally Distinctive Areas.
<b>Historic Background</b>	Defined settlement includes large areas of Forest waste and lies within the forest fringe, origins in coal mining and quarrying, brick making.
<b>Local Plan Approach</b>	The countryside surrounding Ellwood provides an attractive setting and the LP will protect the village its setting and character. The settlement will only see limited change during the plan period.

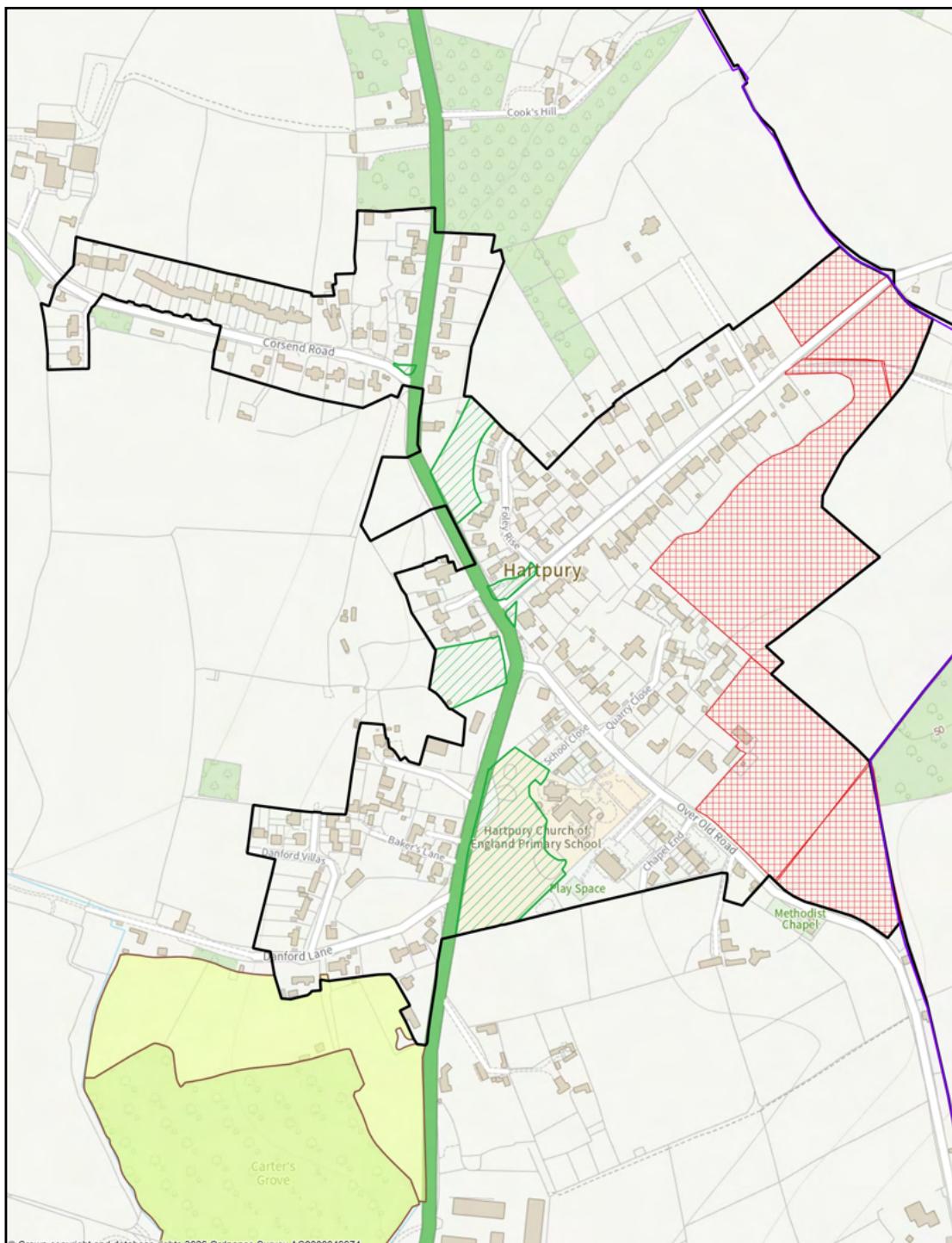
## English Bicknor



## Settlement Summary: English Bicknor

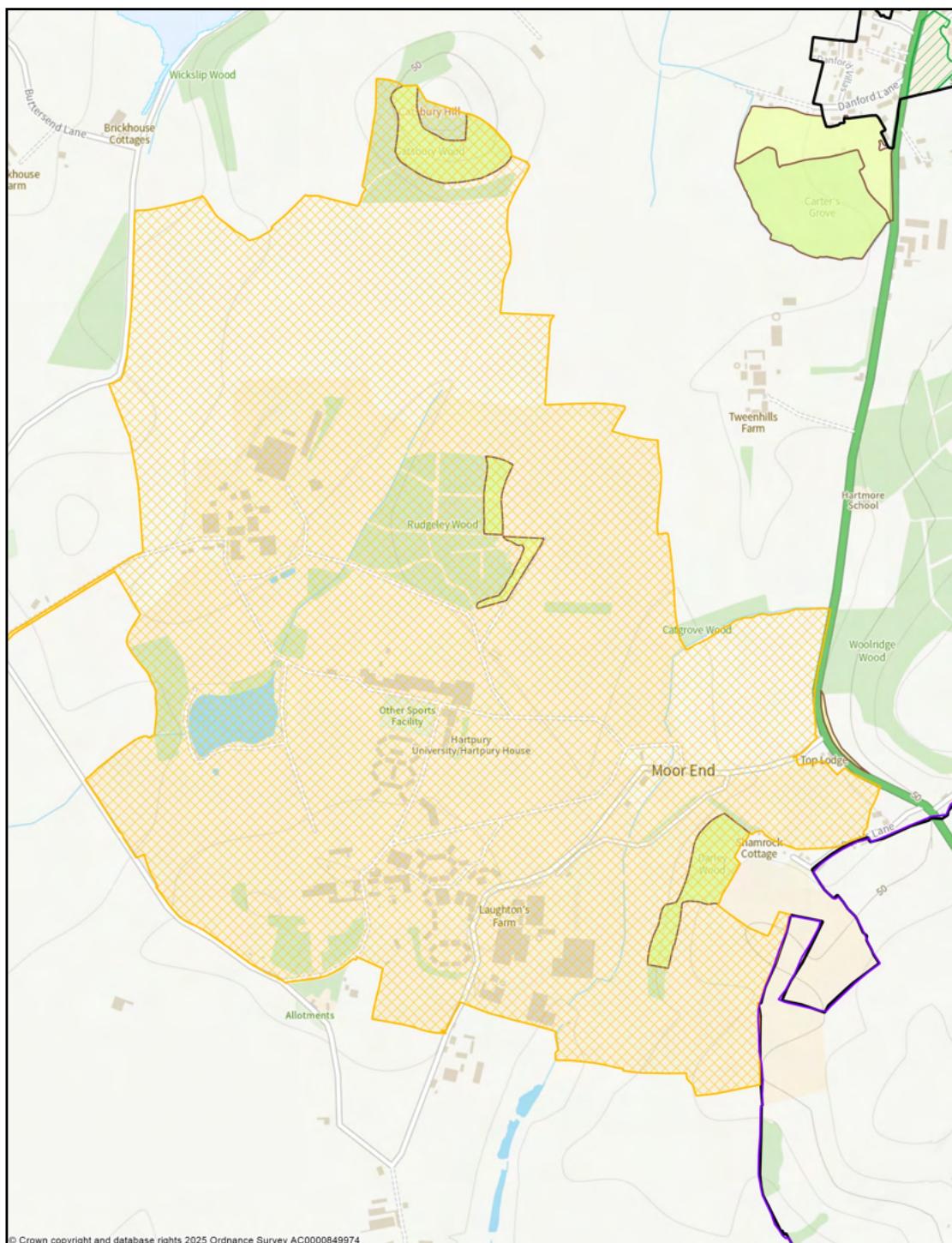
<b>Population</b>	210 approx.
<b>Local Plan Context</b>	Small village with some facilities (including school, church, hall, recreation ground)
<b>Location</b>	Within the Wye Valley National Landscape, approximately 5km north of Coleford.
<b>Setting</b>	Located in a prominent position within landscape of high quality, high above the Wye Valley. Surrounded by open agricultural land sloping away to north east and west with higher ground to south east. Spectacular views are available in most directions.
<b>Character and Features</b>	The village has developed along the Coleford to Lydbrook road in two distinct areas. The older part to the north focuses on the Church and School, both set within a Motte and Bailey (Scheduled Ancient Monument). It is typified by loosely grouped properties and most are included within the Conservation Area. More recently, development has concentrated around Murrells Road and Smithy Close. This area is characterised by higher density estate development adjacent to a large attractive recreation area with the village hall adjoining. Open space within this area is protected.
<b>Dominant Building Materials</b>	Brick, stone, slate and clay tile.
<b>Landscape Type</b>	Limestone Hill; 2a The Bicknor Hills.
<b>Designations</b>	Wye Valley National Landscape, Conservation Area, Listed Buildings, Scheduled Ancient Monument, Important Open Areas, Article 4 Direction and Recreational Ground.
<b>Historic Background</b>	Origins related to Motte and Bailey and adjoining 12th century church, the village has developed into two areas one dating from the mid 20th century.
<b>Local Plan Approach</b>	English Bicknor is in a location where development could be prominent and harmful to the exceptional natural landscape. New development must complement the high quality of the built environment and the Conservation Area. The land around the church and the burial ground are prominent and visually important open areas in the village and the monument itself and its setting must be protected. The Important Open Areas to the south (in the newer part of the village) should be protected from incremental change including the enclosure of open areas (an Article 4 Direction applies). The settlement will therefore see only small scale change during the plan period within a closely defined settlement boundary.

## Hartpury (including University and College)



Hartpury  
Revised Draft Local Plan, January 2026. Policies Map Extract

0 20 40 60 80 100 metres



#### Hartpury University and College

#### Revised Draft Local Plan, January 2026. Policies Map Extract

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0 25 50 75 100 125 metres

## Settlement Summary: Hartpury

<b>Population</b>	550 approx.
<b>Local Plan Context</b>	Village with some facilities, close to Hartpury University and College (2.3km)
<b>Location</b>	7km north of Gloucester on the A417.
<b>Setting</b>	Lowland agricultural landscape.
<b>Character and Features</b>	Built development mainly fronts the A417 highway and the roads that join it with some more recent consolidation around small newer schemes. There is no clear centre to the village and no continuous pattern of development. Hartpury has experienced steady growth, with the majority of the housing being post 1950s, comprising mainly detached two-storey red brick dwellings. There remain some older cottages dotted around the settlement. The village is adjoined by fields, orchards and open areas. The settlement has some services including a public house, church/chapel, shops, village hall and primary school.
<b>Dominant Building Materials</b>	Brick, stone, clay and slate tiles.
<b>Landscape Type</b>	East of the A417 Vale and Hillocks 13b Woolridge. West of the A417 Unwooded Vale 6b The Severn Vale.
<b>Designations</b>	Important Open Areas and Local Nature Sites adjoining the settlement.
<b>Historic Background</b>	Small dispersed area of settlement with orchards set in agricultural landscape which has consolidated in current location during the 20th and 21st centuries. The medieval church and tythe barn are distant.
<b>Local Plan Approach</b>	The settlement is within easy reach of Gloucester, resulting in pressure for further development. The impact of the traffic using the A417 is a key issue. Hartpury is capable of accommodating a modest degree of change, limited by the need to protect the wider countryside and more general considerations of sustainability. The Plan supports the development of three new sites within the village with 2 being extended from the original allocations in the draft Local Plan in recognition of the services and potential employment available nearby. The LP supports the evolution of Hartpury University/ College for educational uses and ancillary purposes in a manner which takes account of an agreed landscape strategy (see Policy RLP. 78 Hartpury University and College). The activities of the college have an impact on the village and its surroundings and the plan whilst clearly supporting the college, seeks to ensure that the amenity of surrounding areas is protected. Any additional load on infrastructure (e.g. drainage and highways) would also need appropriate mitigation.

## Development at Hartpury

### Land at Over Old Road, Hartpury

**7.10** Land (2.5ha) at Over Old Road is allocated for about 50 new dwellings and landscaping/ open space.

#### **Policy RLP. 75**

##### **Land at Over Old Road**

Land is allocated for approximately 50 new dwellings to the Over Old Road, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Over Old Road and adjoining developments. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

### Land South of Broad Street, Hartpury

**7.11** Land (3.1ha) south of Broad Street is allocated for about 50 new dwellings and about 0.6ha open space.

#### **Policy RLP. 76**

##### **Land South of Broad Street, Hartpury**

Land is allocated for approximately 50 new dwellings to the South of Broad Street, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Broad Street and adjoining developments. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

### Land North of Broad Street, Hartpury

Land (0.46ha) north of Broad Street is allocated for about 10 new dwellings.

#### **Policy RLP. 77**

##### **Land North of Broad Street, Hartpury**

Land is allocated for approximately 10 new dwellings to the north of Broad Street, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Broad Street.

The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

**7.12** The three sites identified represent quite a large change for the village, however the sites themselves are considered suitable and the village itself has a reasonable level of services as well as being on a main transport route with accessible public services. There is potential for some employment in the village itself and much more at the University/ College. The site at Over Old Road has a recently approved scheme (subject to a S106 agreement) and the policy will support the implementation of this or development of a similar nature. The land South of Broad Street is considered able to provide about 50 dwellings and associated open space. It would be desirable if a pedestrian link could be created between the two sites, something which would improve access to the school and hall.

**7.13** The Local Plan Policy RLP. 78 Hartpury University and College supports the university/ college and its development and seeks an overall landscape framework/ masterplan to provide guidance for this. The university/ college is a major beneficiary of the levelling up funding recently awarded in the FoDD.

## **Hartpury University and College**

### **Policy RLP. 78**

#### **Hartpury University and College**

Within the area identified, proposals for the further development of the university/ college for educational purposes and uses ancillary to those will be supported where they are in accord with an agreed strategic development and landscape masterplan. This will ensure that the landscape is protected and enhanced in a manner that allows the continued development of the university/ college. It will be required to identify general areas that are not considered suitable for buildings showing areas where the local landscape is to be enhanced as development proceeds. It needs to demonstrate how the setting of Hartpury House itself will be protected and enhanced and how transport connections can support sustainable travel.

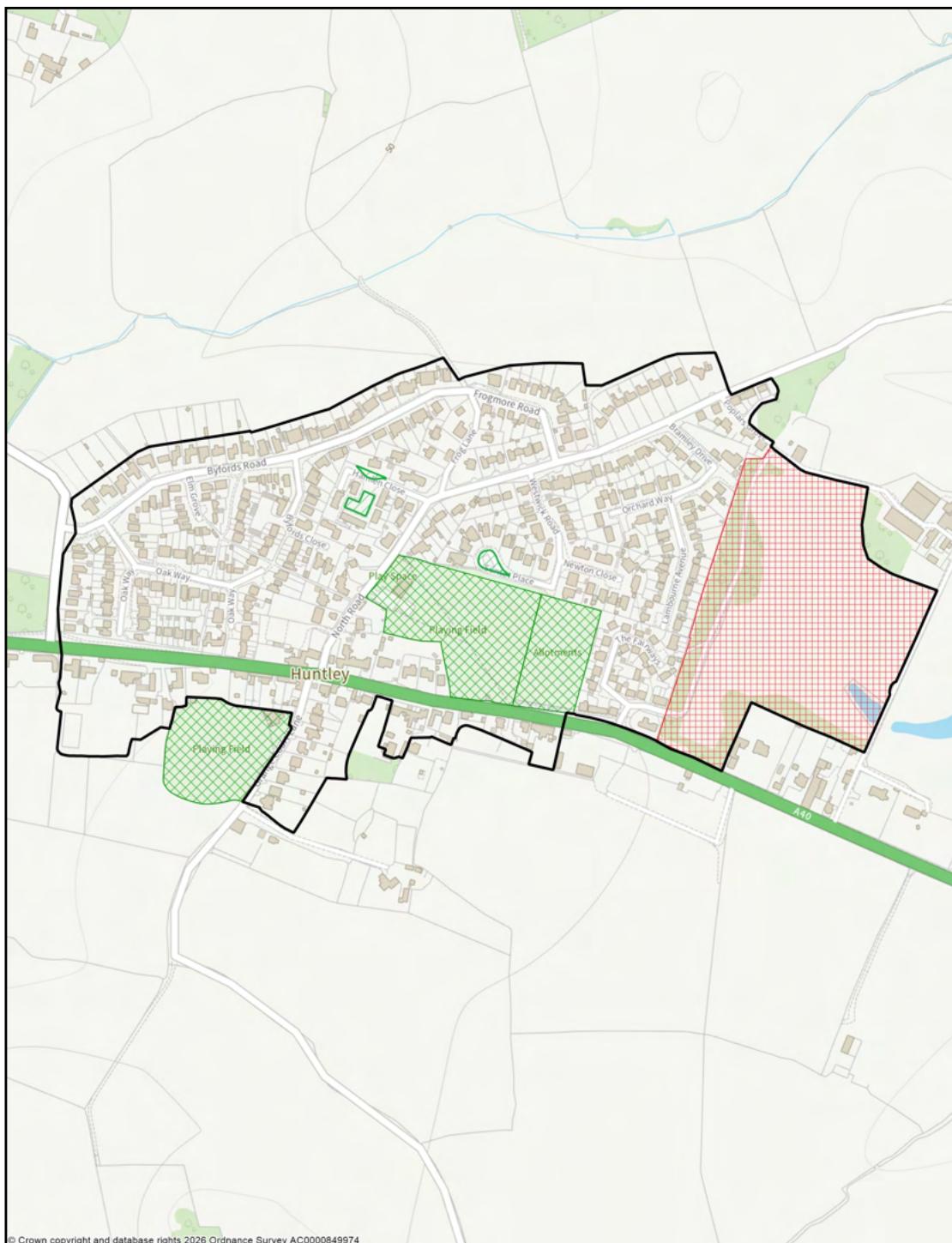
<b>Subject</b>	<b>Requirements</b>
Access for vehicles	From A 417 and then existing minor road using existing roads or revised circulation as agreed- to be improved as necessary.
Access connections	Via current network within site to main access. Using a variety of means which reduce reliance on private cars.
Open space	Incidental to design according to development proposed.
Landscaping	To be compatible with landscape strategy, dependant on development proposed.
Features on site	Hartpury House (Listed II*), its setting, Garden and former landscaped parkland to be enhanced through delivery of landscape strategy and as part of implementation of planning proposals
Special requirements	Development should accord with an agreed masterplan/ landscape strategy. A strategic approach is required for protected species incorporating enhancements to the wider land holding.

This policy demonstrates a commitment to the future development of the college/ University whilst requiring an overall landscape strategy to be delivered. The site will be able to evolve and develop further mainstream and ancillary activities alongside landscape enhancements as appropriate. All will help secure its economic contribution to the locality and wider area.

**7.14** Hartpury University and college is close to the village of Hartpury and having evolved from a small agricultural college now provides a wide range of further and higher education notably in the fields of agriculture and sport. The Plan strongly supports its continued evolution and development both as a local employer and as a wider asset to the area. It is covered by the above policy which identifies the general area of about 20ha within which the college and its related activities take place. Further development of the site for educational uses and ancillary purposes in a manner which is compatible with an agreed landscape strategy will be supported. The strategy will be expected to bring with it ecological enhancements and be compatible with protecting and enhancing the setting of Hartpury House and the local landscape. Ancillary uses may include quite substantial activities which make use of the facilities on the site and also its use outside the academic terms.

**7.15** The activities of the college/ university have considerable local benefits in terms of providing jobs but also bring impacts. These are most apparent in Hartpury village itself and the policy whilst clearly supporting the college seeks to ensure that the amenity of the surrounding area is protected. Any additional load on infrastructure (e.g. drainage and highways for example) would also need to be appropriately mitigated. Although much of the activity on the site requires a rural location, travel to and from the site can potentially be less sustainable and new applications will therefore be required to demonstrate how this will be addressed and where necessary mitigated.

## Huntley



Huntley  
Revised Draft Local Plan, January 2026. Policies Map Extract

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0 20 40 60 80 100 metres

## Settlement Summary: Huntley

<b>Population</b>	1130 approx.
<b>Local Plan Context</b>	Huntley is a service village with some local facilities (including church, school, hall, recreation/sports grounds, shop/ filling station)
<b>Location</b>	Straddling the A40, 11km. west of Gloucester
<b>Setting</b>	Set within broadly flat open agricultural land, including some former orchards.
<b>Character and Features</b>	The village is divided by the A40, with the bulk of the settlement lying to the north of the main road. The Church and School are also separated from the main village. There is an interesting mix including some notable buildings, particularly those with an attractive, although not continuous, street scene along the A40. The majority of the development to the north of the A40 is of post 1970s construction, consisting of a mix of bungalows and two storey dwellings set within cul-de-sacs, connected by pedestrian links. The southern side of the A40 has remained relatively undeveloped. Recreation Spaces and Open Areas are an important feature in the village. There are sites offering some employment close by and access to public transport is relatively good.
<b>Dominant Building Materials</b>	Brick and stone with clay or slate tiles.
<b>Landscape Type</b>	Unwooded Vale: 6b The Severn Vale
<b>Designations</b>	Important Open Areas, Recreational Spaces and Listed Buildings
<b>Historic Background</b>	A previously small sporadic settlement along the main road which saw a period of rapid growth from about 1970.
<b>Local Plan Approach</b>	There is some opportunity for additional development given both the availability of potential sites and the availability of services and this is in part now being realised. There is one scheme for 125 dwellings proposed on the former golf course. A NDP (2023) has additional policies for the parish.

## **Former Golf Course, Huntley**

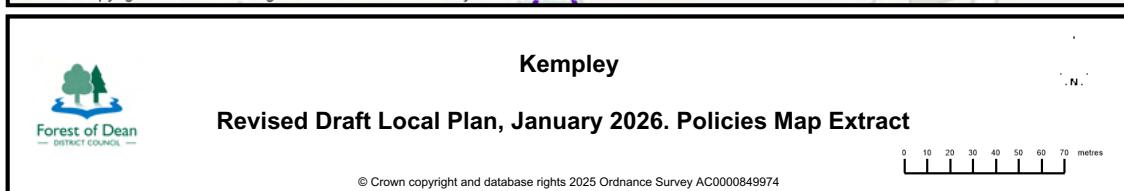
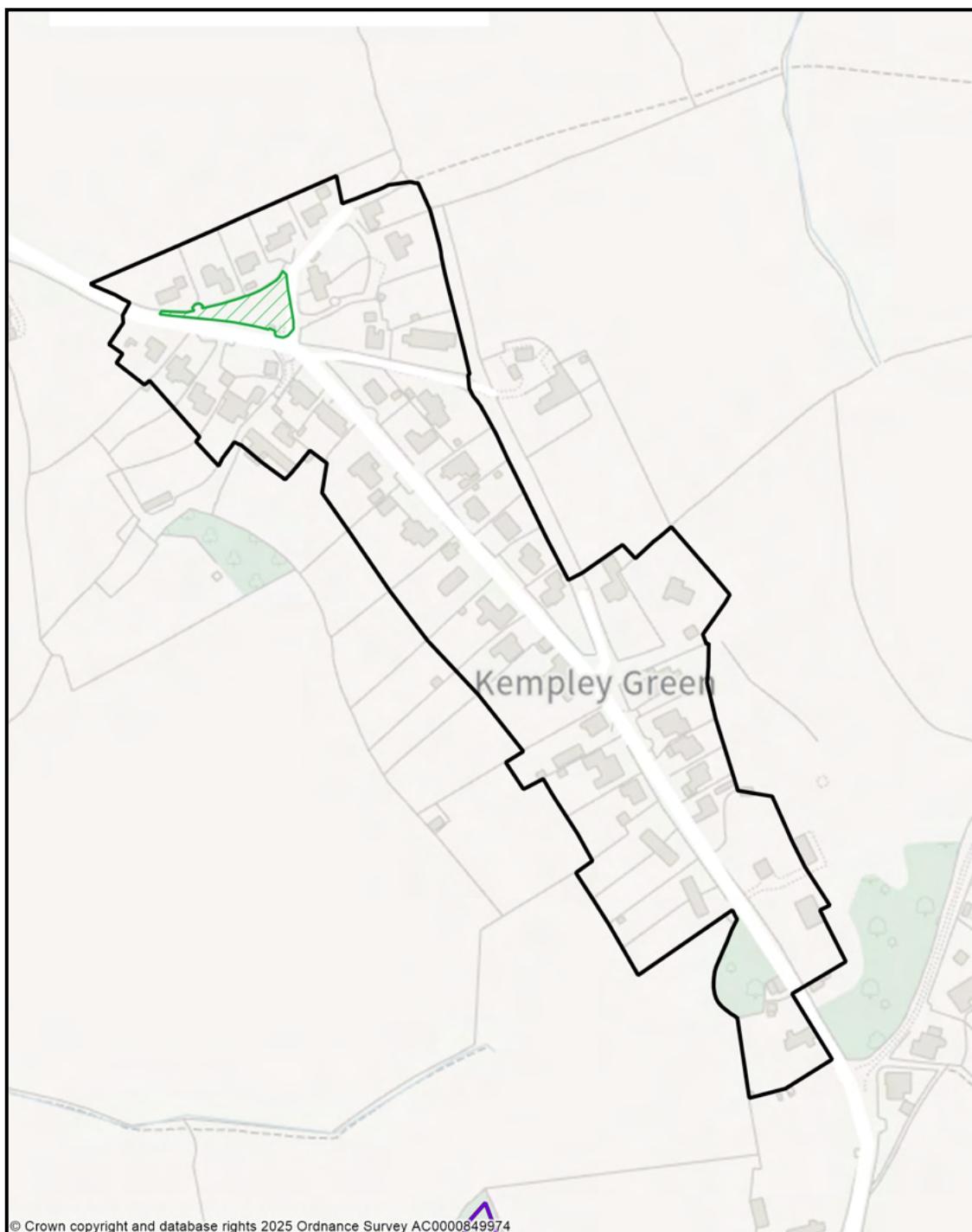
**7.16** About 6.0ha of land is allocated for approximately 125 new dwellings on the former golf course.

### **Policy RLP. 79**

#### **Former Golf Course Huntley**

Land is allocated for approximately 125 new dwellings on land at the Former Golf course, Huntley. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues addressing potential ecological and landscape impacts and achieving an appropriate safe access. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

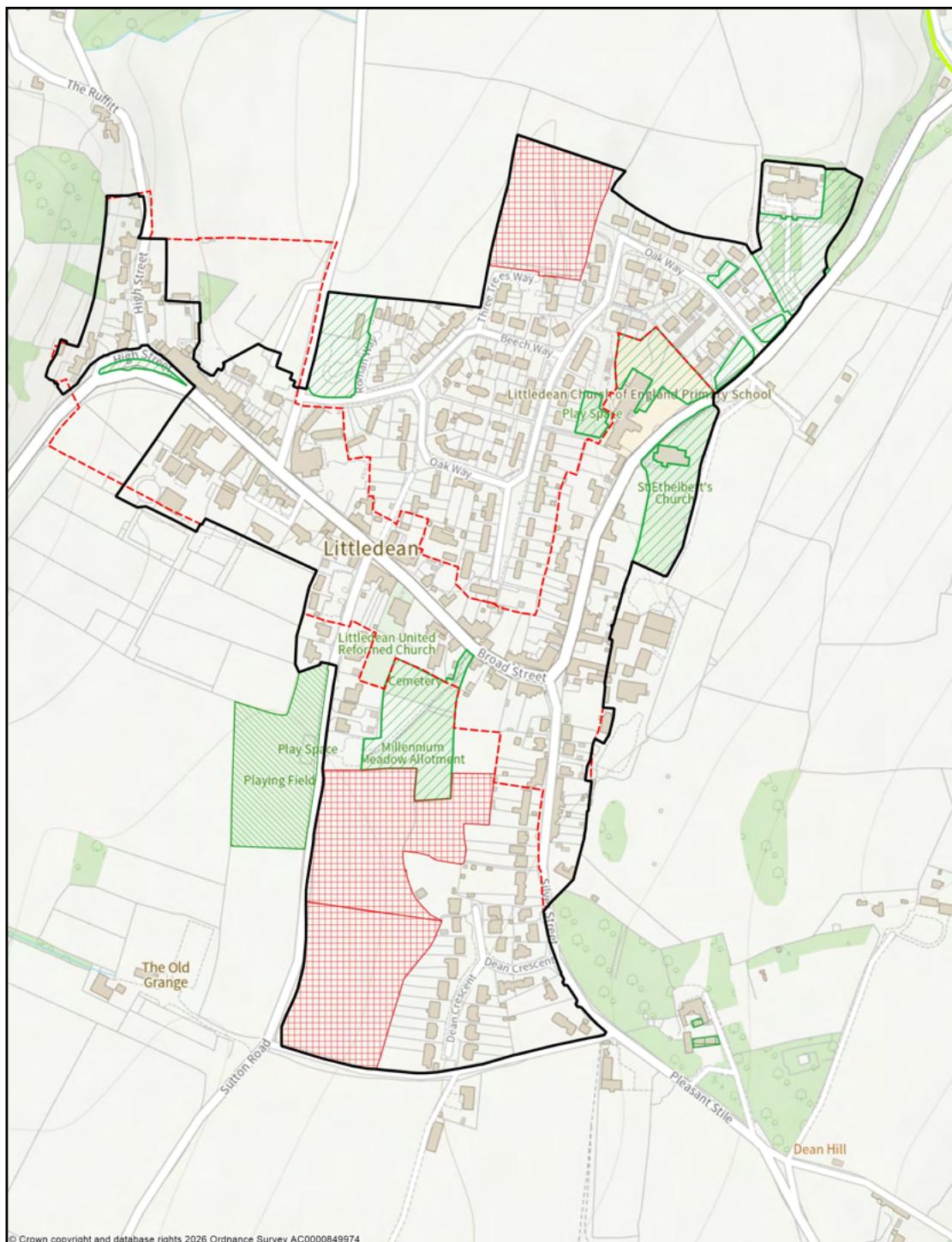
## Kempley Green



## Settlement Summary: Kempley Green

<b>Population</b>	120 approx.
<b>Plan Context</b>	Small village with no facilities within the settlement boundary.
<b>Location</b>	5 km north-west of Newent.
<b>Setting</b>	Set within agricultural land, much of which was once orchard.
<b>Character and Features</b>	The defined settlement is the more densely developed part of a larger dispersed rural parish of Kempley. It contains a mixture of newer larger properties and older (often extended) more traditional properties. The defined settlement contains a number of green tracks and pathways and a vestigial village green. The large curtilages have allowed recent infill to take place. The highway passes through the centre of the settlement. Kempley Green lies on the route of the Daffodil Way recreational footpath which attracts numerous visitors in the spring.
<b>Dominant Building Materials</b>	Red brick and tile.
<b>Landscape Type</b>	Undulating Hill Farmland   5a Kilmot and Gorsley Farmed Slopes.
<b>Designations</b>	Important Open Area (around the war memorial).
<b>Historic Background</b>	Part of dispersed settlement in agricultural/orchard landscape. Since consolidated into small centre.
<b>Local Plan Approach</b>	Very limited opportunities, as tight control will continue to ensure that the surrounding countryside is protected from inappropriate development. One of the smallest defined settlements in the LP.

## Littledean



**Littledean**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

0 10 20 30 40 50 metres

## Settlement Summary: Littledean

<b>Population</b>	935 approx.
<b>Current Local Plan Context</b>	Service village with a range of local services, accessible to Cinderford and on a transport route.
<b>Location</b>	2km east of Cinderford.
<b>Setting</b>	On elevated plateau between the Severn Vale and higher eastern edge of Cinderford.
<b>Character and Features</b>	Littledean is set within an attractive agricultural landscape at the head of a small valley. The core of the settlement sits within a bowl with the land rising steeply above it, making the settlement prominent in the landscape and also providing spectacular views of and from some of the village. It is surrounded by open fields and the landscape character is highly sensitive to change. The historic core of Littledean focusses on the A4151, with older forest stone buildings linked by hedges or stone walls creating a closed frontage to the highway. Recent housing developments in a variety of styles and locations are evident. The older part of Littledean is a Conservation Area comprising traditional character buildings, ranging from terraced cottages to larger grander Georgian buildings, a number of which are Listed. To the east lies the gaol which dates from 1788 (II* Listed as Court House).
<b>Dominant Building Materials</b>	Forest Stone and painted render.
<b>Landscape Type</b>	Ridges and Valleys. 10b Littledean Ridge.
<b>Designations</b>	Conservation Area, Listed Buildings, Important Open Areas, Recreation Space (on outskirts of settlement boundary), Tree Preservation Orders, nearby SAC.
<b>Historic Background</b>	Littledean has developed from a linear settlement along the main road with some buildings remaining which date from medieval times, and others from the early 19th century (before the growth of Cinderford). Considerable expansion and consolidation has occurred during the 20th century.
<b>Local Plan Approach</b>	New development opportunities are likely to be relatively limited though the local services and proximity to Cinderford together with the potential of some areas. One new site is allocated for housing as part of this approach and one committed site with a valid permission is also identified and allocated.

## **Sutton Road, Littledean**

### **Policy RLP. 80**

#### **Sutton Road Littledean**

About 2.6ha of land east of Sutton Road Littledean is allocated for 76 dwellings. Development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports. A pedestrian link through the nearby open space to the north of the allocation should be provided along with direct access onto the footpath on the southern boundary of the allocation.

**7.17** The above site is close to the village amenities and also Cinderford and is considered suitable for development.

## **Beech Way, Littledean**

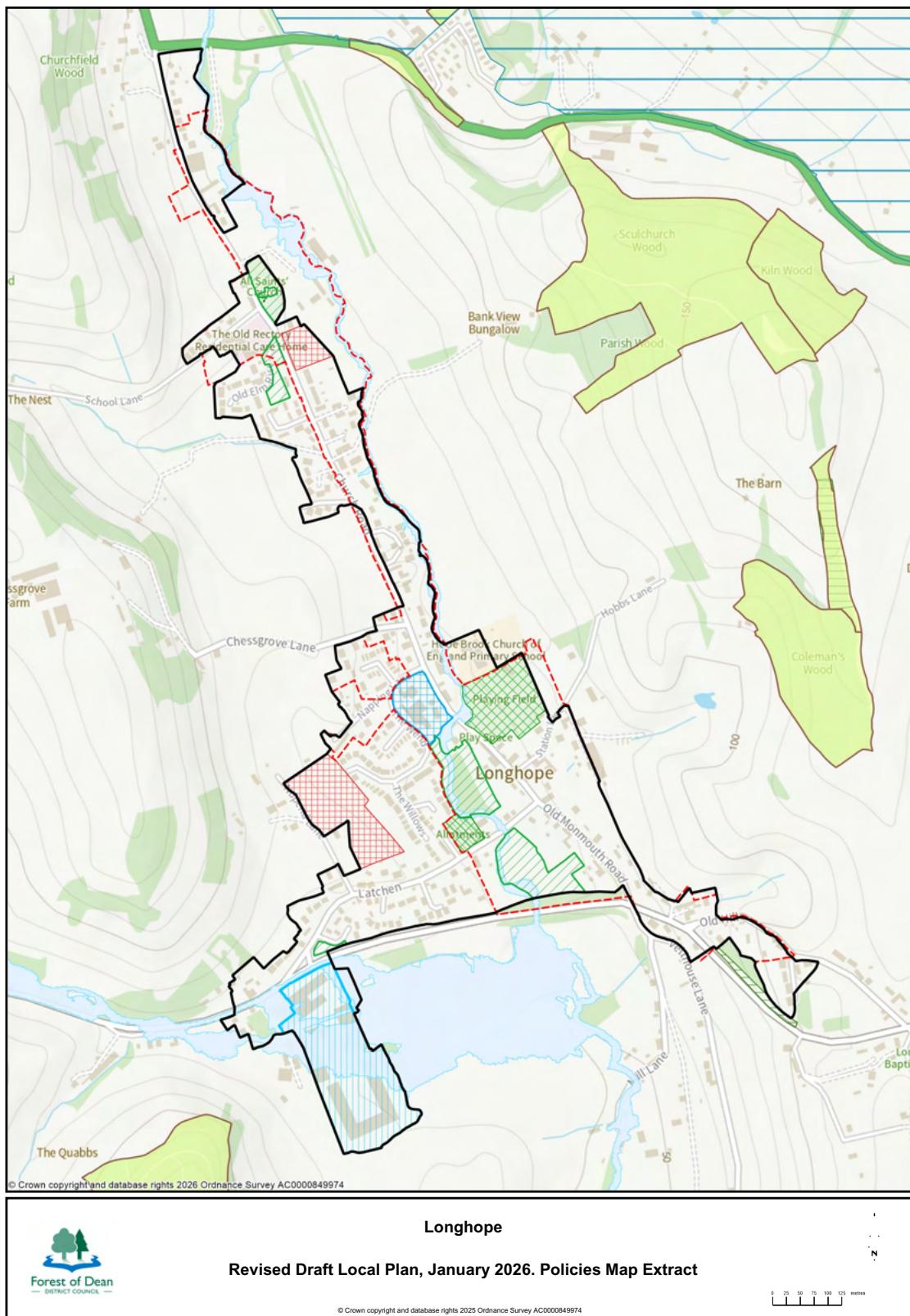
### **Policy RLP. 81**

#### **Beech Way, Littledean**

About 0.84 ha adjoining Beech Way is allocated for 17 mixed tenure dwellings in close accord with the current permission.

**7.18** The above site has permission and while the preliminary work carried out is sufficient to retain the permission, is inactive at the time of writing. The above allocation retains it as an allocation for delivery of 17 dwellings in accord with the permission. The location and characteristics mean that the site should if developed closely accord with the current approved scheme.

## Longhope



## Settlement Summary: Longhope.

<b>Population</b>	1010 approx.
<b>Current Plan Context</b>	Service village with a good range of local services and local employment.
<b>Location</b>	Off A4136, 8 km north east of Cinderford, 15km west of Gloucester.
<b>Setting</b>	Lies along a valley floor in an attractive rural landscape comprising rolling hills, wooded ridges, agricultural valleys and wildlife habitats.
<b>Character and Features</b>	Longhope is a linear settlement, stretching between the A4136 to the south and the A40 to the north. It's stone boundary walls and remaining open paddocks are particularly attractive features. A large part of the settlement is a designated Conservation Area, reflecting the quality of the built environment. There are some older properties interspersed mainly with newer development though gaps and frontages to agricultural land do remain in places.
<b>Dominant Building Materials</b>	Brick with slate or clay tiles, stone on older properties, some notable half-timbered properties.
<b>Landscape Type</b>	Wooded Hills: May Hill and Outliers.
<b>Designations</b>	Conservation Areas, Mixed Development Allocations, Important Open Area, Listed Buildings, Recreation Space.
<b>Historic Background</b>	For many years Longhope was a notably dispersed settlement with its open areas often occupied by orchards. During the 1970s there was a period of rapid expansion extending the settlement to the west with further consolidation since then.
<b>Local Plan Approach</b>	New development opportunities are likely to be small in scale although the intensification/redevelopment of the existing employment sites will be encouraged including at the recently refurbished former transport depot on the A 4136 which also has permission for additional development. It is important to protect the varied character of the Conservation Area and also provide some opportunity for change. Two new housing sites are proposed with another community led scheme which had permission in 2023.

## **Land off the Wend, Longhope**

**7.19** About 1.9ha of land is allocated for approximately 30 new dwellings off the Wend Longhope.

### **Policy RLP. 82**

#### **Land at the Wend, Longhope**

Land at the Wend, Longhope, as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts, footpaths and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area.

## **Land at Church Road, Longhope.**

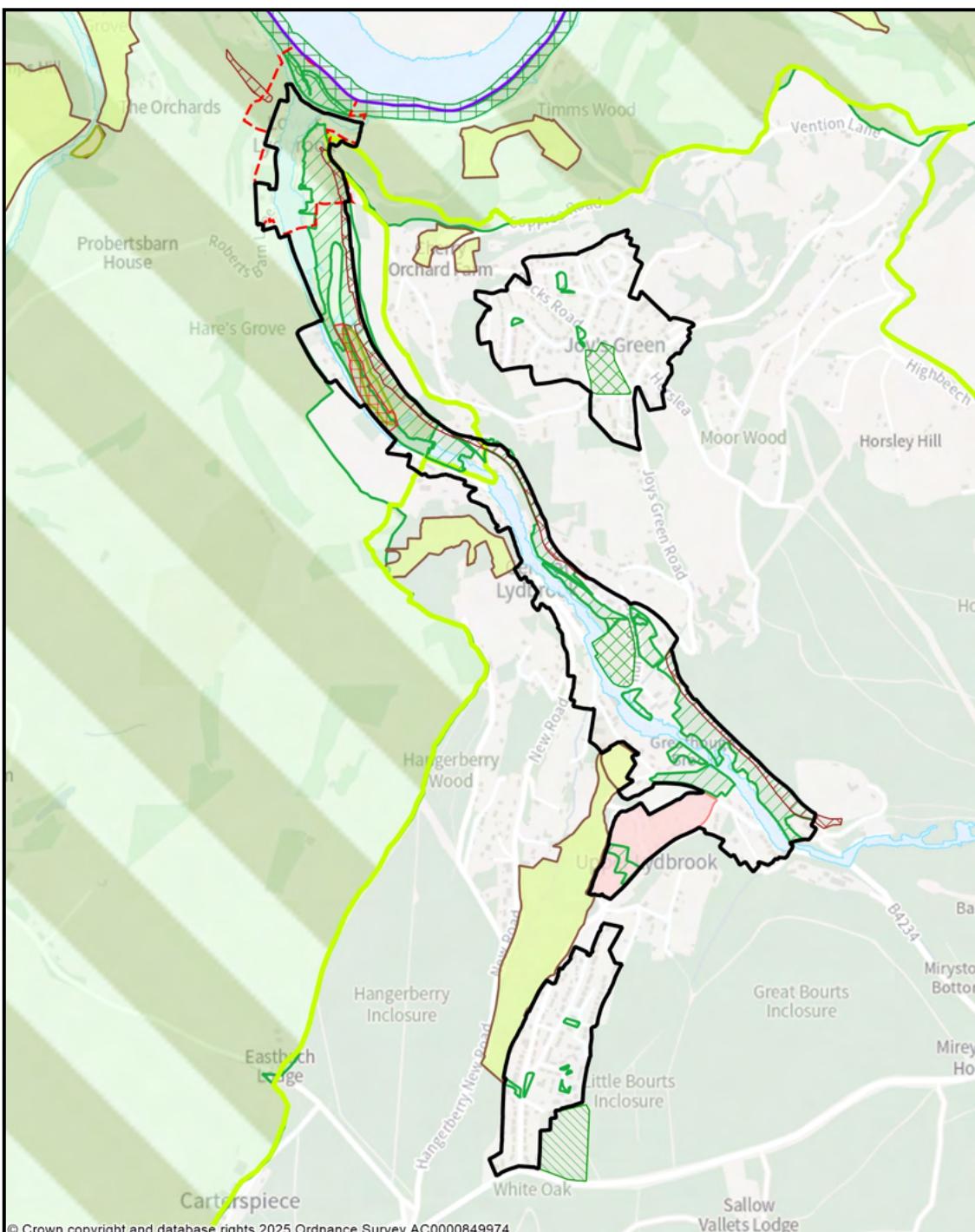
**7.20** About 0.4ha of land is allocated for approximately 13 new dwellings on to the east of Church Road Longhope

### **Policy RLP. 83**

#### **Land at the Church Road, Longhope**

Land at Church Road, Longhope, as identified on the policies map, is allocated for a development comprising approximately 13 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area.

## Lydbrook, Joys Green and Worral Hill



### Lydbrook, Joys Green and Worral Hill

#### Revised Draft Local Plan, January 2026. Policies Map Extract

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0 50 100 150 200 250 300 350 metres

## Settlement Summary: Lydbrook, Joys Green and Worrall Hill

<b>Population</b>	1935 approx.
<b>Local Plan Context</b>	Large (group) village; suitable general location for additional development and some redevelopment but physically constrained. Some change is supported including redevelopment of the nearby Stowfield Works for employment. There are a range of services and these are reasonably accessible. The three named settlements are quite different but all constrained by landforms and designations.
<b>Location</b>	Lydbrook is predominantly in a valley which is a tributary of the Wye, Joys Green sits on a plateau above the Wye Valley and Worrall Hill occupies high ground on the edge of the planted forest but inset within it. Close to main east west routes and secondary north south and east west roads.
<b>Setting</b>	Various- from narrow incised valley and plateaus and forest hillsides.
<b>Character and Features</b>	The settlements are shaped by landform: the main settlement (Lydbrook) is enclosed while the others are on more open hillsides. It is within a valley, formed by development which mostly took its form and pattern during the industrial revolution. There are rows of Forest terraces along with dwellings at varying angles which are quite distinctive due to the dramatic topography. The church holds a prominent elevated position with the large recreation area sitting below it while the services for the village are located on the main road below. Development spills out from the valley onto quite steep hillsides such as Forge Hill and Hangerberry. Meanwhile Worrall Hill was largely developed from the 1950s onwards comprising bungalows and two storey dwellings which consolidated an area of dispersed settlement and extended into the edge of the forest. It is a linear settlement much of which was developed by the Local Authority. The village steeply slopes down towards Lydbrook. Lastly Joys Green is also relatively modern chiefly comprising dwellings dating from the 1950s onwards. The majority are former local authority housing extending from the recreation area which is located within a natural bowl with the land rising above it and steeply dropping to the Wye Valley.
<b>Dominant Building Materials</b>	Mixed including brick, stone, render and slate.
<b>Landscape Type</b>	Wooded Valleys: 5b Lydbrook and Ruardean Woodside
<b>Designations</b>	various local Wildlife sites, near Wye valley SAC, Part in Wye Valley National Landscape, part inside Forest Statutory Boundary, Conservation Area; Listed Buildings, Locally Distinctive Areas and Important Open Areas.
<b>Historic Background</b>	Lydbrook largely but not entirely dates from the Industrial Revolution with its history visible through relics such as remains of the former railway and viaduct adjoining the Wye, metalworking (tinplate), mining and quarrying. A large amount of the village is within the Conservation Area with a small number of Listed buildings. Worrall Hill was further developed in the 1950s onwards, mainly by the LA. Joys Green took its present form in the 1960s onwards being consolidated by LA housing. Both are mainly within former enclosed fields that featured around Lydbrook itself with some incursion into the forest.

**Local Plan Approach**

The settlements will see some changes within their confines which may include the redevelopment of previously developed sites. Scope for more significant change is very limited by protective designations and landform.

## **Former Wye Garage, Lydbrook**

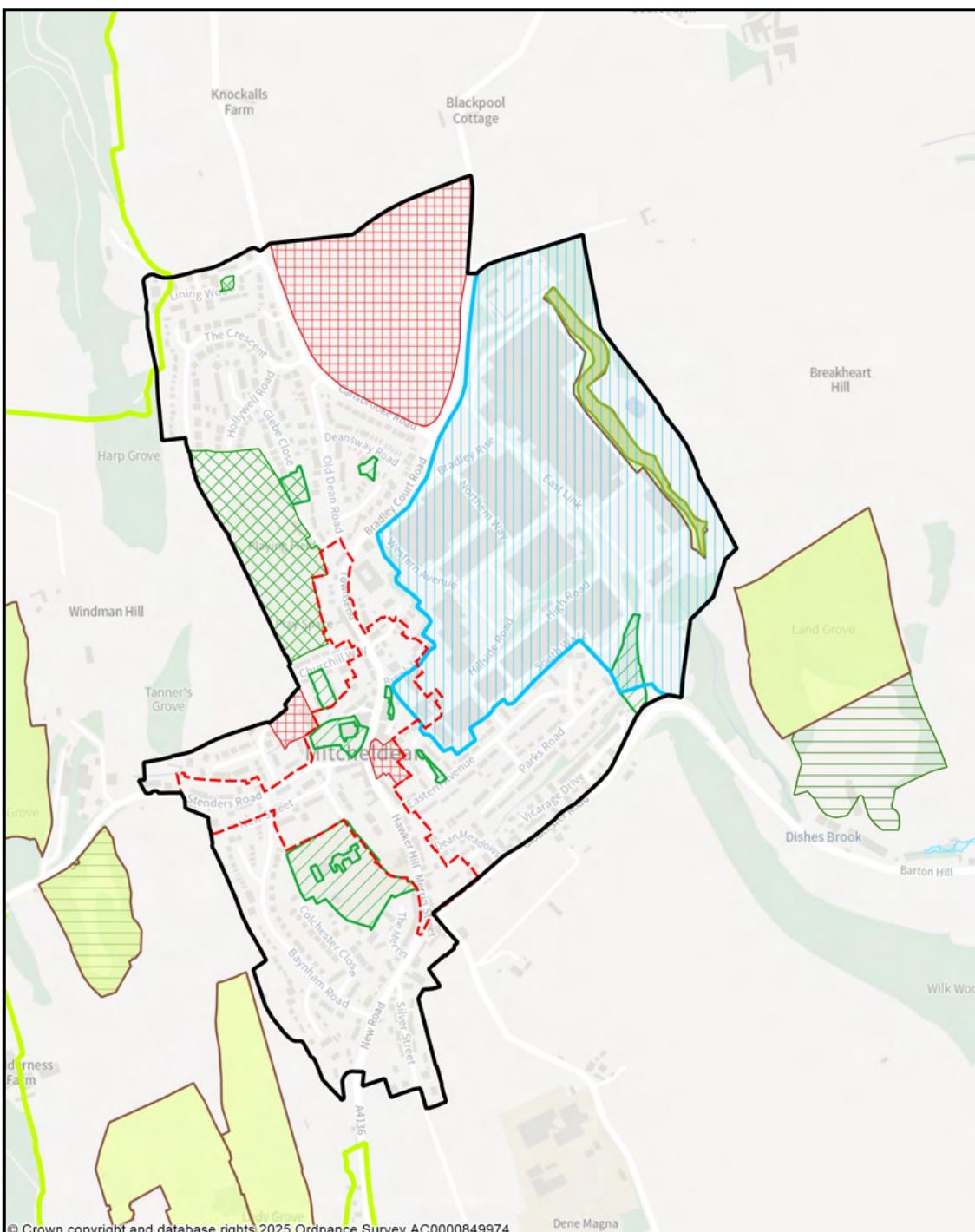
### **Policy RLP. 84**

#### **Former Wye Garage, Lydbrook**

A site of 0.9ha is allocated for approximately 26 dwellings at the former Wye Garage, to be developed as in the current planning permission.

**7.21** The above allocation is for the development of a site with permission. Given the history of the site and its characteristics, it is likely that any development able to take place will be either as permitted or closely resemble the approved scheme.

## Mitcheldean



## Settlement Summary: Mitcheldean

<b>Population</b>	2615 approx.
<b>Local Plan Context</b>	Mitcheldean is a major village with employment and services important to a wider area. The availability of extensive employment space is recognised and so is the scope for some change in recognition of the nature of the settlement, the services available and the employment on offer.
<b>Location</b>	On main highway A4136 at the head of a small valley, some 15km west of Gloucester.
<b>Setting</b>	Set within a rural landscape of agricultural land. In close proximity to, but outside of the Statutory Forest. Located where ridge and valley landscape gives way to the Forest itself.
<b>Character and Features</b>	A large village dissected by the A4136, and with a distinct centre with a major employment area adjoining. There is an historic core and notable buildings here and elsewhere in a variety of styles. Considerably more recent development including a large areas devoted to employment but also housing much of which dates from 1960s/ 1970s.
<b>Dominant Building Materials</b>	Mixture of materials such as sandstone, render, red brick.
<b>Landscape Type</b>	Breakheart Hill- distinctive rounded hills and valleys. Settlement is defined by the rising ground it is partly surrounded by and this limits its expansion.
<b>Designations</b>	Conservation Area, Listed Buildings, Important Open Areas and nearby protected nature conservation sites, including Bat SACs
<b>Historic Background</b>	Long history involving some buildings such as houses and prominent church dating from the 14th century. formerly linear village with most development on north-south axis. Has been developed over a long period becoming one of the main settlements in the district. Once contained a brewery which now hosts other employment. Once dominated by the Rank Xerox site which now contains a large variety of mixed employment following their vacation around 2002/3. Large areas of the housing were developed in the 1970s when employment in the village was at its peak and there have been some additions since then.
<b>Local Plan Approach</b>	Identification of potential for continued employment within existing sites and provision for some additional housing. The LP recognises the relatively sustainable location of the village and scope for some change. It also supports the general conservation of the village and prevention of its expansion into the more sensitive surrounding areas.

## Land Off Carisbrook Road, Mitcheldean

### **Policy RLP. 85**

#### Land off Carisbrook Road

8.5ha off Carisbrook Road is identified for about 180 dwellings and open space/ GI. development must be able to demonstrate no adverse impacts on the nearby protected nature conservation sites and their areas of influence.

**7.22** Mitcheldean has a good range of services and a great deal of employment. There is a local secondary and a primary school along with a range of community facilities. Although the landscape is quite constraining and there are nearby SAC sites, there is some potential for further development on the site allocated. It will require a design which integrates landscaped areas into the built form and provides any necessary improvements and mitigation for the ecology of the site.

## St Michaels Way and High St, Mitcheldean

### **Policy RLP. 86**

#### St Michaels Way and High St, Mitcheldean

Sites at St Michaels Close (0.41ha) and High St (0.3ha) are identified for about 9 and 10 dwellings respectively. One is within the Conservation Area and the other (St Michaels Close) adjoins it and lies within the wider setting of the church and must be developed in a manner that protect these assets from harm.

**7.23** In addition to the main allocation above, two smaller sites carried over from the previous LP are identified for new dwellings. Both occupy sensitive locations in relation to the Conservation Area and buildings within it and both will benefit from new development which must enhance the locality. In late 2023 the former was the subject of a planning application while the land off High Street (former PH) has an extensive history with some past permissions the future remains uncertain.

## Land at Vantage Point Mitcheldean

### **Policy RLP. 87**

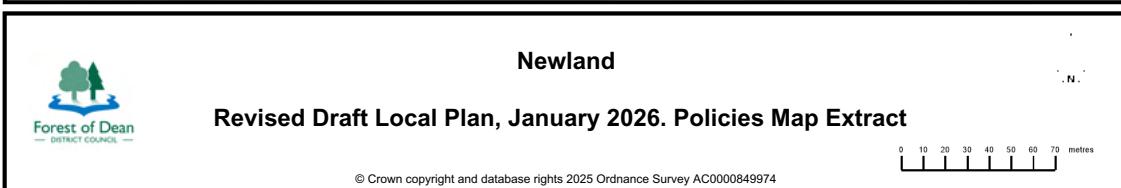
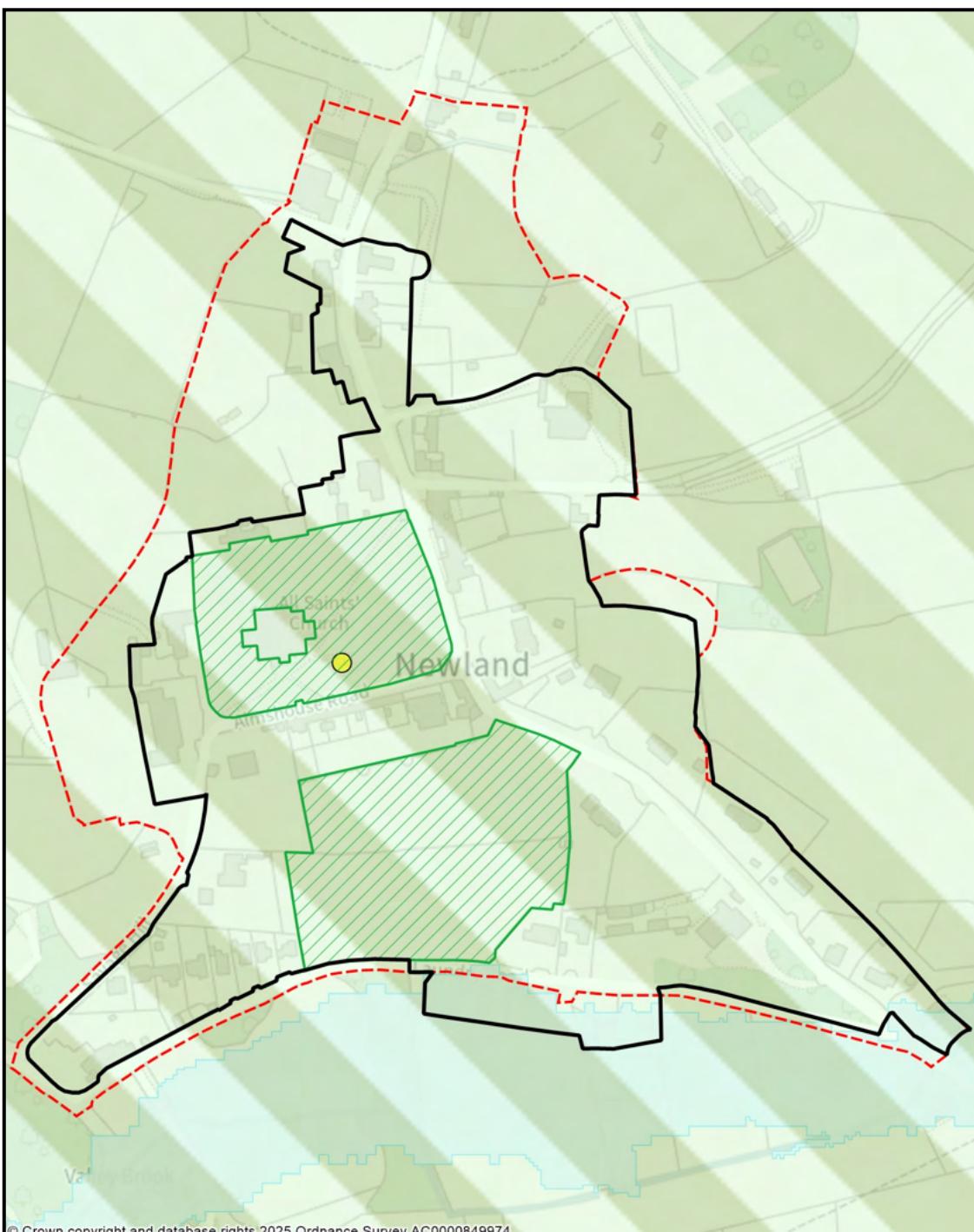
#### Land at Vantage Point Mitcheldean

Land at Vantage Point (approximately 29ha) will be protected for employment generating uses.

**7.24** Mitcheldean hosts a major employment area, Vantage Point, which is of more than local significance. It was formerly occupied by a single business but since that moved has become a complex area containing a variety of space including office suites and manufacturing. Further capacity for expansion is limited but

the LP will support the use of the site for a wide range of employment generating uses and ancillary functions such as the Growth Hub as well as central services such as conference space and restaurant.

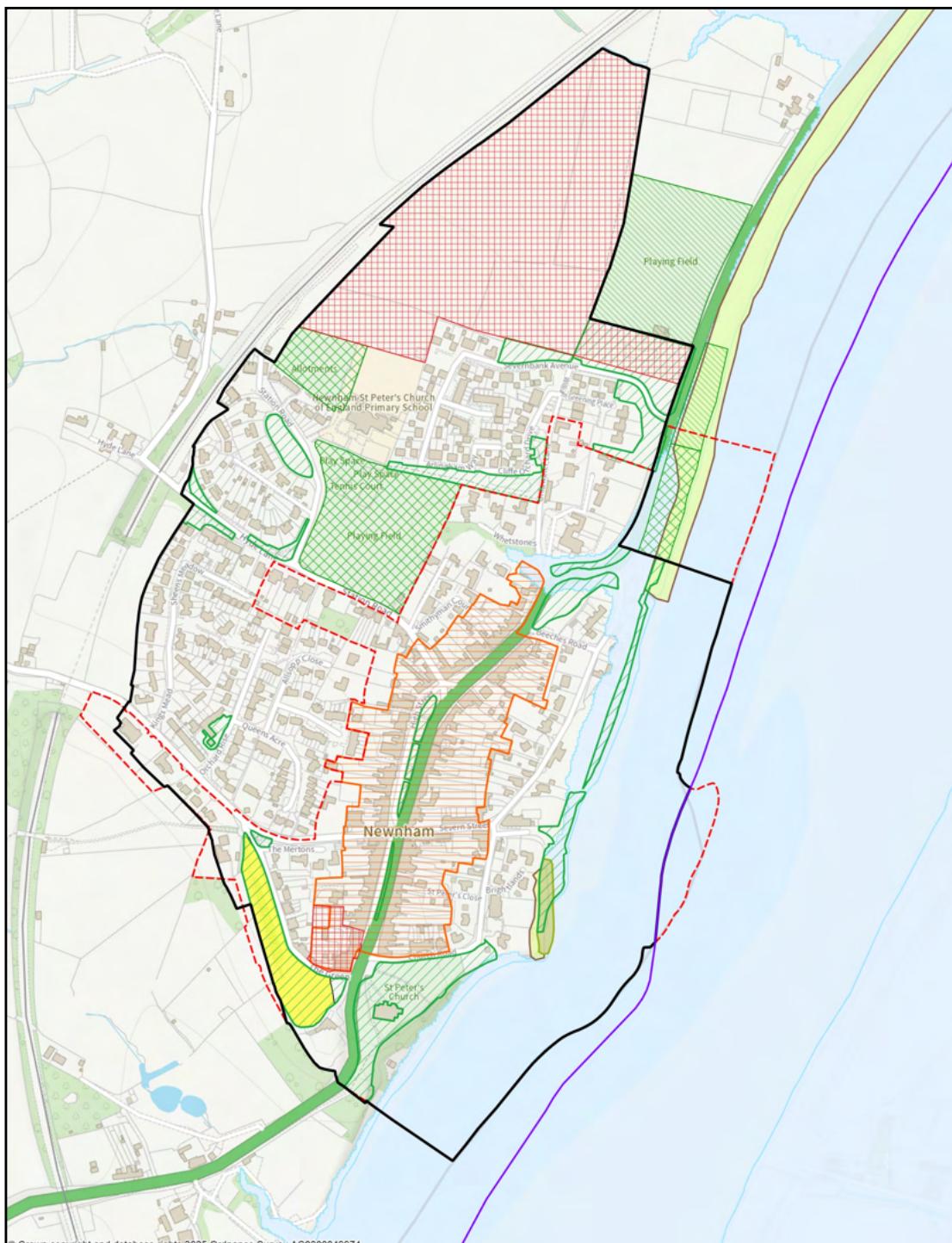
## Newland



## Settlement Summary: Newland

<b>Population</b>	175 approx.
<b>Local Plan Context</b>	Small village with some local facilities.
<b>Location</b>	1.5km from Wye Valley, approximately 2km west of Coleford.
<b>Setting</b>	Small settlement within Wye Valley National Landscape, on the side of a small valley draining to the Wye.
<b>Character and Features</b>	Village centred around church, almshouses and associated open space. The majority of the village lies within a Conservation Area and many of the main buildings are listed. Newland is characterised by properties of traditional style and materials although there are more recent buildings around the periphery.
<b>Dominant Building Materials</b>	Stone and render.
<b>Landscape Type</b>	Wooded Valleys, 1b The Wye Valley Redbrook to Brockweir, Limestone Hills, 2d Newland Hills.
<b>Designations</b>	Conservation Area, Listed Buildings, Scheduled Ancient Monument (The Cross), Important Open Areas and Wye Valley National Landscape.
<b>Historic Background</b>	Oldest buildings date from the 13th century (church). A clear historic form remains, which includes 17th, 18th and 19th century buildings.
<b>Local Plan Approach</b>	To maintain and enhance the character of the built environment of the village and the landscape setting of the Wye Valley. Very limited opportunities for additional development. The tightly defined settlement boundary, the Conservation Area and the National Landscape designation along with other policies will bring close control over development.

## Newnham on Severn



Newnham on Severn  
Revised Draft Local Plan, January 2026. Policies Map Extract

0 25 50 75 100 125 metres

## Settlement Summary: Newnham on Severn

<b>Population</b>	1800 Approx
<b>Local Plan Context</b>	Major village with employment and services important to the wider area
<b>Location</b>	On Severn Estuary and A48
<b>Setting</b>	Constrained on three sides and situated on land adjoining the Severn Estuary which is the dominant feature.
<b>Character and Features</b>	Newnham on Severn was once one of the most important settlements in what is now the Forest of Dean District. It is one of the most distinctive, with its clear built form and plot layout along the High Street, and a great concentration of protected historic buildings. The settlement features one major street which contains the most significant buildings and the bulk of the historic core. There are also smaller but distinct "character areas" such as that fronting onto The Green. In addition to the older parts of the village, there are larger areas of newer housing all of which have been completed since the decline in relative importance of the village. Despite, the considerable expansion, the village occupies a discrete and relatively compact area defined by a steep slope to the south, the railway to the west and the River Severn to the east. To the north, there is a boundary marked by differing land uses rather than land forms and on which expansion is taking place.
<b>Dominant Building Materials</b>	Wide range including brick, render, stone and timber frame
<b>Landscape Type</b>	Severn Vale
<b>Designations</b>	Conservation Area and adjoins the Severn Estuary (SAC within 4.5km)), many Listed Buildings, Article 4 Direction applies to some High Street properties, bat SAC within 2km.
<b>Historic Background</b>	Long and complex, trading settlement and former market town. Now a large and distinctive village at a former crossing point of the River Severn. The village was once of greater importance being a port, crossing point and many important buildings. Did have a rail station.
<b>Local Plan Approach</b>	Newnham has a range of services and is accessible by road along a public transport route. The village is centred around a Conservation Area and close to the Severn Estuary. The protection of these and the overall setting is essential. It is constrained by the landscape setting and various protected sites which will need to be fully considered as part of any development proposals. There is an accessible new development to the north, but otherwise the village is constrained. Additional scope for change in this direction is reflected in the proposed allocation, below.

## **Land to the North of Newnham**

### **Policy RLP. 88**

#### **Land to the North of Newnham**

8.1ha to the north of Newnham is allocated for about 116 new dwellings and about 4ha of undeveloped space. The open space shall include GI, areas required for BNG and any measures required to provide for the needs of bats which may use the site. It is likely to need additional planting, reinforced or new hedgerows along with strategic and more local landscaping as well as any recreational space that may be necessary or proposed.

**7.25** The above site is a logical extension of the village in the only direction that is suitable for expansion and recognises the generally sustainable location and comparatively good level of local services. The new allocation adjoins a site currently under way and will need to integrate with it. In addition an overall landscape plan supporting the likely ecological requirements of the proposal will be needed. It is considered that even if the eventual development is phased the greenspace and mitigation will be required to be established over the whole site at the outset and much/ maybe all of it implemented in advance of development. The landscape impact of the development as well as the ecology will be major considerations in assessing any application and this will include both the local and wider impact on the landscape.

## **Former Victoria Hotel, Newnham On Severn**

### **Policy RLP. 89**

#### **Former Victoria Hotel, Newnham On Severn**

0.35 ha including the former Victoria Hotel is allocated for housing, including the conversion of the Listed Building and an element of new build compatible with it and the character of the Conservation Area

**7.26** The above allocation covers an important site at the entrance to the village and has been largely unused for a number of years. Subject to a suitable design the main building can be converted for housing use supported by some appropriate redevelopment of the non listed structures. Any development must protect the former hotel as a feature, and conserve it and its fabric in accord with its Listed status and role in the Conservation Area.

## **Policy Area- High Street Newnham On Severn**

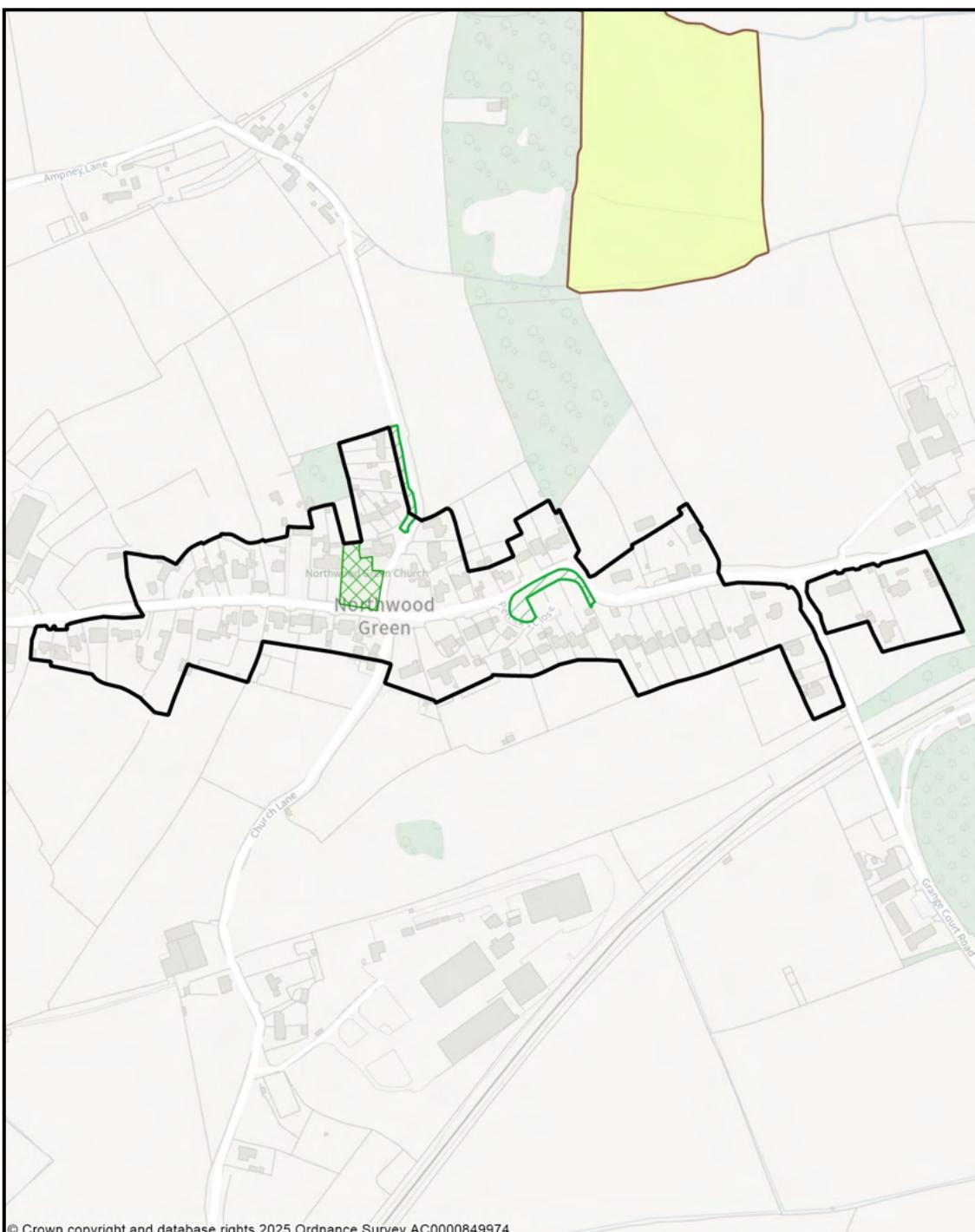
### **Policy RLP. 90**

#### **Policy Area- High Street Newnham On Severn**

Proposals within the above area as marked on the policies map along the High Street frontage and within the Conservation Area must ensure that they make a positive contribution to the appearance and function of the area. They should reflect the general uniformity and respect the clearly defined relatively large burgage plots and other key characteristics of the buildings- especially window styles, materials and proportions.

**7.27** Newnham Conservation Area is centred around the High Street. This has a very strong and distinctive character largely attributable to its closely built form mainly comprising joined or nearly joined buildings of different styles. The layout and spacing of these often substantial properties, and of their plots is especially important too having evolved with very few recent changes which detract from the overall appearance. The above policy is written in order to ensure that these attributes are fully considered in addition to those normally considered in respect of development in a Conservation Area and/ or Listed building when assessing any development proposals. The great majority of the buildings in the area are listed and others are subject to additional controls (Article 4 Direction) limiting alterations to their front elevations. Any assessment of development proposals will need to consider what positive contribution will be made by development that is proposed.

## Northwood Green



**Northwood Green**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

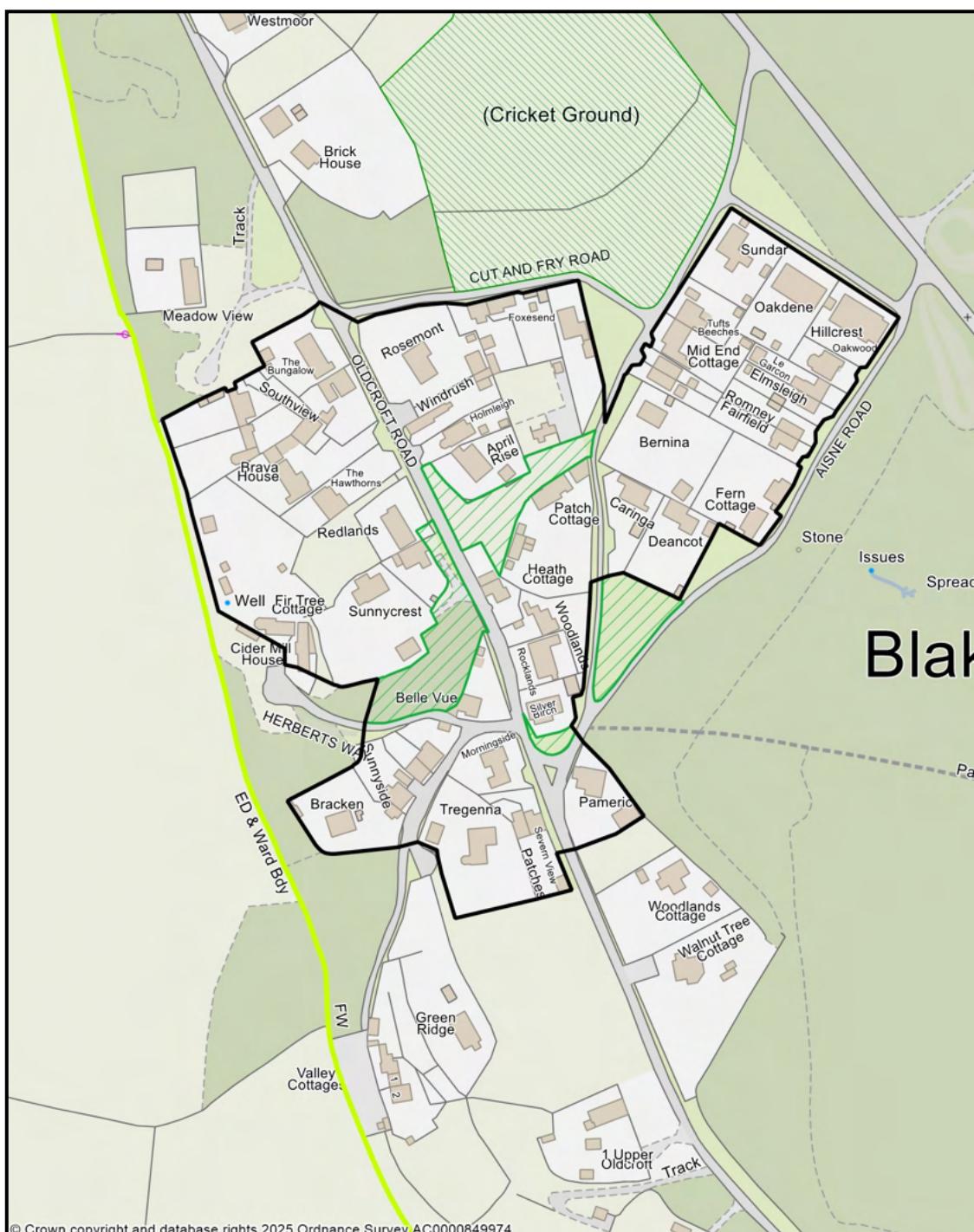
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Northwood Green

<b>Population</b>	170 approx.
<b>Local Plan Context</b>	Small relatively isolated village with few local facilities. Likely to depend on private transport.
<b>Location</b>	3km. north of Westbury.
<b>Setting</b>	Small compact village set within lowland agricultural landscape.
<b>Character and Features</b>	Linear settlement with some infilling in recent years. Poor accessibility to the village via rural lanes. Orchards used to be common, but now only residual areas remain. The main facilities in the village include a church and village hall. A timber products factory is located to the south of the village.
<b>Dominant Building Materials</b>	None of note.
<b>Landscape Type</b>	The Severn Vale - Unwooded Vale
<b>Designations</b>	small Important Open Areas.
<b>Historic Background</b>	Rural settlement surrounded by open undulating agricultural land and orchards, which has experienced some recent (post war) consolidation.
<b>Local Plan Approach</b>	Limited opportunity for change and further development within the settlement.

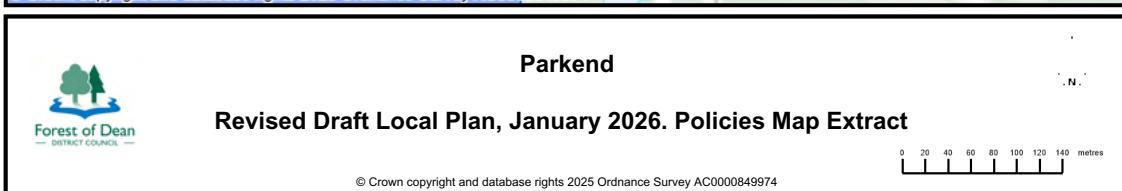
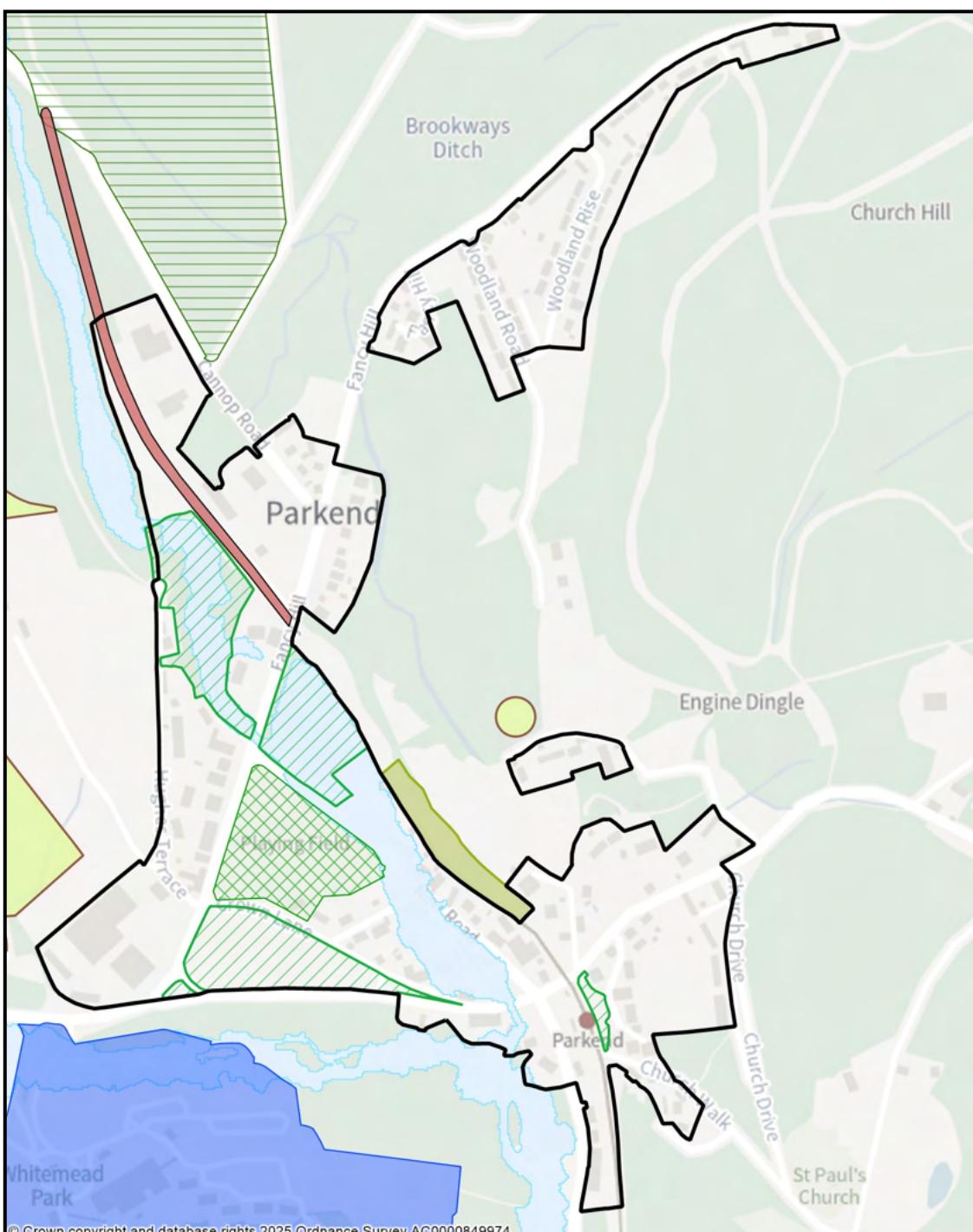
## Oldcroft



## Settlement Summary: Oldcroft

<b>Population</b>	140 approx.
<b>Local Plan Context</b>	Small village with very limited opportunities for additional development.
<b>Location</b>	2.0km northeast of Lydney between the large village of Yorkley and the small settlement of Viney Hill
<b>Setting</b>	Located within the edge of the Statutory Forest above the Severn Vale. Adjoins both planted forest and agricultural areas.
<b>Character and Features</b>	Open rural settlement typical of the forest fringe with open areas of waste which form part of a continuously settled edge along the southern boundary of the forest. Older buildings are laid in a haphazard manner in large plots which are served by paths and tracks. Open spaces are generally forest waste but also include the cricket Ground. The wider settlement extends within the forest fringe well beyond the defined boundary.
<b>Dominant Building Materials</b>	Brick, stone, render, clay and slate tiles.
<b>Landscape Type</b>	10 Allaston Ridge and 5a Forest Core.
<b>Designations</b>	Statutory Forest, Important Open Areas, Protected Recreation Space, Local listings
<b>Historic Background</b>	Most likely developed in conjunction with nearby mineral extraction but there were very few dwellings in 1880 although the area now occupied by them was enclosed. Majority of dwellings built in second part of 20th Century.
<b>Local Plan Approach</b>	Policies will support only very limited change. The defined area relates to the more consolidated part of a settlement that forms part of the forest ring. The more open dispersed areas will be treated as open countryside with protection of open areas such as forest waste forming an important part of the LP approach.

## Parkend

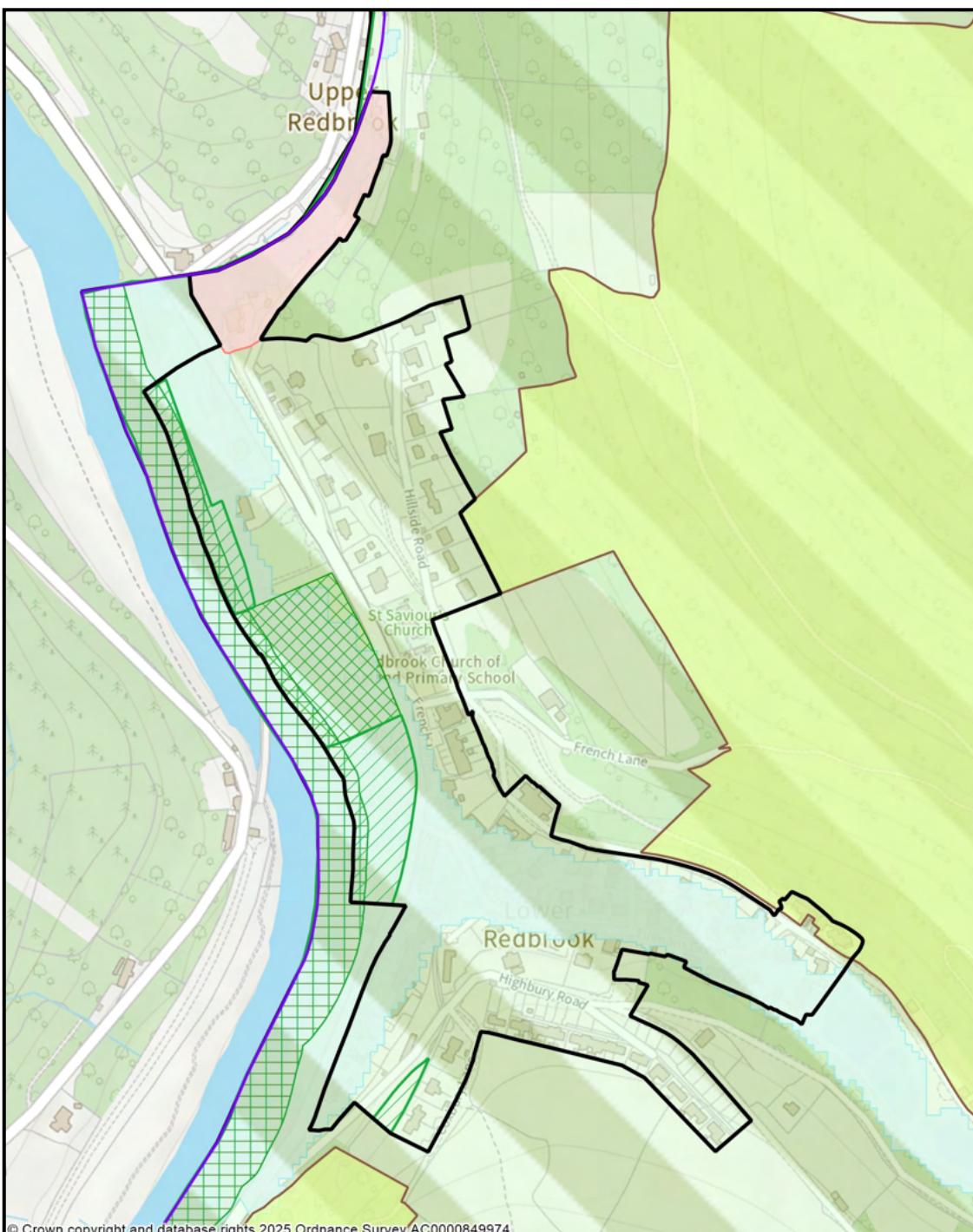


## Settlement Summary: Parkend

<b>Population</b>	700 approx.
<b>Local Plan Context</b>	Village with very limited opportunities for additional development but a good range of services and a centre for recreation/ tourism/ cycling.
<b>Location</b>	5km north of Lydney. Located wholly within the Statutory Forest in a valley extending north from Lydney.
<b>Character and Features</b>	Complex settlement in several parts within forest setting. Many features stem from past industrial history (coal and iron and associated transport) and now hosts the terminus of the Dean Forest Railway. Some notable buildings and distinct frontages. Central green area and Cricket ground, some prominent amenity trees.
<b>Dominant Building Materials</b>	Brick, stone, render, clay and slate tiles.
<b>Landscape Type</b>	5a Forest Core
<b>Designations</b>	Statutory Forest, Important Open Areas, Protected Recreation Space near to SSSI and SAC
<b>Historic Background</b>	Developed in conjunction with nearby mineral extraction and former ironworks (disused by 1900). Once dominated by iron, coal and tin enterprises with extensive tramways and railways. At road and former rail junction. Expanded post war onto nearby area of former woodland.
<b>Local Plan Approach</b>	Has a range of services and facilities however due to the statutory forest which defines the settlement there is very limited scope for expansion even if it were appropriate. The LP supports the further development of tourism/ recreation facilities including Whitemead Park and the Dean Forest Railway. This includes protecting the former route for a short distance immediately north of the village for the reinstatement of the railway. It also supports better public/ active travel connections to Lydney including the proposed cycle route and the conservation of designated and non designated heritage assets.

**7.28** In addition see Whitemead Park, Policy RLP. 114 Employment sites away from settlement boundaries. Policy RLP. 120 Dean Forest Railway and Policy RLP. 118 Cycle Routes

## Redbrook



**Redbrook**  
Revised Draft Local Plan, January 2026. Policies Map Extract



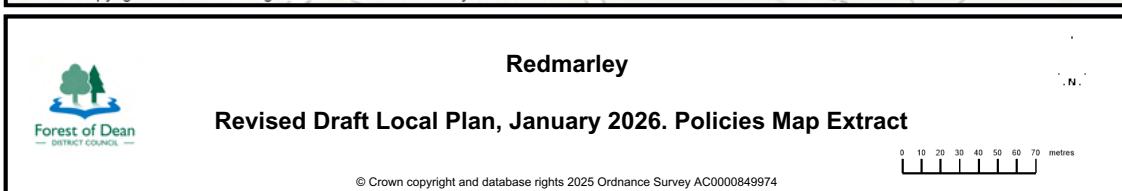
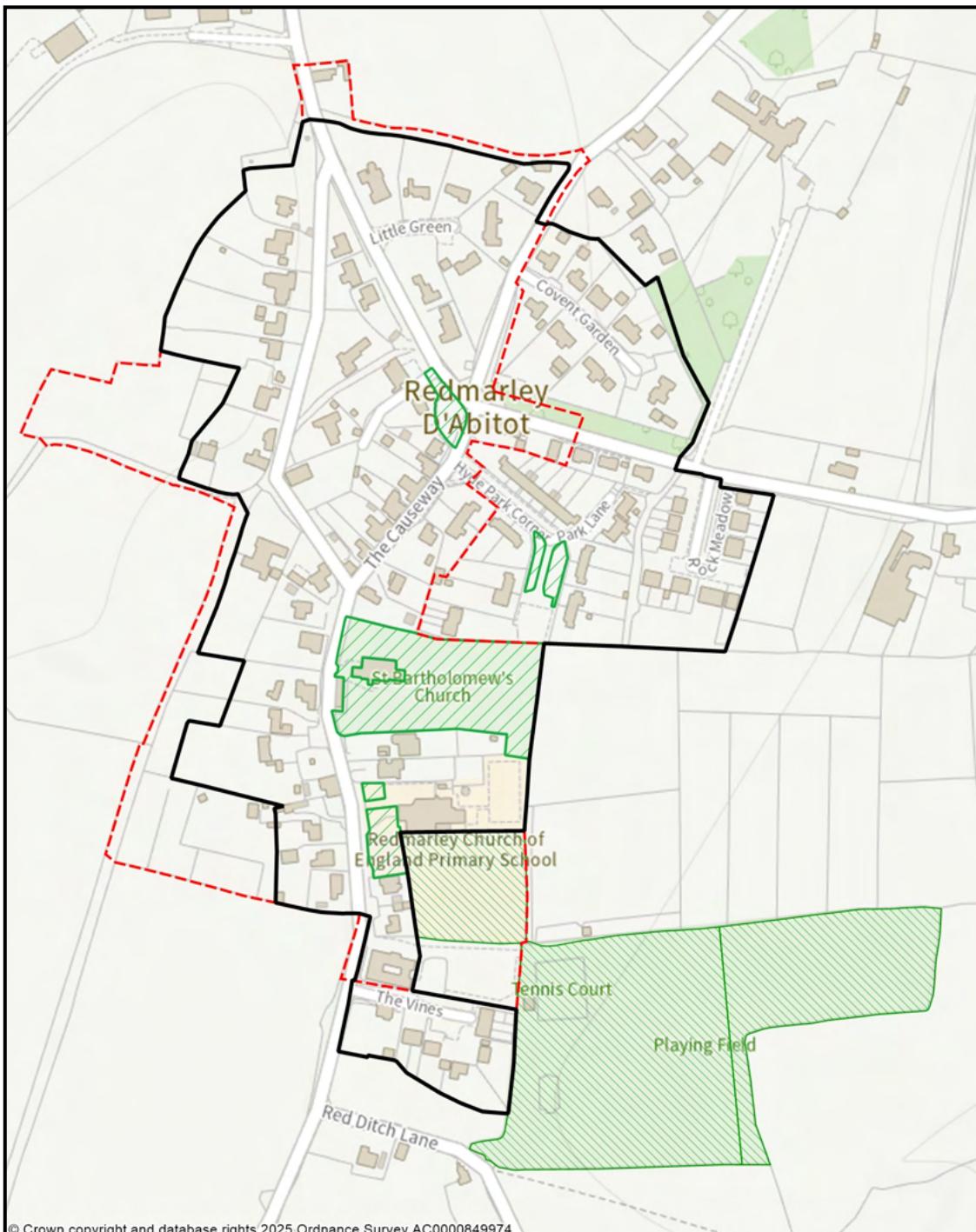
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Redbrook.

<b>Population</b>	400 approx.
<b>Local Plan Context</b>	Small village
<b>Location</b>	Located in the Wye Valley, approximately 4km south of Monmouth on Wales England border.
<b>Setting</b>	Riverside location within the Wye Valley where two tributaries join it. Heavily constrained by the valley floor, its steep sides, the routes of the tributaries and the main river itself.
<b>Character and Features</b>	Dominated by the River Wye and the A466. There are varying housing styles. A modern development, Tinmans Green, is located to the south of the village on the site of the former tin plate works. Land to the west of the village adjacent to the river is open in character including a recreation ground, car parking and further open space. A small number of dwellings are within a Locally Distinctive Area protected by the LP. Here the majority of dwellings are former workers dwellings of an homogeneous design creating a particular character with small confined curtilages. This area straddles the England and Wales border and contains two Listed Buildings the settings of which need to be protected.
<b>Dominant Building Materials</b>	Traditional materials such as brick, render, slate. There is greater variance within newer development such as cladding.
<b>Landscape Type</b>	Ib the Wye Valley Redbrook and Brockweir.
<b>Designations</b>	Wye Valley National Landscape, Protected Outdoor Recreation Space, Key Wildlife Site, SAC, SSSI, Locally Distinctive Area, Tree Preservation Orders, Floodzones 2 and 3.
<b>Historic Background</b>	Has a strong industrial past featuring tinplate, brewing and milling. Located on the disused Wye Valley Railway. Some redevelopment of former industrial sites took place in the late 20th Century.
<b>Local Plan Approach</b>	The countryside surrounding Redbrook provides an attractive setting as a part of the Wye Valley National Landscape which will be protected. The attractive character of the built environment of the village and its Locally Distinctive Area will be maintained and enhanced. Open areas within the settlement are also important to the amenity, setting and visual appearance, especially the recreation areas and open space adjacent to the River Wye. Modest tourism related development could be supported due to the access to the river, Wye Valley Walk, the river crossing and Offa's Dyke Footpath.

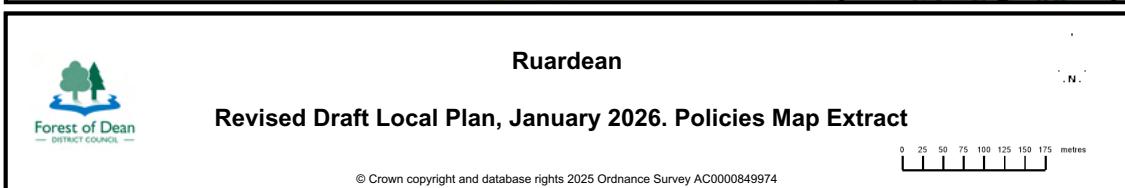
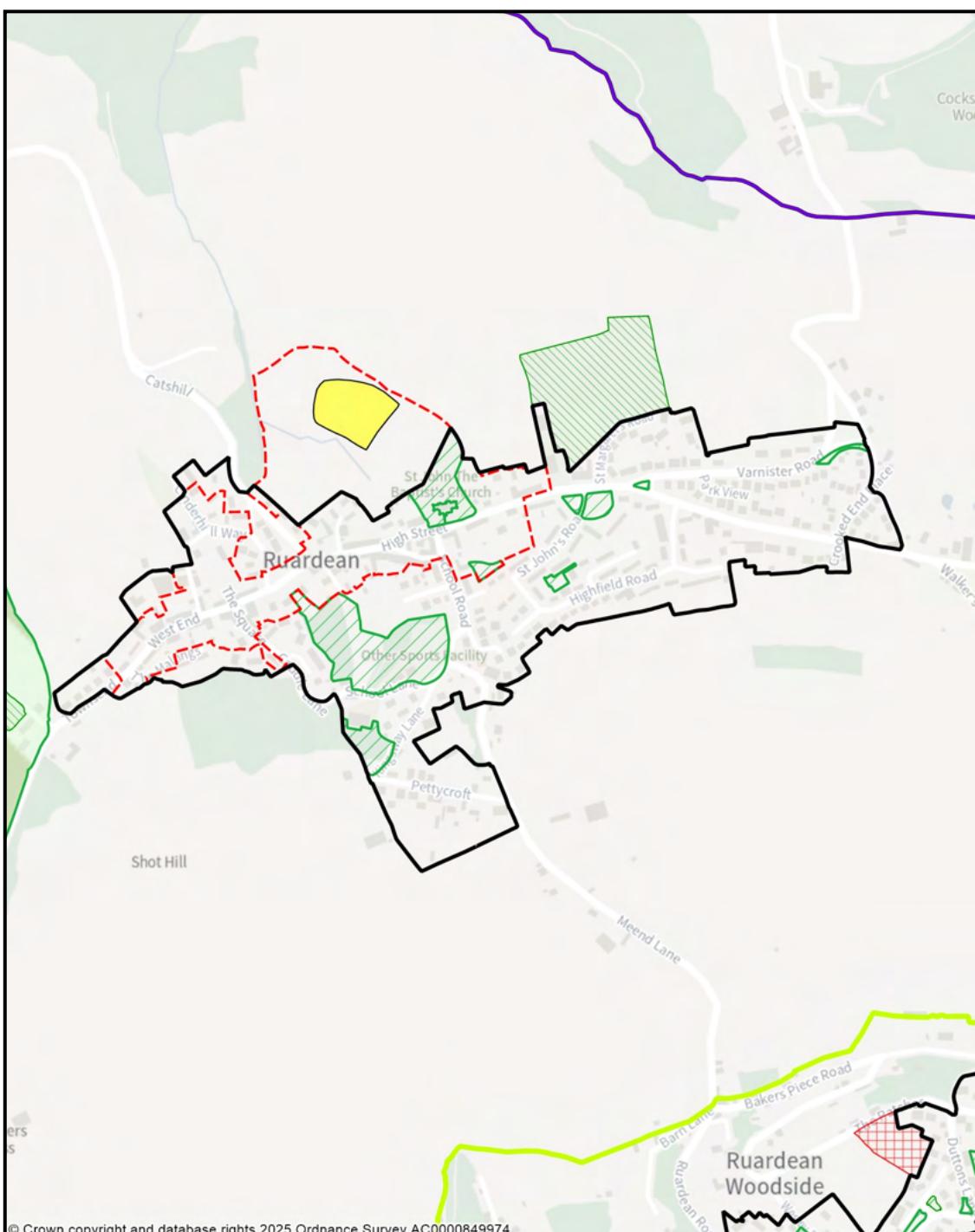
## Redmarley



## Settlement Summary: Redmarley

<b>Population</b>	300 approx.
<b>Local Plan Context</b>	Small village. Has some local facilities but generally limited opportunities for development although it has seen significant recent changes in the form of new housing.
<b>Location</b>	Situated in the North of the district, 7km north east of Newent. 1km West of A417 and 2.6km from access to the M50.
<b>Setting</b>	Within agricultural land and gentle hills.
<b>Character and Features</b>	Small village with a mixture of old and new materials and styles.
<b>Dominant Building Materials</b>	Stone, brick and half timbered buildings.
<b>Landscape Type</b>	Low hills and orchards.
<b>Designations</b>	Conservation Area. Important Open Areas and Protected Recreation space.
<b>Historic Background</b>	Medieval origins and some older protected buildings however the majority of development dates from 20th Century.
<b>Local Plan Approach</b>	Few opportunities for future development therefore limited change is expected during the plan period. LP seeks to retain the character of the village and protect the surrounding countryside.

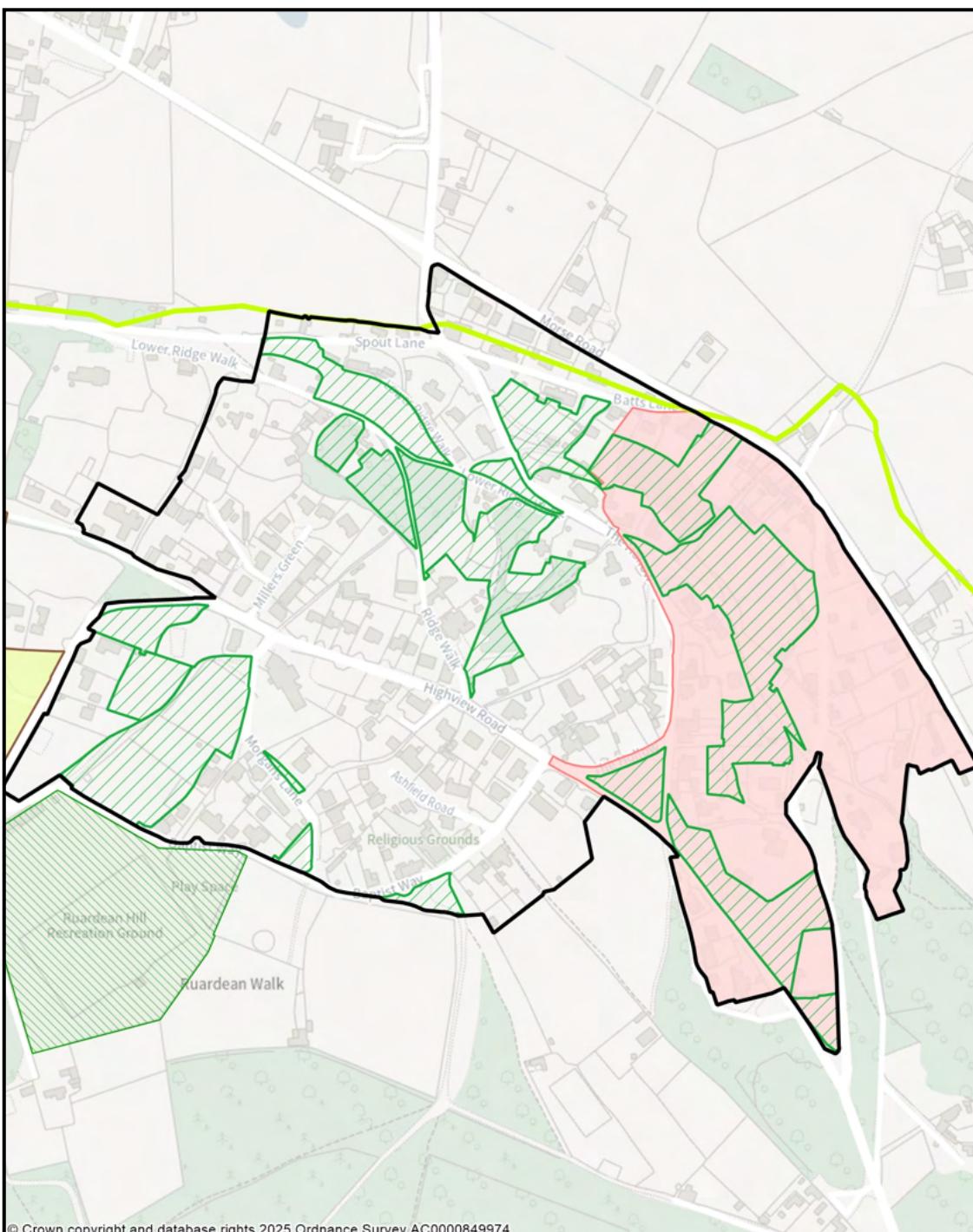
## Ruardean



## Settlement Summary: Ruardean

<b>Population</b>	1265 approx.
<b>Local Plan Context</b>	Distinctive long established village with some services
<b>Location</b>	North of the Statutory Forest, close to the district boundary and 3km north of Cinderford.
<b>Setting</b>	Prominent position on a steep north facing hillside above the Wye Valley.
<b>Character and Features</b>	Prominent Church- spire can be seen from many locations in the village. Properties have a strong relationship with the main road. Public footpaths provide access within settlement and into the surrounding countryside. To the east are more modern housing estates while the west contains the older development within the Conservation Area.
<b>Dominant Building Materials</b>	Stone, render and brick
<b>Landscape Type</b>	Limestone Hills: 2e. Ruardean Hills
<b>Designations</b>	Important Open Areas, Conservation Area, Listed Buildings, Recreation Space
<b>Historic Background</b>	The village includes a Church which dates from the 12th century and is close to the scheduled monument of Ruardean Castle. The settlement was historically not part of the Forest of Dean and dates from well before those in the Statutory Forest. There have been some recent changes to the village but it still retains the distinct historic core along the main Street which is the basis for the Conservation Area. There is some history of mining and quarrying and the village lies on the edge of the coalfield.
<b>Local Plan Approach</b>	Large village with a range of local services but physically constrained and will see only limited additional development within a closely defined boundary.

## Ruardean Hill



**Ruardean Hill**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

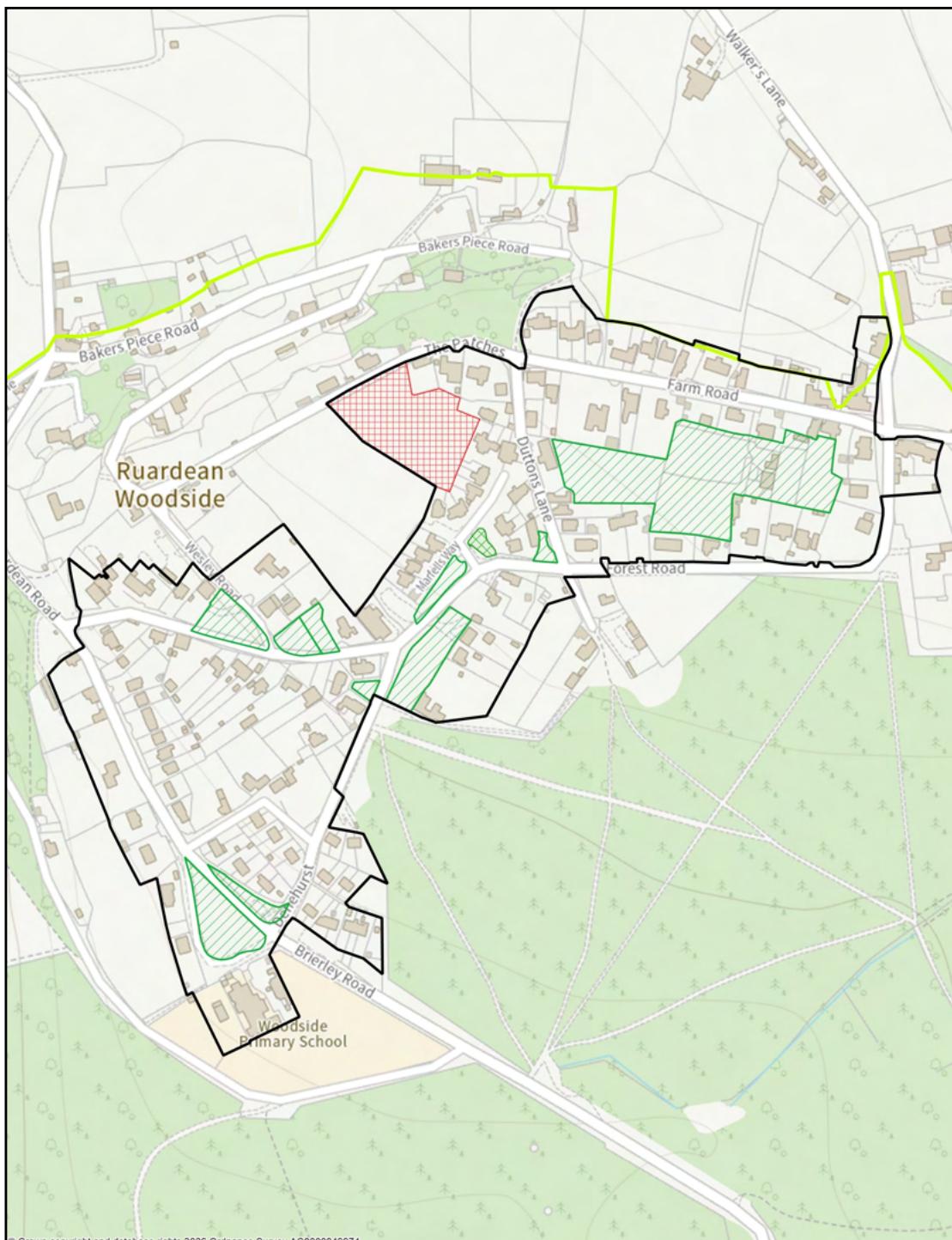
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Ruardean Hill.

<b>Population</b>	445 approx.
<b>Local Plan Context</b>	Small village with limited opportunities for development.
<b>Location</b>	3km north of Cinderford, west of Drybrook.
<b>Setting</b>	Prominent on a valley side and high plateau and within Statutory Forest- abutting agricultural land to north east.
<b>Character and Features</b>	Forest ring settlement, where the buildings interspersed with substantial areas of forest waste often form open irregular spaces of amenity value and are an important part of the landscape. Vehicular access is relatively poor with an extensive network of tracks and paths which together with narrow roads often meet at acute angles. Mixture of traditional informal styles interspersed with modern infill development. Derives its built from the original settlement of the forest edge. There has been considerable change over the years however there remains a clear network of open spaces and older buildings retaining much of the settlement's original character. Features traditional forest dwellings clinging to the steeply sloping topography. Many dwellings have a large curtilage in relation to their size. Open spaces are often irregular while buildings tend not to follow regular alignments. Local and traditional building materials are common.
<b>Dominant Building Materials</b>	Traditional stone, slate, tile and render.
<b>Landscape Type</b>	Wooded syncline and settled forest margin: 5b Lydbrook and Ruardean Woodside.
<b>Designations</b>	Statutory Forest, Important Open Areas, Protected outdoor Recreation Space, Key Wildlife Sites, Locally Distinctive Area, SAC 2km east.
<b>Historic Background</b>	Development originally linked to mineral extraction and settlement within forest fringe.
<b>Local Plan Approach</b>	Protect the surrounding countryside from further development and maintain the original character of the built environment, open spaces and Locally Distinctive Area. Poor vehicular access is a further constraint. Will only see limited changes within the plan period and will be protected from inappropriate development especially where it could erode forest fringe landscape.

## Ruardean Woodside



Ruardean Woodside  
Revised Draft Local Plan, January 2026. Policies Map Extract

0 12 20 30 40 50 metres

## Settlement Summary: Ruardean Woodside

<b>Population</b>	365 approx.
<b>Local Plan Context</b>	Small village, very limited opportunity for additional development. Limited services (school, hall, near recreation ground)
<b>Location</b>	Located 1km south of Ruardean on the Forest Edge.
<b>Setting</b>	Located within Statutory Forest boundary on exposed high ground, views in and out.
<b>Character and Features</b>	A forest fringe settlement featuring buildings interspersed with open spaces, forest waste, small fields, lanes and tracks. Immediately to the south of the settlement is planted woodland.
<b>Dominant Building Materials</b>	Traditional materials of brick and render, slate and clay tiles. More recent development includes newer styles such as cladding.
<b>Landscape Type</b>	Wooded syncline and settled Forest Margin. 5b Lydbrook and Ruardean Woodside.
<b>Designations</b>	Important Open Areas, Recreation space, Statutory Forest
<b>Historic Background</b>	Developed upon waste and non planted forest land on the forest edge since late 19th Century. Origins linked to mineral extraction. Some more recent development by local authority and then mixed infilling since.
<b>Local Plan Approach</b>	Need to avoid development expanding into the surrounding open countryside and protect Important Open Areas which have amenity and visual importance as well as being essential to the character of the village. There are few opportunities for further development therefore very little change during the plan period is likely.

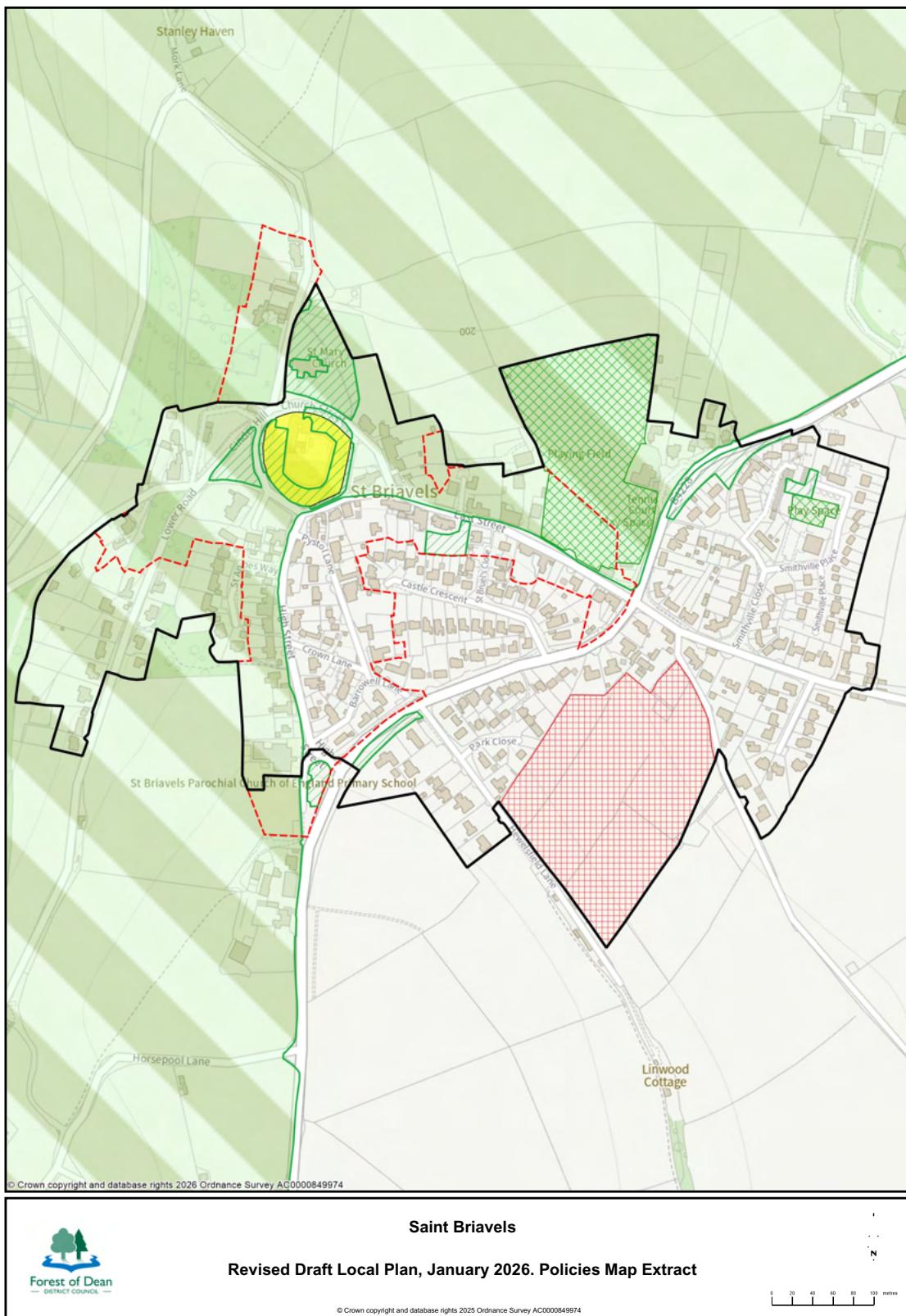
## South of The Patches, Ruardean Woodside.

### Policy RLP. 91

#### South of The Patches, Ruardean Woodside.

Land to the South of The Patches, Ruardean Woodside, as identified on the policies map, is allocated for a development comprising approximately 10 new dwellings. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Hedgerows and Trees on site shall be protected.

## Saint Briavels



## Settlement Summary: St Briavels

<b>Population</b>	840 approx.
<b>Local Plan Context</b>	Service village with a range of facilities and services. Part defined by the historic core, with more modern areas to east.
<b>Location</b>	7km south of Coleford on well used north south secondary route B4228.
<b>Setting</b>	On high ground above Wye Valley, on the edge of a steep slope- within agricultural land but close to woodlands.
<b>Character and Features</b>	Nuclear settlement radiating from historic centre dominated by a castle which is a scheduled monument. This part of the settlement is characterised by traditional buildings of stone, slate and render. It is a Conservation Area and contains several prominent Listed Buildings. There has been substantial later building based around the current route of B4228 to the east of the historic core. Contains services such as public house, shop, cafes, school and churches.
<b>Dominant Building Materials</b>	Traditional materials such as brick and render. Slate and clay tiles at the village centre. Newer more varied styles, such as cladding, in more recent development.
<b>Landscape Type</b>	Limestone Plateau: 3a Tidenham Chase
<b>Designations</b>	Wye Valley National Landscape, Important Open Areas, Recreation Space, Wye valley Woodlands, SACs, Conservation Area, Scheduled Ancient Monument, Listed Buildings
<b>Historic Background</b>	Originally developed around the castle (12th and 13th century origins) with main route through village, central core of prominent buildings and green space. Post war development of new housing along new road and mainly to the south and east.
<b>Local Plan Approach</b>	One site is proposed to the east of the village. In other areas limited change is expected over much of the village during the plan period due to Conservation Area and the constraints to the surrounding countryside. The attractive built environment needs to be enhanced and maintained and the rural setting especially within designated National Landscape conserved. Open spaces, especially those around the castle must be retained and protected. The recreation ground must also be safeguarded.

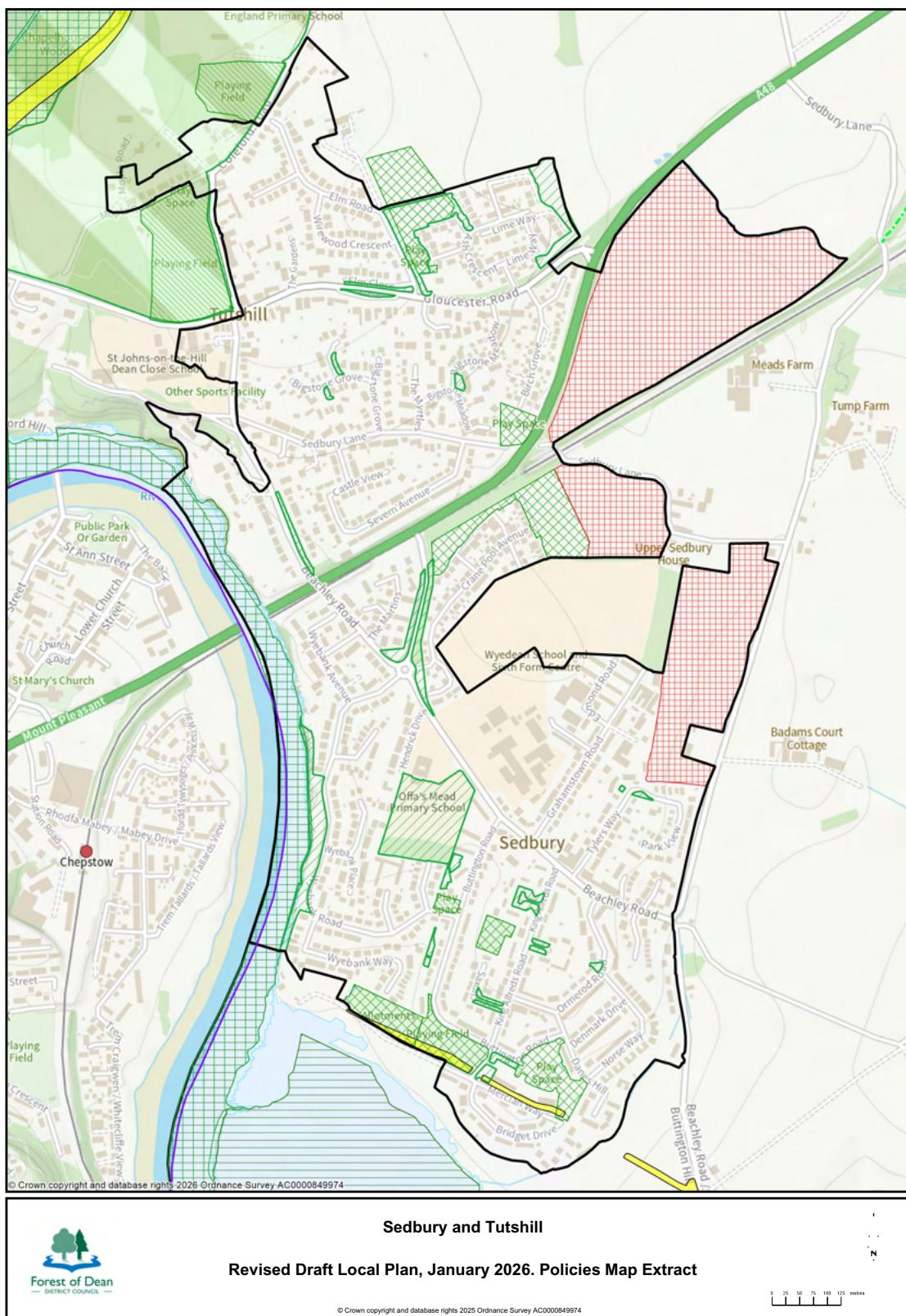
## **Hewelsfield Lane, St Briavels**

### **Policy RLP. 92**

#### **Hewelsfield Lane, St Briavels**

Land off Hewelsfield Lane St Briavels, as identified on the polices map, is allocated for a development comprising approximately 110 new dwellings. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. The development of the site shall include open space and multi use greenspace Access must be provided that is capable of supporting active travel from the site and will provide safe connections.

## **Sedbury and Tutshill**



## Tutshill / Sedbury

**7.29** In recognition of the function and importance of the settlement further allocations are proposed at Tutshill and Sedbury. Tutshill and Sedbury are closely related to Chepstow and form one settlement at the point where the A48 crosses the Wye. Together they have a range of services and present some sustainable development opportunities. There are also some constraints including the landforms themselves, the National landscape and the proximity to the Severn Estuary and the Wye. Three sites are allocated for development which will be required to support measures for better and more sustainable transport connections. New development must also seek to reduce the need to travel by a range of means including through the provision of local facilities and by enabling home working.

### Land South of the A48 at Tutshill.

#### **Policy RLP. 93**

##### **Land South of the A48 at Tutshill.**

A site of 12ha is allocated to include about 180 dwellings and open space (at least 5.5ha) on land off the A48 at Tutshill. The development of the site shall include open space and multi use greenspace which will also serve to mitigate the impact of the development on the nearby Mead Farm and barn (Listed II\*). Access must be provided that is capable of supporting active travel from the site and will provide safe connections not dependent on the A48. Connections to the public transport network will also be necessary. Design should provide for substantial landscaping, retain and reinforce the relative screening from the A48 and protect the site from any noise while preventing unauthorised access to the railway.

Due to the proximity to the Severn estuary it will be necessary to demonstrate adequate mitigation for any recreation pressures arising.

**7.30** The above site is relatively enclosed but while accessible from the A48 is less well located for pedestrian and cycle accessibility. For development to take place it must be able to demonstrate a better level of connectivity for walkers and cyclists than currently exists. The site adjoins the railway and also the A48 and may require some noise mitigation and other protection. Close by are two Listed Buildings which must be taken into account in any design so that their settings are adequately protected. The wider area extending towards the Severn Estuary and the Wye is protected and ecologically sensitive and the development will need to demonstrate it can take place while protecting these interests as well as delivering any enhancements such as BNG which will be needed.

## **Land Adjoining Wye Dean School, Sedbury**

### **Policy RLP. 94**

#### **Land Adjoining Wye Dean School, Sedbury**

Land Adjoining Wye Dean School (2.6ha) is allocated for about 65 dwellings, accessed from the adjoining land recently developed. A pedestrian and cycle access to the adjoining recreation route and Sedbury Lane will be required along with its protection along the boundary of the allocation.

Landscaping due to the site forming part of the urban edge and mitigation in respect of potentially increased recreation pressures on the Severn Estuary will be essential.

## **Land off Sedbury Lane, Sedbury**

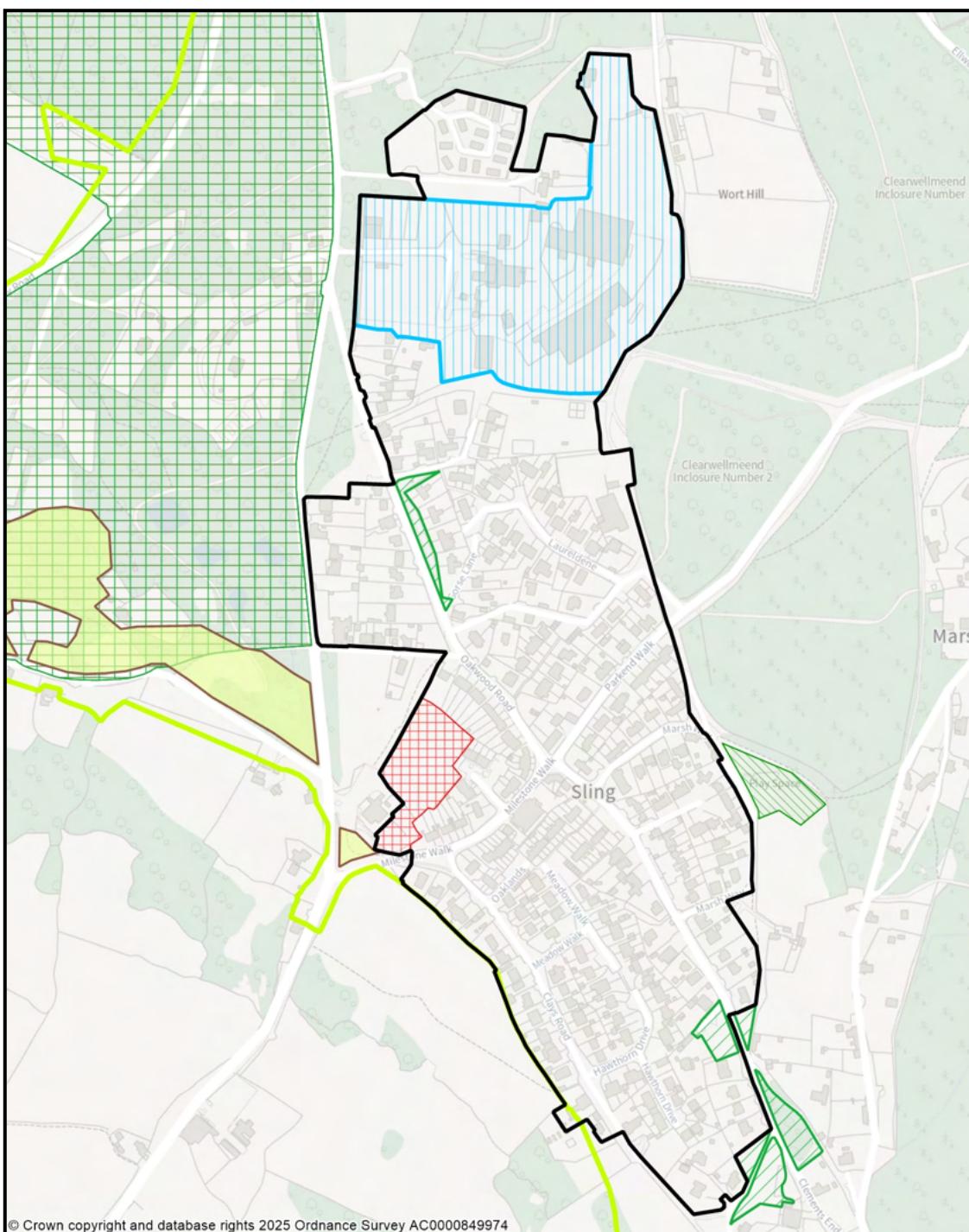
### **Policy RLP. 95**

#### **Land off Sedbury Lane, Sedbury**

Land off Sedbury Lane, Sedbury, as identified on the policies map, is allocated for a development comprising approximately 166 new dwellings. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. The development of the site shall include open space and multi use greenspace. Access must be provided that is capable of supporting active travel from the site and will provide safe connections to Sedbury Lane. Connections to the public transport network will also be necessary. Design should provide for substantial landscaping, to retain and reinforce the existing boundaries.

Three additional sites are proposed in Sedbury and Tutshill Land to the south of the A48 Tutshill (11ha) is allocated for about 180 dwellings, Land Adjoining Sedbury Lane (5.5ha) is allocated for about 166 dwellings, and Land Adjoining Wye Dean School (2.6ha) is allocated for about 65 dwellings. These sites will benefit from the nearby local facilities and also ease of access to the countryside. They will provide part of a new landscaped edge to Sedbury and Tutshill.

## Sling



### Sling

#### Revised Draft Local Plan, January 2026. Policies Map Extract

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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Sling

<b>Population</b>	1030 approx.
<b>Local Plan Context</b>	Service village with small scale development opportunities- few services but some employment.
<b>Location</b>	3km south of Coleford
<b>Setting</b>	Within western edge of forest, Sling is one of the almost continuous settlements around fringe of Statutory Forest. Surrounded by attractive landscape with areas of forest waste on the periphery
<b>Character and Features</b>	Originally a settlement on the forest fringe, now there is substantial post war development comprising a variety of infilling and a number of small post war housing estates that either lie close to or are accessed off the two roads which cross in the centre of the village. These are interspersed by older properties. The majority of the village is now tightly knit with the southeast displaying a more open form typical of the original settlement. A number of businesses exist chiefly located in the northern industrial site which was an iron mine. To the west is Clearwell Meend which is especially rich in natural and industrial history as well as being part of the Wye Valley Bat SACs.
<b>Dominant Building Materials</b>	Mainly brick and render due to modern buildings.
<b>Landscape Type</b>	Wooded syncline and settled forest; 5f Ellwood Limestone Plateau; 3a Tidenham Chase
<b>Designations</b>	Statutory Forest, SAC, Important Open Areas.
<b>Historic Background</b>	Developed around the mineral extraction sites, remains of which are evident to the west of the village. Little evidence of village before 1900 growing substantially in the 20th Century.
<b>Local Plan Approach</b>	Support the growth of employment at New Dunn Business Park. Expansion of the village will be closely controlled as will the setting, which includes an attractive landscape with substantial areas of forest waste on the periphery. One additional housing site is proposed, having been previously allocated but not developed. Additionally, open spaces to the southern part of the settlement which contribute to the settlements dispersed character should be retained. Development must protect the interests of the SAC as well as the character of the landscape itself.

## Land at The Miners Arms, Sling

### Policy RLP. 96

#### Land at The Miners Arms, Sling

0.6ha approx. adjoining The Miners Arms is allocated for about 20 dwellings.

The allocation is close to the Wye valley and Forest of Dean bat SAC and will need to demonstrate it can proceed without adverse effects.

**7.31** The above allocation is carried over from the previous LP and is suitable for about 20 dwellings subject to the usual requirements being met and the ability of the site to demonstrate its development is compatible with the nearby SAC (bat) site. This will entail a full assessment and mitigation as necessary.

## **Land at New Dunn Business Park, Sling**

### **Policy RLP. 97**

#### **Land at New Dunn Business Park**

Land at New Dunn Business Park will be identified for continued employment generating use within the area shown on the policies map.

**7.32** The above site now provides a range of employment and will be protected for the continuation of this. It has a long history being an iron mine then a single engineering works before the current mixed employment uses. There is scope for change mainly from redevelopment as the site is now quite intensively developed. Proposals will need to be considered in the context of the nearby protected sites especially the Wye Valley and Forest of Dean bat SAC.

## Staunton (Coleford)



Staunton (Coleford)

Revised Draft Local Plan, January 2026. Policies Map Extract

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0 12 20 30 40 50 metres

## Settlement Summary: Staunton (Coleford)

<b>Population</b>	235 approx.
<b>Local Plan Context</b>	Small village. Has some local facilities but generally very limited opportunities for additional development.
<b>Location</b>	In Wye Valley National Landscape on A4136 between Monmouth and Coleford, 2.5km from Coleford, on Welsh border.
<b>Setting</b>	Occupies high ground above Wye Valley, astride the main route between Monmouth and Gloucester and within agricultural land which is inset within public forest including High Meadow Woods.
<b>Character and Features</b>	Small village with notable buildings and features such as church, Church Farm and The Cross. The majority of the village is a designated Conservation Area. Several important open areas are located around the churchyard, The Cross and the Pound which contribute to special character of the village. A4136 divides the village. The frontage to this highway is not fully developed and gaps and views out are of notable importance.
<b>Dominant Building Materials</b>	Mix of traditional such as stone a render and more recent development of brick.
<b>Landscape Type</b>	Limestone Hills, 2b High Meadow Woods and Staunton Hills
<b>Designations</b>	AONB, Conservation Area, Important Open Areas, SACs, Key Wildlife Site
<b>Historic Background</b>	Originally developed on old through route but replaced (1830) by today's main road. Some additional development mainly in the last part of the 20th Century has resulted in present village.
<b>Local Plan Approach</b>	The Conservation Area and Wye Valley National Landscape designations support the LP in maintaining and seeking to enhance the attractive character of the village. The sustainability of local services are important to consider as well as the impact of the A4136 upon the environment and community safety.

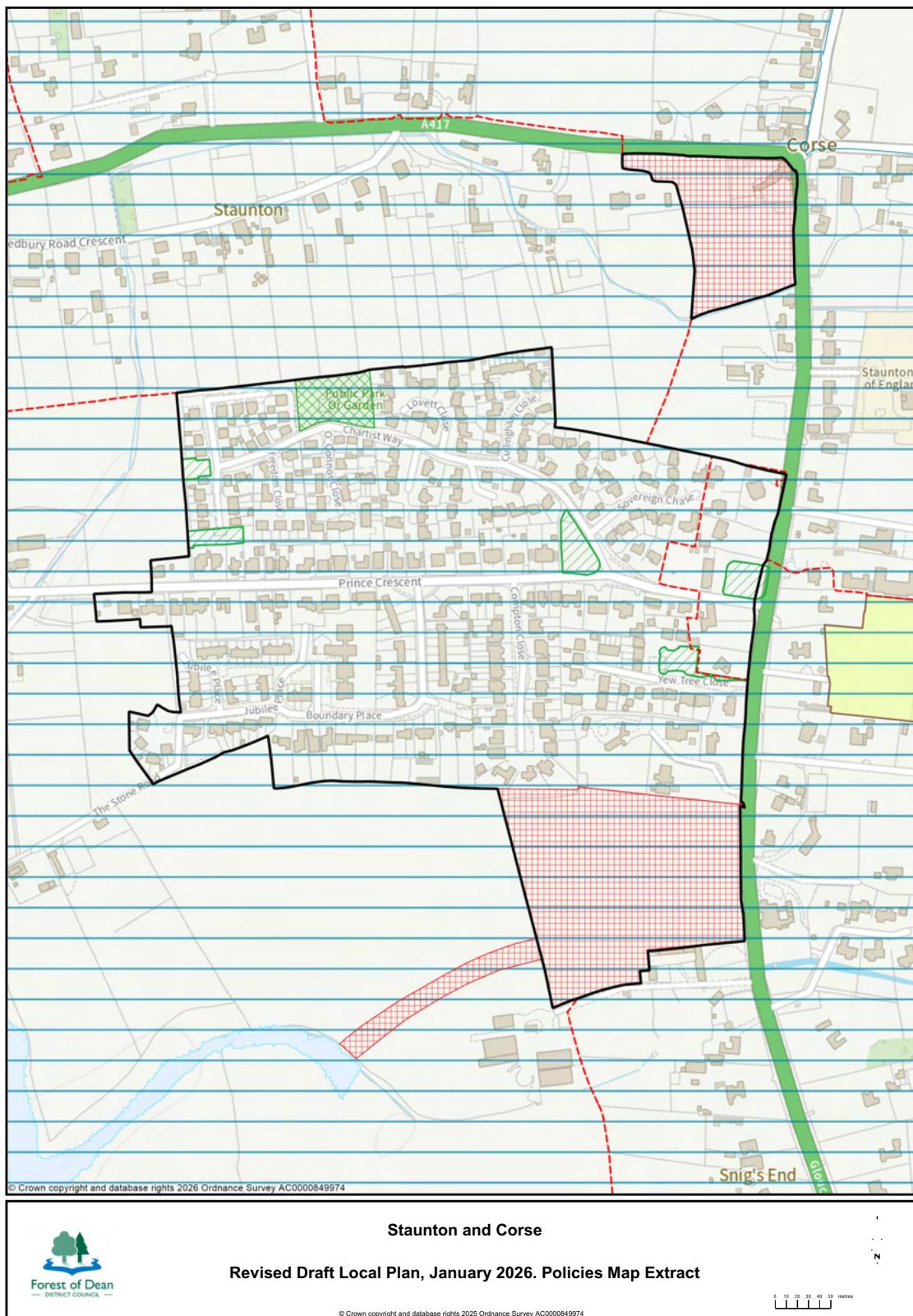
## **Land at Whippington Corner, Staunton**

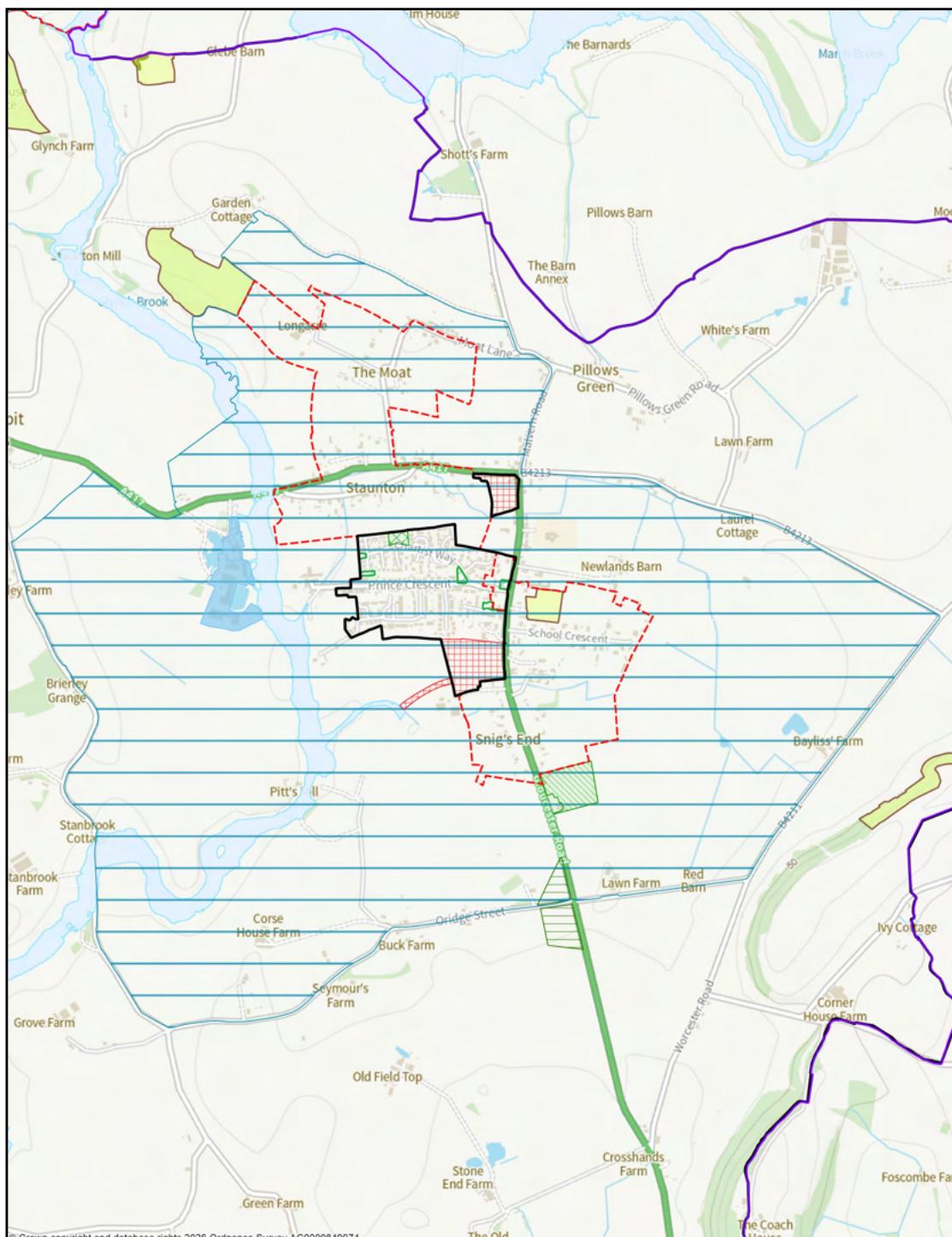
### **Policy RLP. 98**

#### **Whippington Corner, Forest Close, Staunton**

Land is allocated for approximately 15 new dwellings at Whippington Corner, Forest Close as identified on the policies map. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. The site must be developed along with suitable landscaping and play space.

## Staunton and Corse





**Staunton and Corse Area**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

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0 50 100 150 200 250 metres

## Settlement Summary: Staunton and Corse

<b>Population</b>	1035 approx.
<b>Local Plan Context</b>	<p>There is a single settlement boundary for the joined villages of Staunton and Corse reflecting a consolidated part within a much more extensive and diffuse but settled area. The wider area contains a variety of facilities, services and employment but the dominant character results from a settlement established by the 19th century Chartist movement. The LP context and approach is one of preserving and enhancing this legacy whilst recognising that there may be some limited opportunities for change within the defined boundary. There has been considerable consolidation almost on a continual basis since the 1950s leading to the present structure and some loss of character.</p>
<b>Location</b>	12km north of Gloucester on A417
<b>Setting</b>	Broadly flat agricultural land.
<b>Character and Features</b>	<p>Unique layout and character due to 19th century Chartist settlement established here. The distinctive bungalow style is still evident. A significant number of these have been listed for their architectural and historical importance. The original layout of the plots in rows, crescents and blocks has survived in the majority of the settlement which includes a designated Conservation Area. Due to this unique character and heritage designations the settlement is also protected through a local landscape policy. There is another such area covering the separate but nearby settlement of Lowbands, also established as part of the Chartist movement which is set within open countryside. Unlike other settlements, the majority of services serving Staunton and Corse are not located within the defined boundary. There has been considerable recent development within what is now the defined boundary as well as limited infilling elsewhere as a result of past LP allocations. To the west is Staunton Court Business Park which contains 50 commercial units. There are other areas of employment such as a small number of industrial units at Corse Garage, Gloucester Road.</p>
<b>Dominant Building Materials</b>	Red Brick, Slate
<b>Landscape Type</b>	
<b>Designations</b>	Conservation Area, Important Open Areas, Listed Buildings, Locally Valued Landscape
<b>Historic Background</b>	<p>Set within an agricultural landscape, overlain by planned Chartist Settlement dating from the 1840s. The 280 acre estate at Snigs End was purchased by the National Land Company in 1847 and 90 houses (cottages built in a broadly uniform bungalow style) were built in plots of 2,3 and 4 acres intended to create self sufficient small holdings. Staunton/ Corse (Snigs End) is one of five such settlements which are of national significance. Subsequent more modern infilling and consolidation within one area of the whole has taken place. less than 2km to the northwest is a further former Chartist settlement, Lowbands which is set in an agricultural landscape where the plot layout may still be discerned although some bungalows are no longer standing, ruinous or rebuilt.</p>

**Local Plan Approach**

The layout and unique character of the Chartist settlement requires special attention and protection. A local landscape policy as well as the specific heritage designations exist to ensure appropriate consideration when assessing development proposals impacting the former Chartist Settlement. The LP will protect the settlement and especially its historic features including the open plot layout. As a consequence there are likely to be few opportunities for development other than carefully regulated small schemes that can demonstrate they do not have an adverse impact. This approach reflects a period of change as sites where the impact on the historic fabric of the settlement was acceptable have now largely been developed. Two sites recently allowed on appeal are allocated.

## **Land at the Swan Inn, Staunton**

### **Policy RLP. 99**

#### **Land at Swan Inn, Staunton**

A site of 1.3ha is allocated for approximately 17 dwellings at the Swan Inn, Staunton, to be developed as in the current planning permission.

## **Land West of Gloucester Rd, Snigs End, Corse Grange**

### **Policy RLP. 100**

#### **Land West of Gloucester Rd, Snigs End, Corse Grange**

A site of 3.5ha is allocated for approximately 50 dwellings at Land West of Gloucester Rd, Snigs End, Corse Grange, to be developed as in the current planning permission.

## **Locally Valued Landscapes**

#### **Locally Valued Landscapes**

The following locally valued landscapes are identified on the policies map. They should be considered alongside other national and local designations such as National Landscapes (the two former AoNBs) and the Statutory Forest. Development within them must demonstrate that it does not have an adverse impact taking account of their nature and purpose as referred to below and elsewhere in the LP. Proposals for the landscape and/ or biodiversity enhancements of the areas compatible with their function will be supported subject to other policies of the LP.

**Hartpury University and College:** An area within which an overall landscape strategy is sought in order to enhance the local landscape including especially the setting of Hartpury House while supporting the continued development of the establishment.

**May Hill:** Development proposals within the identified area (LVL) will be required to demonstrate that they will not adversely affect the character and landscape setting of May Hill and should show how they add to (i.e. enhance) the overall quality of the area. The assessment of all proposals will include consideration of the following aspects in addition to protection and enhancement of biodiversity required by other LP policies.

- Visual- whether proposals would have a detrimental effect on long distance or local views of or from May Hill
- Amenity (in addition to visual) – whether proposals could adversely affect the settled nature and tranquillity of the locality, by virtue of noise and other disturbance (e.g. traffic).
- Whether and how the development proposed would contribute to or enhance the landscape character of May Hill.

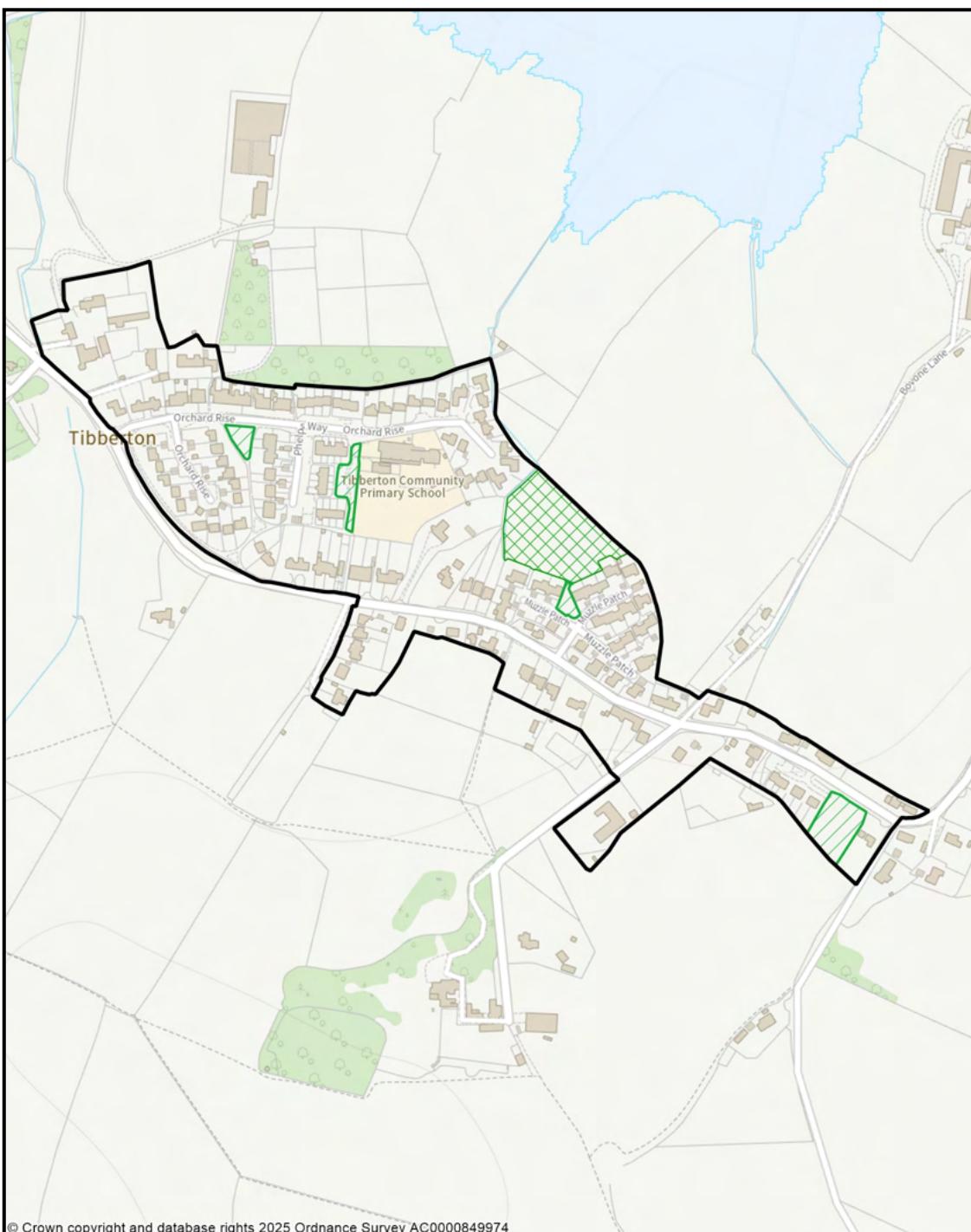
**Staunton Corse/ Lowbands:** Two areas which form the wider setting for the Staunton/ Corse and Lowbands Conservation Areas and within which development proposals must demonstrate that they are not detrimental to the protection of the Conservation Area, and other heritage assets including the local landscape itself.

**Coleford:** An area which surrounds Coleford town and abuts the various satellite settlements and which provides a largely open setting along with parts of the statutory forest . New development must demonstrate that it does not detract from the open setting of the town, its satellite settlements or an appreciation of the local landscape

**7.33 Policy RLP. 132 Locally Valued Landscapes** (reproduced above) defines Locally Valued Landscapes including two areas intended to protect the setting and features within Staunton/Corse and Lowbands. While the landscapes are themselves heritage assets (see NPPF glossary<sup>6</sup>), the policy approach is principally designed to protect the two Conservation Areas in recognition of their vulnerability to change. This is partly due to the topography and partly due to the nature of the original (Chartist)settlements which were largely composed of modest single storey bungalows set in curtilages of two, three and four acres. The settings are both extensive and vulnerable. They and their characteristics are of national significance and are accorded a high degree of protection under the LP.

<sup>6</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

## Tibberton



**Tibberton**  
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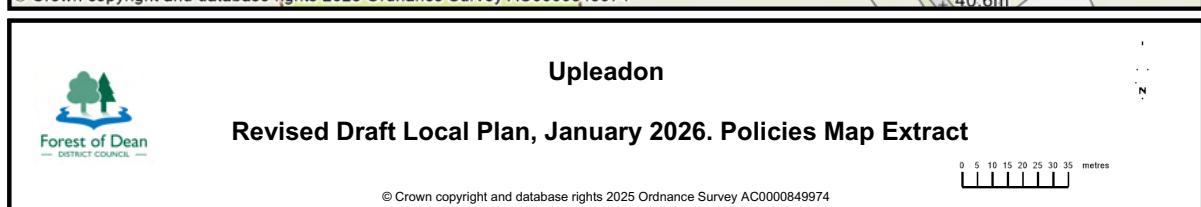
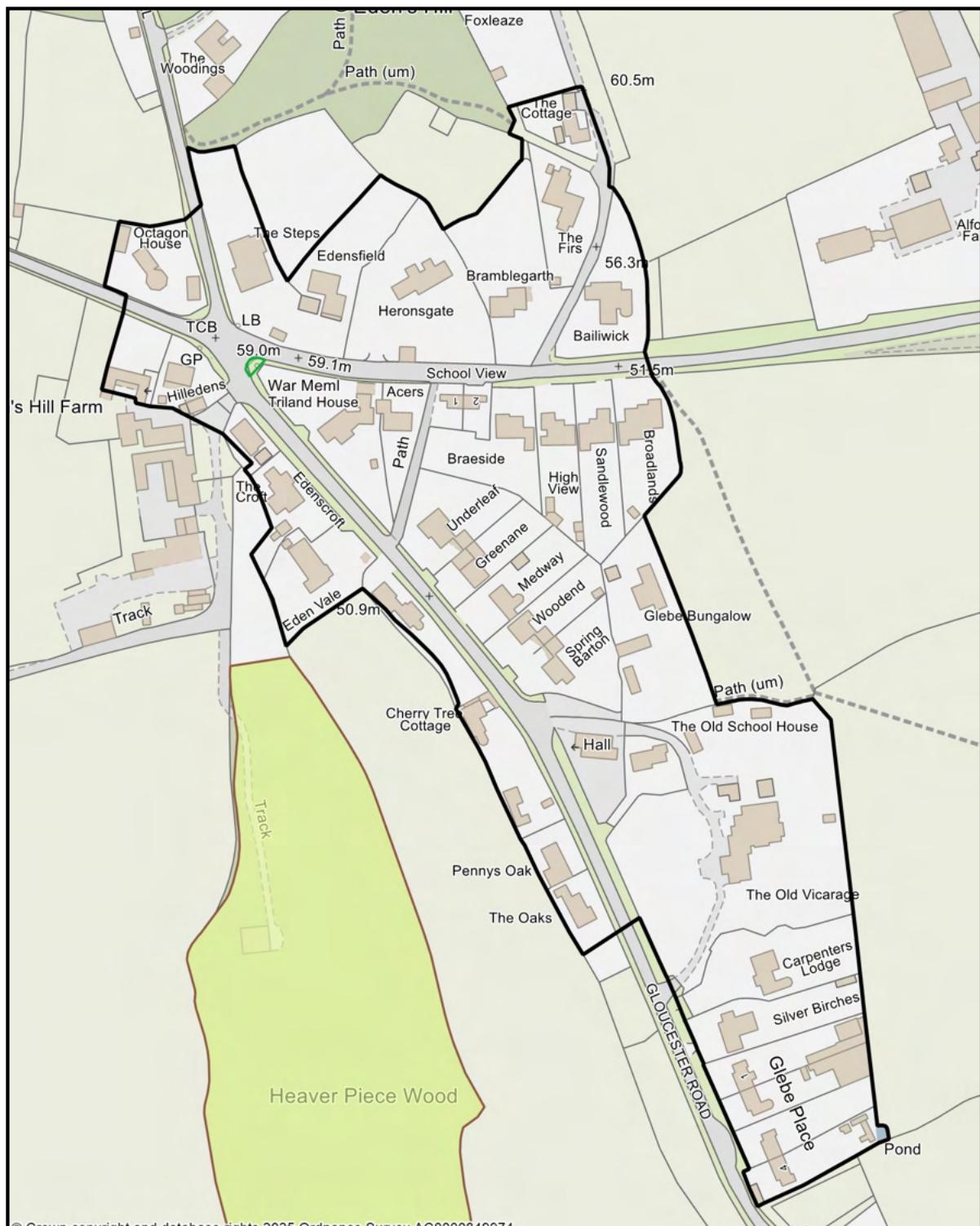
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Tibberton

<b>Population</b>	345 approx.
<b>Local Plan Context</b>	Small village with some local facilities.
<b>Location</b>	8km north west of Gloucester.
<b>Setting</b>	Lowland agricultural setting.
<b>Character and Features</b>	The relatively small defined settlement is a consolidated part of a more extensive rural settlement, which is accessed via narrow lanes. Much of the defined settlement is modern development with traditional red brick properties. There are a number of open spaces contributing to the amenity of the area.
<b>Dominant Building Materials</b>	Brick
<b>Landscape Type</b>	Unwooded Vale: 6b Severn Vale
<b>Designations</b>	Important Open Areas, Protected Recreation Space
<b>Historic Background</b>	Originally part of a dispersed settlement, the present defined area has developed since the second part of the 20th century. Church and former school are located close by, but outside the defined settlement.
<b>Local Plan Approach</b>	Generally very limited opportunities for additional development. The key issues are overall sustainability and the need to protect the countryside from development by limiting the expansion of the village into the countryside.

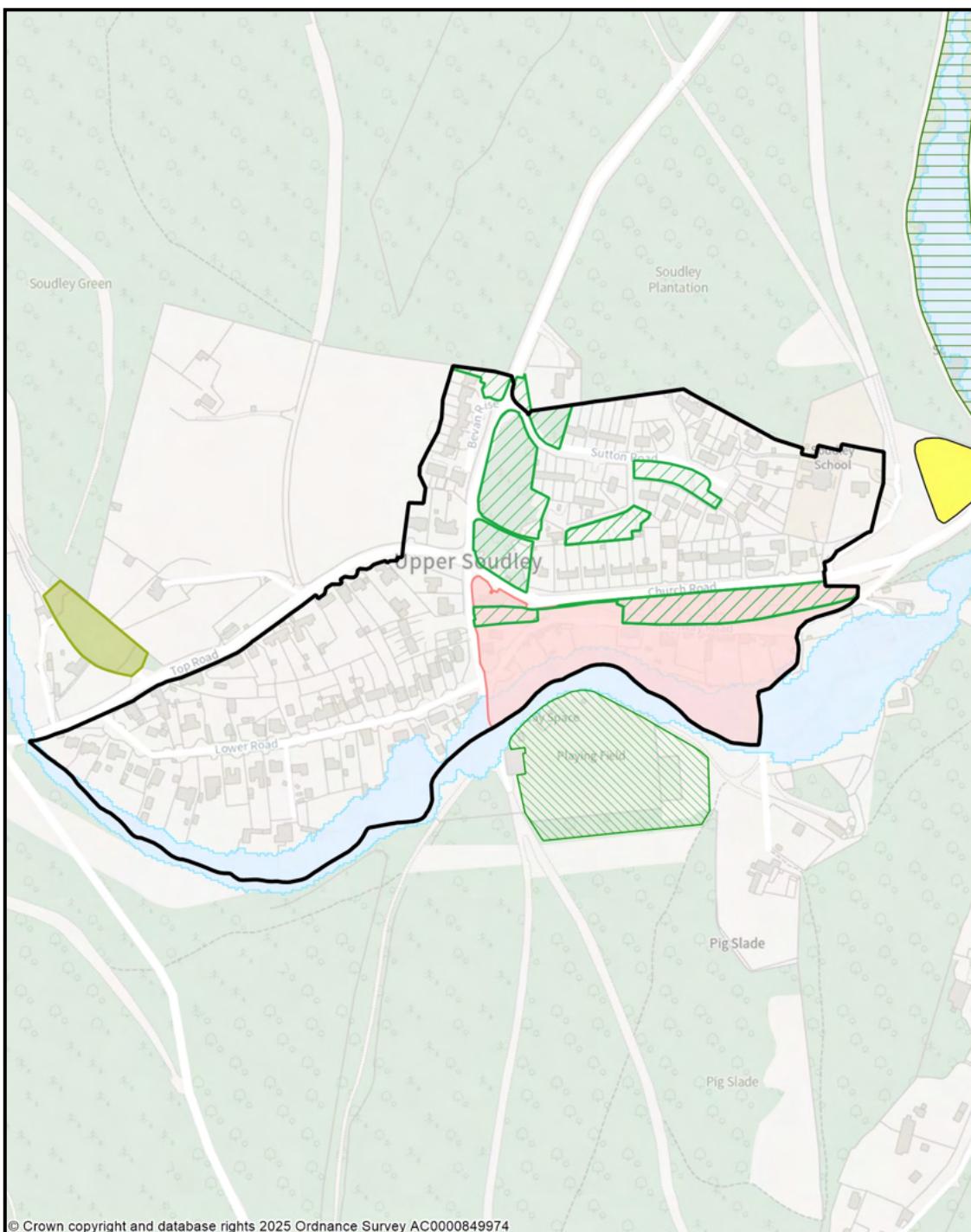
## Upleadon



## Settlement Summary: Upleadon

<b>Population</b>	103 approx.
<b>Local Plan Context</b>	Small village. Contains few local facilities and generally very limited opportunities for additional development.
<b>Location</b>	5km east of Newent.
<b>Setting</b>	Within undulating agricultural land mixed with isolated woodland and remains of orchards
<b>Character and Features</b>	One of the smallest settlements with a defined boundary and set within an attractive agricultural landscape. Green roadside verges and large residential curtilages provide a spacious feel. There is a village hall but no other facilities. The nearby woodlands are an important feature of the landscape. Settlement accessed via narrow roads.
<b>Dominant Building Materials</b>	Render and brick.
<b>Landscape Type</b>	Unwooded Vale: The Severn Vale.
<b>Designations</b>	nearby SSSI Collinpark Wood
<b>Historic Background</b>	Sits within a small rural parish of the same name. About half the population of the parish live within the settlement boundary while the remainder are in small relatively scattered dwellings or groups of dwellings. Infill over the years has consolidated the area within the settlement boundary.
<b>Local Plan Approach</b>	Tight control over new development in keeping with the remainder of the parish which is treated as open countryside.

## Upper Soudley



**Upper Soudley**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

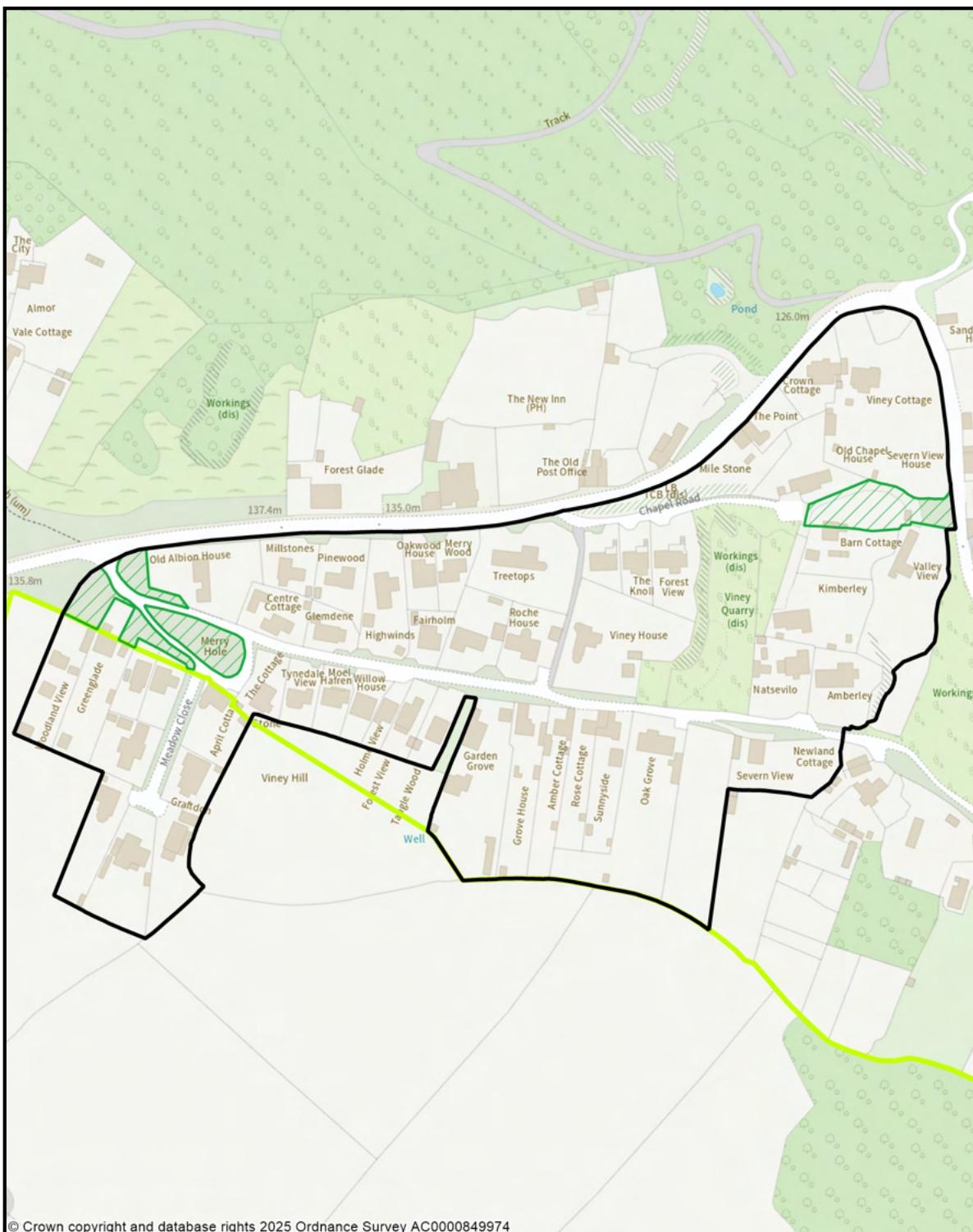
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Upper Soudley

<b>Population</b>	422 approx.
<b>Local Plan Context</b>	Small village with some local facilities.
<b>Location</b>	Approximately 1km. south of Ruspidge.
<b>Setting</b>	Set within the Statutory Forest, Soudley is located on the eastern fringe of the Forest Ring of settlements, in a valley draining towards Blakeney.
<b>Character and Features</b>	Shows original forest form but has seen substantial modern infilling. Cinderford Brook runs through the village which is surrounded by attractive landscape, including areas of forest, forest waste and agricultural land. The village is bisected by the Ruspidge to Blakeney Road, with the area to the south of the Tramway Road retaining the principal characteristics of a forest ring settlement, having an open and dispersed nature and thus being designated as a Locally Distinctive Area which includes the track bed of the former railway. There are also various open areas, particularly within the modern development to the north of Church Road), several of which are protected and some paddocks adjoining the village situated between it and the forest itself.
<b>Dominant Building Materials</b>	Mixture of traditional and more recent materials.
<b>Landscape Type</b>	5d Soudley Brook
<b>Designations</b>	Statutory Forest, Important Open Areas, Locally Distinctive Areas SAC nearby (former railway tunnel)
<b>Historic Background</b>	Industrial origins with the village located on tramway/railway route and close to old quarries, mines and former ironworks.
<b>Local Plan Approach</b>	The Forest itself and the open land between it and the village provide an attractive setting and it is considered inappropriate to allow the developed area to expand into this, particularly with regards to the current Locally Distinctive Area (to the south of the Church Road). Protection of the open areas within the village (around war memorial, recreation ground and to the south of Church Road) is important and the settlement will only see limited change during the plan period, with these defined areas being given additional protection.

## Viney Hill



**Viney Hill**  
**Revised Draft Local Plan, January 2026. Policies Map Extract**

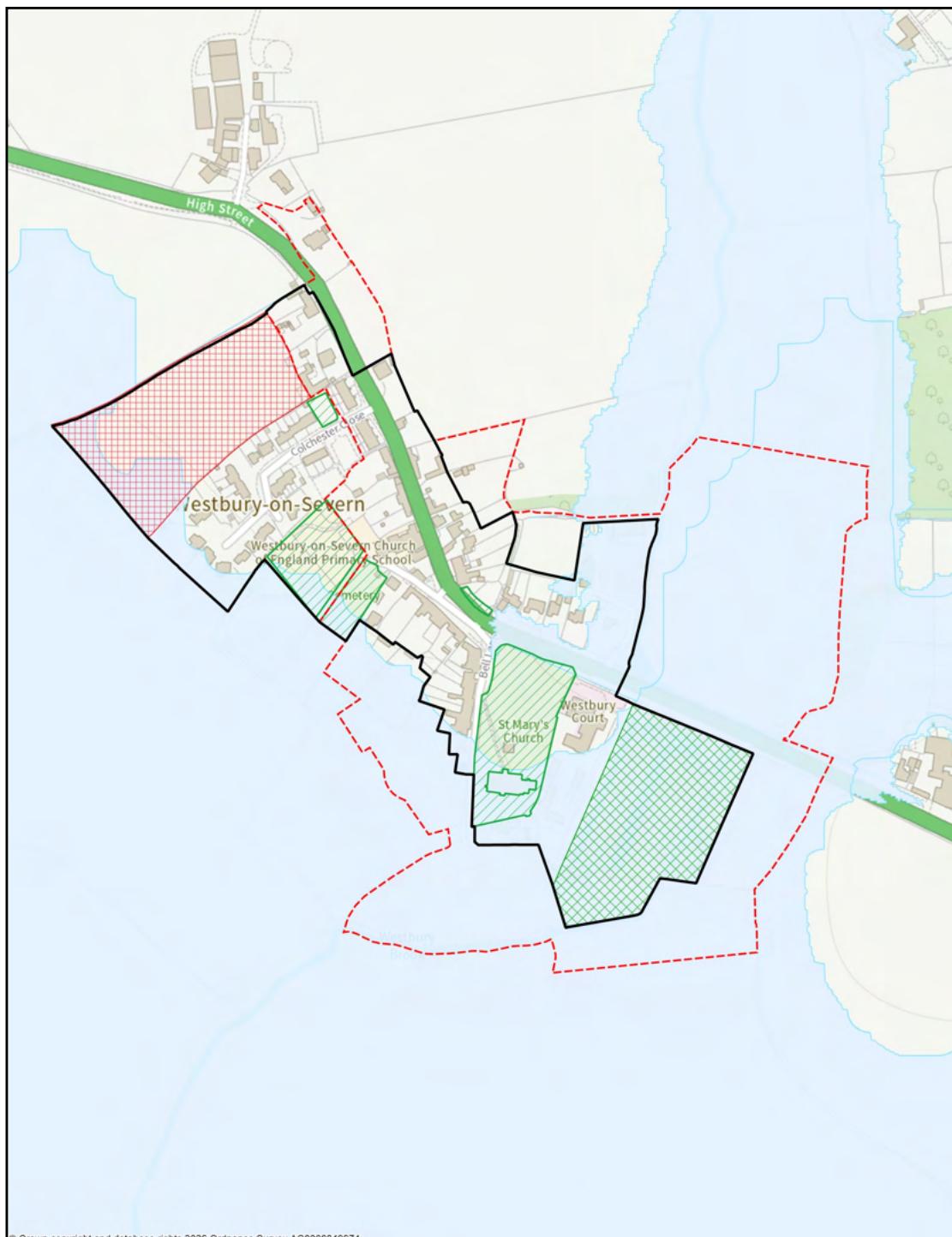
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0 5 10 15 20 25 30 35 metres

## Settlement Summary: Viney Hill

<b>Population</b>	160 approx.
<b>Local Plan Context</b>	Small village with very limited opportunities for additional development. Pub, church and sports club nearby though not within the defined settlement.
<b>Location</b>	3.5km northeast of Lydney.
<b>Setting</b>	Located on the edge of and almost all within the Statutory Forest and above the Severn Vale. Adjoins tree planted and agricultural areas.
<b>Character and Features</b>	Consolidated part of an open settlement on forest fringe. Viney Hill is almost all within the statutory forest and the defined settlement is a more intensively developed part of the whole.
<b>Dominant Building Materials</b>	Brick, stone, render, clay and slate tiles.
<b>Landscape Type</b>	10 Allaston ridge and 5a Forest core.
<b>Designations</b>	Statutory Forest, Important Open Areas, Protected Recreation Space, Listed Buildings, Local listings
<b>Historic Background</b>	Most likely developed in conjunction with nearby mineral extraction but were very few dwellings in 1880. Majority of dwellings built in second part of 20th Century.
<b>Local Plan Approach</b>	Only limited scope within the defined area which is tightly constrained. The more open dispersed areas outside the defined area will be treated as open countryside with protection of open areas such as forest waste forming an important part of the LP approach. All is sensitive to change being part of the forest fringe landscape.

## Westbury on Severn



Westbury on Severn  
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0 10 20 30 40 50 metres

## Settlement Summary: Westbury on Severn

<b>Population</b>	260 approx.
<b>Local Plan Context</b>	Small village with some local services and where new development opportunities are likely to be relatively small in scale.
<b>Location</b>	On A48, 14km West of Gloucester
<b>Setting</b>	Low lying agricultural ground close to the River Severn.
<b>Character and Features</b>	Linear form with prominent church and formal garden at eastern end. The majority of the village is within a Conservation Area and includes the Church and Westbury Court Gardens. The Garden is of national importance and attracts tourists. There are a number of facilities in the village itself and a doctors surgery at the nearby recreation ground (where the village hall is also situated) is about 600m from the village centre.
<b>Dominant Building Materials</b>	Red brick, render.
<b>Landscape Type</b>	Unwooded Vale: 6b The Severn Vale
<b>Designations</b>	Conservation Area, Historic Park and Garden, Walmore Common SAC nearby (2.3km), SSSI (Garden Cliff, nearby- 650m)
<b>Historic Background</b>	Small linear settlement dating from medieval times (church 13th and 14th century origin). Originally developed along the main road and has seen relatively little change until recent addition of new housing to south on land previously occupied by the workhouse. Once featured Westbury Court (now demolished but the Gardens remain).
<b>Local Plan Approach</b>	To protect the settlement from extending into the surrounding countryside as well as protecting and enhancing the Conservation Area. The A48 which passes through the village carries a large volume of traffic which creates some severance and other environmental issues. Some vulnerability to flooding. One site has been identified for development.

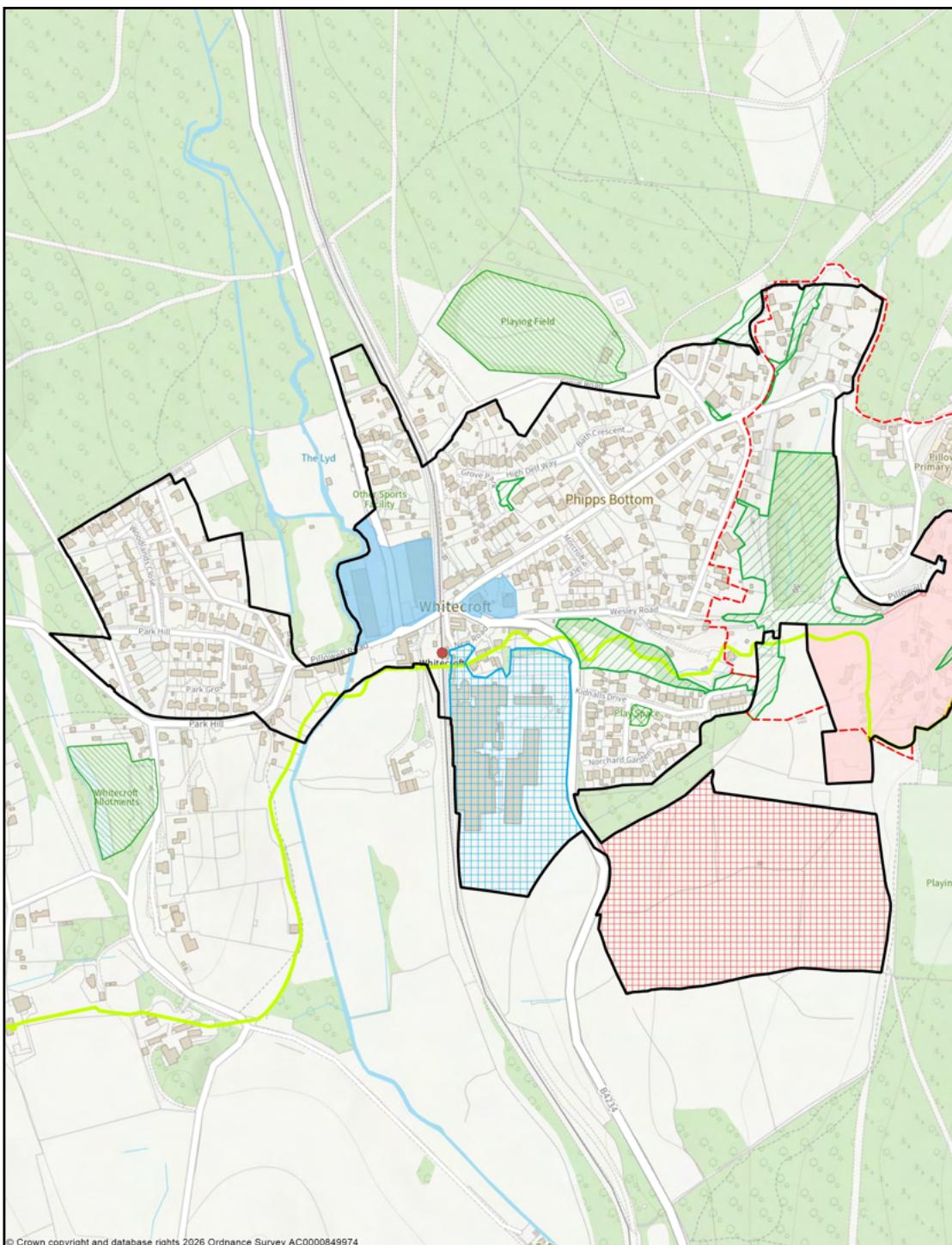
## **Land to Rear of the Firs, Westbury on Severn**

### **Policy RLP. 101**

#### **Land to Rear of the Firs, Westbury on Severn**

Land is allocated for approximately 40 new dwellings on land to rear of the Firs, Westbury on Severn. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

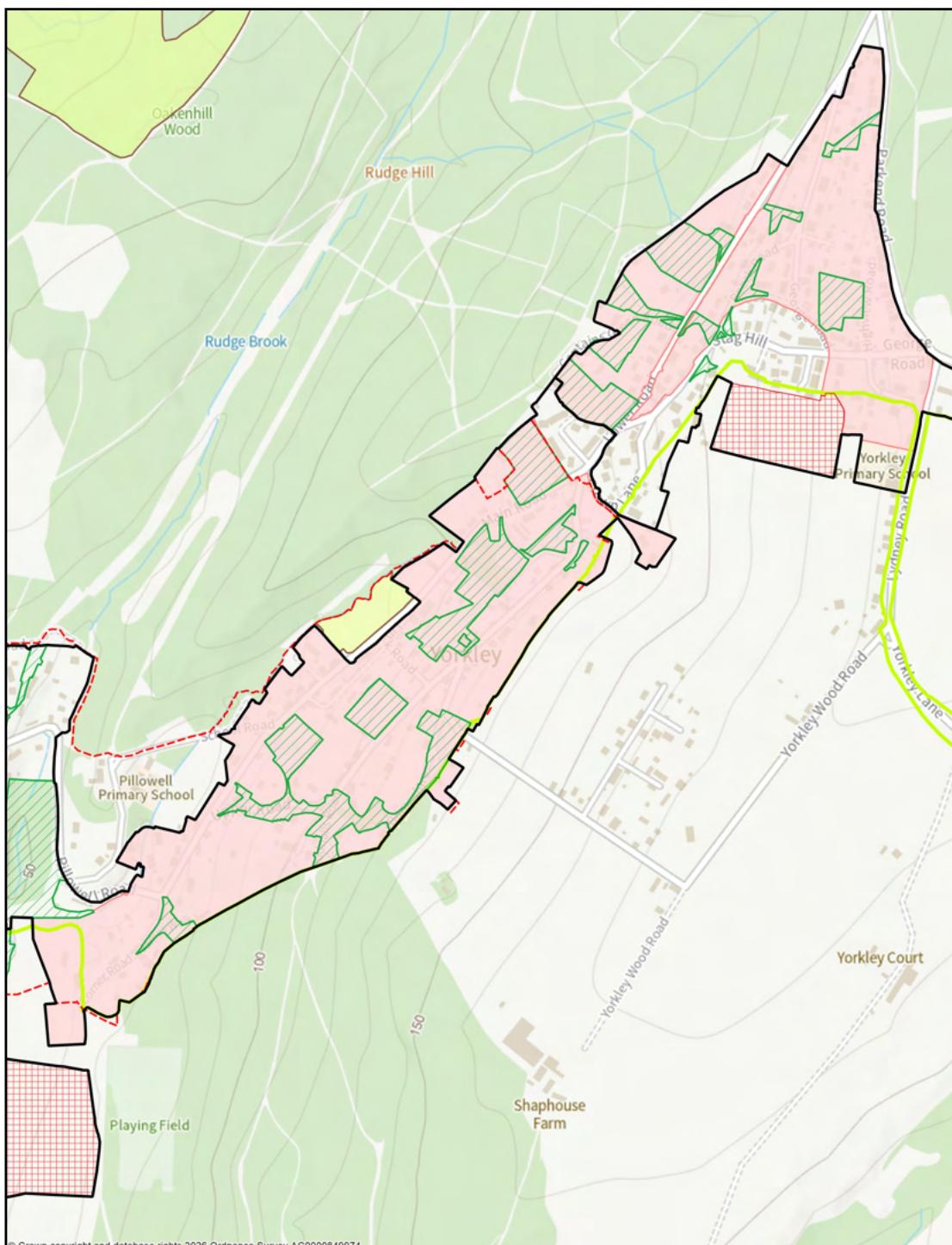
## Whitecroft, Pillowell and Yorkley



Whitecroft, Pillowell and Yorkley

Revised Draft Local Plan, January 2026. Policies Map Extract

0 25 50 75 100 125 metres

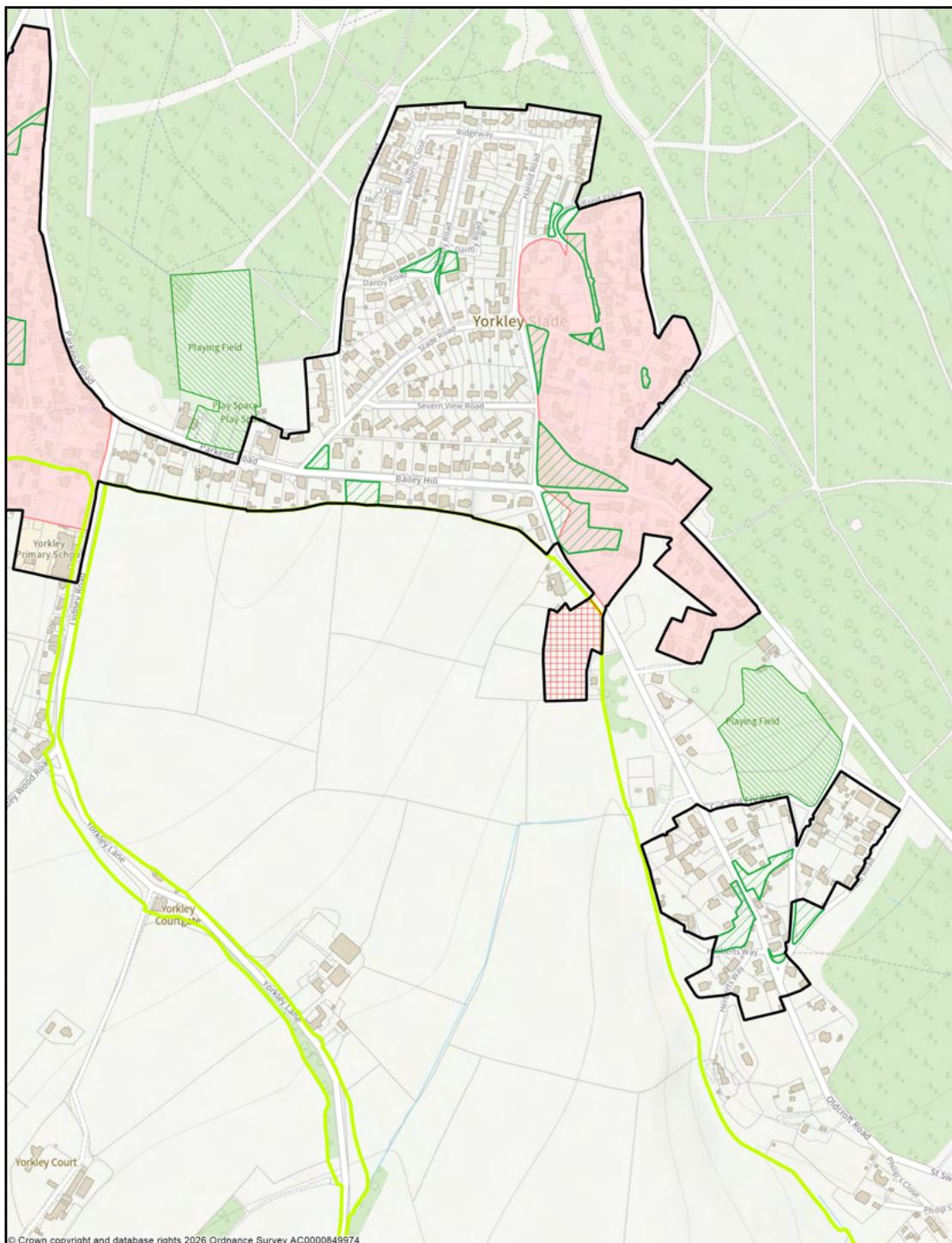


Whitecroft, Pillowell and Yorkley

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0 25 50 75 100 125 metres



Whitecroft, Pillowell and Yorkley

Revised Draft Local Plan, January 2026. Policies Map Extract



0 25 50 75 100 125 metres

## Settlement Summary: Whitecroft, Pillowell and Yorkley

<b>Population</b>	2880 approx.
<b>Local Plan Context</b>	Yorkley, Pillowell and Whitecroft are joined villages with a range of local facilities forming a major part of the forest ring. Whitecroft is on the route of the Dean Forest Railway and a well used north south road. It is mainly within the forest itself and offers some employment. Pillowell adjoins Whitecroft and is designated as a Conservation Area with generally spacious dwelling curtilages set on a hillside. Yorkley lies on higher ground almost all within the forest boundary. In terms of facilities, there is a range across all three settlements with Pillowell offering the least. Pillowell has a primary school, chapel and hall, while Whitecroft has a range of employment sites along with a pub, and a recreation ground. Yorkley has a primary school, village hall and recreation ground, health centre, two shops and two pubs.
<b>Location</b>	Southern edge of statutory forest approximately 3.5km north of Lydney
<b>Setting</b>	Forest fringe varying between village. Yorkley is situated on a ridge between the forest and the Severn Estuary, while Pillowell is on sloping ground falling to a small valley, and Whitecroft is located either side of a valley and on generally much lower ground.
<b>Character and Features</b>	The group of settlements which include Whitecroft, Pillowell and Yorkley are settled areas that run 3.5km along the forest fringe and characteristically offer a wide range of building styles and ages. Whilst each settlement can be identified individually there is no distinct boundary between them. The close relationship of these settlements to the statutory forest and the extent, nature and variety of the open spaces within the settlements give the landscape a very special character. Despite there being a very large amount of modern housing across these settlements, especially in Whitecroft and Yorkley, these villages are typical forest settlements. Pillowell has enjoyed a long (recent) period when very little development took place. As consequence, this has led to a settlement that is quite distinctive with the majority being designated as a Conservation Area and virtually the entire settlement being designated as a Locally Distinctive Area. In Yorkley there are large areas that remain distinctive and have a strong character, and as a result, the western edge of Yorkley and the eastern edge of Yorkley Slade are designated as Locally Distinctive Areas. Much of Whitecroft is post 1960 with traces of its industrial past remaining.
<b>Dominant Building Materials</b>	Stone and render
<b>Landscape Type</b>	Wooded Syncline and Forest margin: 5g Bream and Yorkley fringe
<b>Designations</b>	Statutory forest, Conservation area, Important Open Areas and Locally Distinctive Areas
<b>Historic Background</b>	The origins of these settlements lie in the industrial past of the forest, with past evidence of mining and quarrying. More recent industrial development at Whitecroft remains and general consolidation as a result of recent housing development can be seen throughout.

<b>Local Plan Approach</b>	Whitecroft, Pillowell and Yorkley are constrained by the forest boundary and relief, but have some scope for change, including one previously allocated site which is carried forward and 3 new sites. The settlements are reasonably accessible. Landscape and the forest boundary do limit scope for further outward expansion. The three villages are close to Lydney and its range of services.
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## West of Whitecroft Road, Whitecroft

### **Policy RLP. 102**

#### **West of Whitecroft Road, Whitecroft**

3.4ha on Whitecroft Road is allocated for about 66 dwellings and employment use which may adapt existing accommodation or provide new purpose built space.

**7.34** The above site is identified for a mixed development similar to that proposed in the 2019 planning application which in late 2023 was the subject of a resolution to permit. It is a site previously used entirely for employment with some remaining. This could be accommodated alongside any dwellings provided or preferably in new units better suited to current needs.

## Land to East of New Road, Whitecroft

### **Policy RLP. 103**

#### **Land to East of New Road, Whitecroft**

Land to the south of Whitecroft and east of New Road, Whitecroft is allocated for 200 dwellings, as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

## **Land off Deer Park, Yorkley**

### **Policy RLP. 104**

#### **Land off Deer Park, Yorkley**

Land at Deer Park, Yorkley is allocated for 55 dwellings, as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

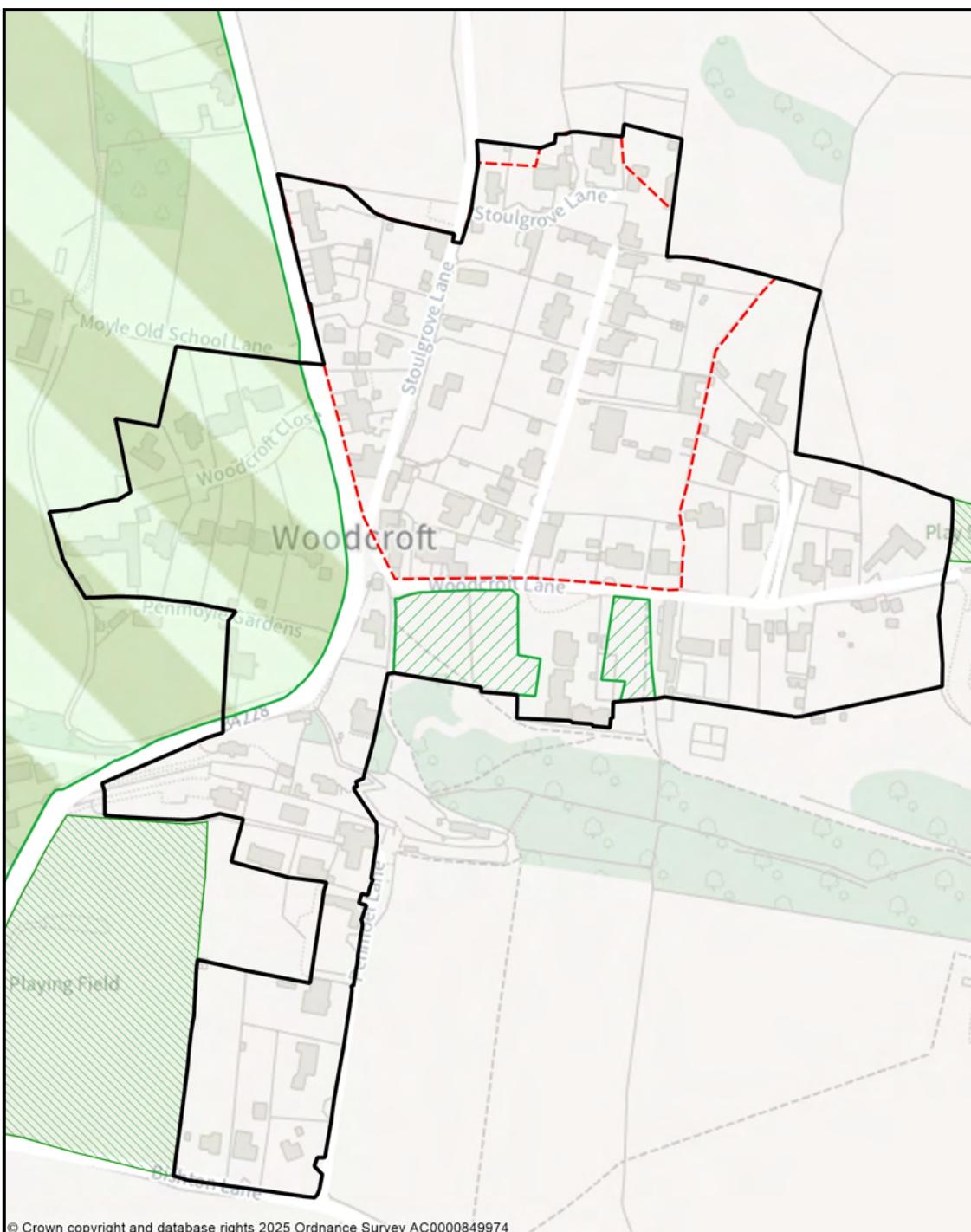
## **Land Adjacent the Nags Head, Yorkley**

### **Policy RLP. 105**

#### **Land Adjacent the Nags Head, Yorkley**

Land Adjacent the Nags Head, Yorkley is allocated for 20 dwellings, as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from the site. The affordable housing element will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

## Woodcroft



### Woodcroft

#### Revised Draft Local Plan, January 2026. Policies Map Extract



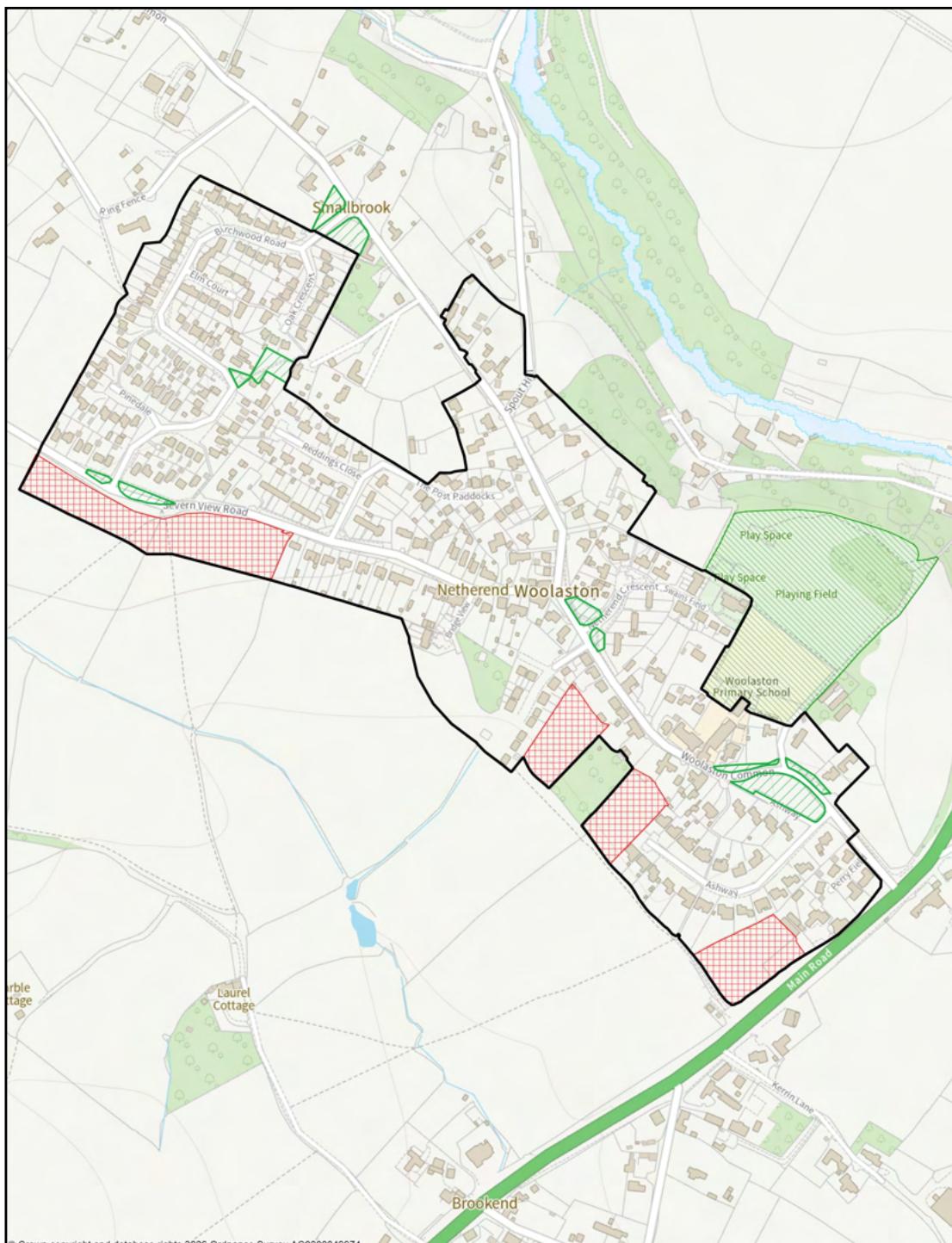
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0 10 20 30 40 50 60 70 metres

## Settlement Summary: Woodcroft

<b>Population</b>	250 approx.
<b>Local Plan Context</b>	Small village with some local facilities but generally very limited opportunities for additional development.
<b>Location</b>	1km to the north of Tutshill on the B4228
<b>Setting</b>	On a plateau above the Wye Valley and includes lower ground to the south.
<b>Character and Features</b>	Close knit and generally accessed from narrow lanes. The southern part of the village is accessed via Bishton Lane and due to this its location below a ridge is visually detached from the remainder of the village. A mixture of house styles, but mainly detached in relatively large plots typically accessed by narrow lanes. There are open areas on either side of the Christian Centre which are visually important to the setting of the village and therefore have been designated as Important Open Areas. The surrounding countryside provides an attractive setting.
<b>Dominant Building Materials</b>	Stone and render.
<b>Landscape Type</b>	Severn Vale/ Stroat
<b>Designations</b>	Part inside Wye Valley National Landscape, Wye Valley SAC within 150m, Important Open Areas
<b>Historic Background</b>	Most of settlement (east of main road) was laid out before 1900, redevelopment and consolidation has taken place since that date.
<b>Local Plan Approach</b>	The settlement will see only very limited change. It is constrained due to being partly within the Wye Valley National Landscape also by the nearby River Wye SAC, Lancaut Nature Reserve and SSSI, as well as by the narrow lanes that serve it.

## Woolaston



Woolaston/Netherend

Revised Draft Local Plan, January 2026. Policies Map Extract



0 20 40 60 80 100 metres

## Settlement Summary: Woolaston.

<b>Population</b>	790 approx.
<b>Local Plan Context</b>	Service Village with a range of services, close to a main transport route.
<b>Location</b>	Off the A48. 5km South of Lydney.
<b>Setting</b>	Within relatively low lying gently rising agricultural land below Severn Escarpment.
<b>Character and Features</b>	The village has a range of services, including a school, a shop, a post office, a chapel, two community halls and a substantial recreation ground.
<b>Dominant Building Materials</b>	Stone and brick.
<b>Landscape Type</b>	Unwooded Vale : 6b The Severn Vale
<b>Designations</b>	Recreation Ground, Important Open Areas, Listed Building,
<b>Historic Background</b>	Developed since 1920 with the majority of housing dating from 1970s onwards.
<b>Local Plan Approach</b>	Village has some services and is located in a position to take advantage of transport provision on the A48. Current committed sites, one with planning permission for 36 dwellings in early 2023 will provide some additional development. Three further, small sites are allocated and one carried forward from the previous Plan.

## Land to Rear of Homelea, Netherend.

### Policy RLP. 106

#### Land to Rear of Homelea, Netherend.

Land for approximately 12 dwellings is allocated to the rear of Homelea, Netherend.

The site must be developed along with suitable landscaping. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. A new landscaping edge shall be provided along the southwest and a reinforced boundary to the north site incorporating existing and new native hedgerows and trees to provide green infrastructure.

**7.35** The allocation above is for a small development which may be served off Ashway or directly from the main road. It is considered appropriate for about 12 dwellings though this may be the upper limit and

assumes that there will be some smaller units. The site is well located within the village and close to its amenities. The site which has been the subject of a planning permission in 2025 and is an allocation carried over from a previous plan.

## **Land at Netherend Farm, Woolaston**

### **Policy RLP. 107**

#### **Land at Netherend Farm, Woolaston**

Land at Netherend Farm is allocated for approximately 12 new dwellings and associated open space. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

## **Land at Burnt House Farm, Netherend**

### **Policy RLP. 108**

#### **Land at Burnt House Farm, Netherend**

Land at Burnt House Farm, Netherend, as shown on the policies map, is allocated for approximately 20 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

## **Land adjacent Severn View Road Woolaston**

### **Policy RLP. 109**

#### **Land adjacent Severn View Road, Woolaston**

Land adjacent Severn View Road Woolaston, as shown on the policies map, is allocated for approximately 23 new dwellings . Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and Ramsar site will be necessary preferably onsite and potentially off site. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

## Small Settlements

**7.36** Within the District there are very many settlements ranging in size from a handful of properties to towns with over 10 000. Those villages and towns listed above with defined boundaries are the locations to which most types of additional development will be expected to gravitate generally in accord with their size and the availability of facilities which exist or can be made available. The great majority of identifiable settlements are however small, often undefined and rural in nature.

**7.37** Settlements in the FoDD without defined boundaries vary from small nucleated centres to widely dispersed areas on common land or on part of the forest fringes. In general the LP seeks to conserve these as part of the fabric of the area and will support only a limited amount of change. This may include appropriate conversion of buildings and can in well justified cases include new affordable housing in small groups. It will not usually include new dwellings unrelated to agriculture or not otherwise justified. The locations of the smaller settlements are often less sustainable with little or no access to public transport, and a need for travel from them to access even basic services. In addition the variety of settlements tend to appear as part of the rural landscape and should remain so.

**7.38** Some development, notably that for agriculture requires a rural location as may various associated rural businesses. In addition many tourism and recreational activities are likely to seek rural locations. Tourist accommodation does not always need to and should where possible be accessible using a variety of transport options. Small villages not individually listed above (i.e. without defined boundaries) may exceptionally be suitable locations for small groups of affordable housing and may see some very limited change beyond that. Overall however the LP will need to guide change to the most sustainable locations which are the defined centres and it is in compliance with national policies in doing so.

## 8 Economy and Infrastructure

### Land For Employment Generating Uses And / Or Their Intensification:

#### Policy RLP. 110

##### Economic Development

Economic development will be supported throughout the district in accordance with the LP's spatial strategy and its allocations. Employment generating uses will be encouraged where they provide new and more diverse types of employment and are supported by appropriate infrastructure. The location of new development must be justifiable in terms of the settlement hierarchy and Policy RLP. 4 A Quality Living and Working Countryside (Outside Settlement Boundaries) being within a defined settlement, be allocated in the Local Plan or represent a sustainable exception supporting an enterprise which is established in the countryside or needs such a location.

New development will be required to meet the sustainability targets in the Local Plan and Climate adaptation for both construction and operation, be accessible by a variety of means including making appropriate provision for active travel and demonstrate its contribution to minimising waste and achieving high levels of recycling. Opportunities for renewable generation and storage on site will generally be supported, for example provision of PV on roofs.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use (including service based uses) then a mixed use may be appropriate (e.g. employment and housing) and failing that an alternative non employment use will be considered subject to compliance with other policies of the LP.

Employment generating uses must be appropriate for the site on which they are proposed. This may mean simple compatibility with neighbouring uses (whether other employment or residential for example) but also in respect of their wider impacts including traffic and other environmental impacts. Employment generating uses include retail but proposals for this will need to demonstrate they are compatible with national policy and will not adversely affect town centres. They should demonstrate why the location proposed is suitable.

Existing employment sites which are located away from defined settlements will be supported for continued employment use and may be intensified subject to not having an adverse impact on their surroundings. Expansion of the sites occupied (including by change of use for example from agriculture to business (Class E) will need to be justified in terms of the need for the particular use, the case for agricultural diversification in support of rural enterprise, available transport connections, and the lack of other suitable alternatives. See Policy RLP. 4 A Quality Living and Working Countryside (Outside Settlement Boundaries) "development in the countryside".

## Policy RLP. 111

### New Employment Development

New employment development will be provided through a range of sites and premises across the district. Strategic employment sites will be allocated, mixed use developments encouraged and the expansion of existing businesses and rural diversification supported. Employment sites will be provided in order to increase the range and choice of sites available and to address the self containment of settlements in terms of homes/jobs balance. small work places, live-work units and facilities for co-working will be supported as part of new housing developments.

Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of part of the site, supported by enabling development as set out in other policies in the Local Plan. sites allocated for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.

Permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, recognising the specific locational requirements of different sectors, provided that the proposals would:

1. Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties
2. Be readily accessible by public transport, wherever possible, and by bicycle and foot, or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes.
3. Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide for renewable or low carbon energy sources in association with the proposed development
5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS and green infrastructure)
6. Demonstrate how the principles of industrial development can be complementary to local economic growth from other supporting employment uses have been taken into account.

This policy implements part of the Local Plan's economic objective, setting out the aims of new employment provision. It provides for a more diverse economy using well located sites.

*Encouraging a wider range of employment uses in sustainable locations should have a positive effect and support the LP's climate change objectives. The policy seeks to make the best use of available land by steering development to existing sites and settlements.*

- 8.1** The Local Plan will encourage a wide range of employment uses in appropriate locations on both allocated sites and on those not identified. Existing sites used for employment will be expected to remain in that use unless no longer suitable. In this case alternative uses may be permitted including housing in appropriate locations to encourage regeneration of employment uses and buildings on the remainder of the site where appropriate. Some sites are allocated for alternative uses and in addition the Local Plan would

support the use of sites in the "brownfield" register for housing. Schemes should demonstrate they meet the overall requirements of the plan's sustainability policies and especially how they contribute to the achievement of net zero. This will be through the construction and use of the development but could also include the activities proposed.

**8.2** New employment proposals will need to be justified in respect of the settlement hierarchy. Countryside policy will set which uses could be located away from defined settlements, for example as part of a farm diversification. A wide range of uses can be considered "employment generating uses" under the Local Plan's definition and subject to the location being suitable can be considered for redevelopment, changes of use or new development. The definition includes community uses, services and retail/ commercial activities though in the case of retail and other uses normally expected in a town centre it will be necessary to demonstrate that the proposal would not have an unacceptable adverse impact on a town centre. Examples of retailing that may be acceptable include local shops serving a village or part of a town, specialist outlets requiring a particular location with a particular association with the rural economy.

**8.3** Overall the Council seeks to promote enterprises that support a "circular economy" modelled on the elimination (minimisation) of waste, re use of products and by-products and regeneration as set out in the Council's Sustainable Economic Strategy 2024.

**8.4** Some potential uses, especially those likely to generate additional traffic may not be suitable in a rural location. Technical transport advice and carbon minimisation efforts may be required to justify such a location.

## Employment Generating Uses- Identified Sites

### Policy RLP. 112

#### Employment Generating Uses

Land within or adjoining the following settlements is allocated for employment generating uses and / or their intensification:

Cinderford (78ha), Coleford (28ha), Lydney (101ha), Newent(8ha), Beachley (4ha) as part of the redevelopment of the site, Mitcheldean (29ha for intensification), Whitecroft (1.4ha continued employment use) and Aylburton (1.47ha).

In addition the following sites not directly linked to settlements are identified for additional employment generating uses, for intensification or for change to their employment provision:

Hartpury College/ University, Taurus Crafts Lydney, Staunton Court, Stone End Farm Churcham, Lightmoor Near Cinderford, Whitemead Park Parkend, Dayhouse Quarry Tutshill, Cannop Depot and Cycle centre and land at Stowfield, Lydbrook.

This policy expresses an important part of the LP strategy. Additional development is promoted at established centres and locations in accord with their size and broadly in accord with their level of services and accessibility. Changes to better reflect the locations and capabilities of some sites are also enabled. Some sites not directly associated with defined settlements are also identified for continued use in accord with specific allocation policies elsewhere in the plan.

*The above policies promote development which is in accord with the LPs climate change objectives and should have a positive impact especially if compared with a more ad hoc distribution of development that may result were the policies not in place*

**8.5** The allocations detailed above reflect both the settlement hierarchy and the overall objectives of the LP. Much of the new planned employment development is expected to take place in conjunction with the main strategic allocations both to support the development itself and their wider areas. Overall the allocations take account of the existing pattern of development and provide for the evolution of certain important sites throughout the FoDD. The LP's strategy is one of supporting settlements in accordance with their ability to provide facilities taking into account accessibility and infrastructure and in doing so the inter relationships between settlements is also considered. Additional development is allocated according to these principles in a manner that will encourage a range of sites which are sustainable. Supporting existing sites such as Whitemead Park is an important part of the plan as is the principle of enabling some sites to change their uses. Included in the latter are some in current use and also one largely vacant. Some are important to the FoDD and wider area for sustainably managed recreation/ tourism, education or more general employment.

## Town Centres

**8.6** This policy seeks to protect and bolster the role that our town centers play in providing jobs and contributing to a strong local economy. The role of the town centres will be maintained to ensure they provide an appropriate range of facilities and services which serve each town, community or rural hinterland. It is recognised that some centres may also serve passing trade. Town and local centres should be, or have the potential to be well served by public transport, and be accessible by cycling, wheeling and walking.

## Town Centres

### Policy RLP. 113

#### Town Centres

Proposals for town centre uses will be directed sequentially within town centre boundaries. A variety of uses will be encouraged, to maintain the vitality and viability of all the District centres to maintain and enhance their existing range of uses. this may involve widening the range of uses (including housing where appropriate and encouraging convenient and accessible shopping, leisure, service and employment facilities to meet the day to day needs of residents.

On new settlements and urban extension sites, which are not within easy walking distance of existing shops and services, new local centres will be established or existing retail and leisure functions adapted to serve the needs of the residents. Such centres should be of a scale appropriate to the site and not undermine the role or function of other centres.

Retail, leisure and other uses (including entertainment, cultural and tourist uses as well as other mixed uses) that would support the vitality and viability of the centres will be supported provided they are ..

1. are of a scale and nature that is appropriate to the size and function of the centre
2. would not lead to unsustainable trip generation from outside their catchments; and
3. inaccessible location with good connections to the town centres.

Within all four centres are more concentrated areas (frontages shown on the policies map) within which business and retail uses are concentrated. Here the conversion of ground floor space to residential will not be permitted and premises will be expected to retain any ground floor "shop" front.

Environmental improvements will be supported in town centres especially those which improve pedestrian circulation and access and those that provide additional greenspace.

The policy defines general areas within which town centre uses will be expected to be permitted and also identifies how the Local Plan will support and seek to improve the level of activity in the town centres. More extensive policies for each centre are contained in the relevant Local Plan sections.

*Support for town centres for a range of activities should assist in carbon reduction*

**8.7** In implementing the town centre policy above, the vitality and viability of the town centres will be assessed against the following criteria..

- I. the location and prominence of the premises within the town centre

2. the floorspace and length of frontage of the premises
3. the particular nature and character of the use proposed
4. the level of vacancies in ground floor properties in the town centres; and
5. whether the proposed use will give rise to noise, smell or other environmental problems.

**8.8** On allocated strategic sites and new settlements a masterplan should set out the expected content of any new centre proposed with the level of detail and analysis required for the planning application stage including :

1. an analysis of the proposed retail uses in relation to their scale and format
2. the likely catchment of the proposed new centre
3. an analysis of the accessibility to existing stores and centres in the wider area
4. the spending power of the new development that the new centre seeks to serve
5. an assessment of financial impact
6. an assessment of the likely scale of trading overlap with existing centres in the surrounding area.

**8.9** The Local Plan seeks to promote the use of town centres for a variety of purposes, with the overall aim of supporting their use and the range of premises and hence activities that take place. The above policy is written in the context of changes which are occurring in use and trends in retail provision and is intended to provide support for all of the centres in the FoDD. In addition to this positive support, there is an element of protection in the other policies of the Local Plan, for example although new employment generating uses may be considered in a range of locations and may include retail, any such proposals will need to demonstrate they are not harmful to town centres. A high standard of design is sought throughout the Local Plan area and additional protections for the fabric of three of the four town centres will come from their Conservation Area status. This will often require the retention of shop fronts, or the preservation of other features expected in a town centre. All four town centres have distinctive buildings which are important to their character. It is important that they are safeguarded and/ or enhanced in any development proposals.

**8.10** The settlement chapters of the Local Plan contain policies which are more specific to the individual town centres in the FoDDC both to support them and to promote change on appropriate sites. Opportunities to improve the environment of and in particular the long term climate resilience of the centres will be taken where possible and major proposals whether allocated or not will be required to contribute to these.

## **Policies for places not in settlements**

**8.11** The Local Plan is focused upon development within or adjoining settlement boundaries. Certain areas away from settlements host important activities that are supported and guided by more specific Local Plan policies. These include tourism and recreation for example. The approach to proposed development not within settlements is to support those that have a need to be located where they are proposed. Minerals and waste planning is not within the remit of this Local Plan and is the responsibility of the County Council who produce plans and policies for such activities.

## **Employment sites away from settlement boundaries.**

**8.12** Some sites away from settlement boundaries are suited to remaining in their present use and the Local Plan promotes other sites for uses better suited to their characteristics and location. . Sites not specifically identified will be considered under Policy RLP. 110 Economic Development and other relevant countryside policies. The sites listed vary considerably in size and nature and are therefore considered below, all shown on the Policies Map.

### **Policy RLP. 114**

#### **Employment sites away from settlement boundaries.**

The use and development of the following sites will be supported. Changes will be expected to occur within the areas identified on the policies map unless there is a material justification to depart from the policies of the Local Plan.

##### **Taurus Crafts**

A site of about 6.6ha is identified for a continuation of mixed tourism and recreational use and more general employment generating uses which may include retail associated with products made on site or linked to the garden centre or tourism uses. Special considerations include the local historic landscape, listed buildings and ecology as well as any potential impact on the Severn Estuary. Development proposals will need to demonstrate they are compatible with these interests and their safeguarding.

##### **Staunton Court**

A site of about 3.4ha is identified for continuing employment uses. Special considerations include the need to protect the listed buildings and their settings within the site and beyond as well as the protected local landscape in which it is located.

##### **Stone End Farm Churcham**

1.8ha of land allocated for continued employment uses within the area on the policies map.

##### **Lightmoor Near Cinderford**

A site of about 3.7ha allocated for continued employment generating uses and/or potential for tourism related enterprises. Special considerations include the need to protect and preserve the former engine house (which is listed and at risk) and safeguard the Local Wildlife sites which adjoin the allocation.

##### **Whitemead Park Parkend**

The existing 13.5ha tourism and leisure complex is identified and will be retained in the current use. Any additional development including redevelopment will need to avoid harm and respect its location within the statutory forest. This will include the need to avoid the potential impact on the local landscape, ecology including the protective designations at Nagshead and flood risk.

**The DEEP Campus, Tidenham**

A site of about 21.7ha is identified for further development of activities including but not confined to those related to the water body. These may include education, training, research and other employment and could include recreational use. The site must be compatible with the continued use of the Greenway recreational route. Any development proposals will need to take fully into account the ecology of the site itself, the site's role in supporting wildlife and its relationship to nearby designated sites.

**Cannop Depot and Cycle Centre**

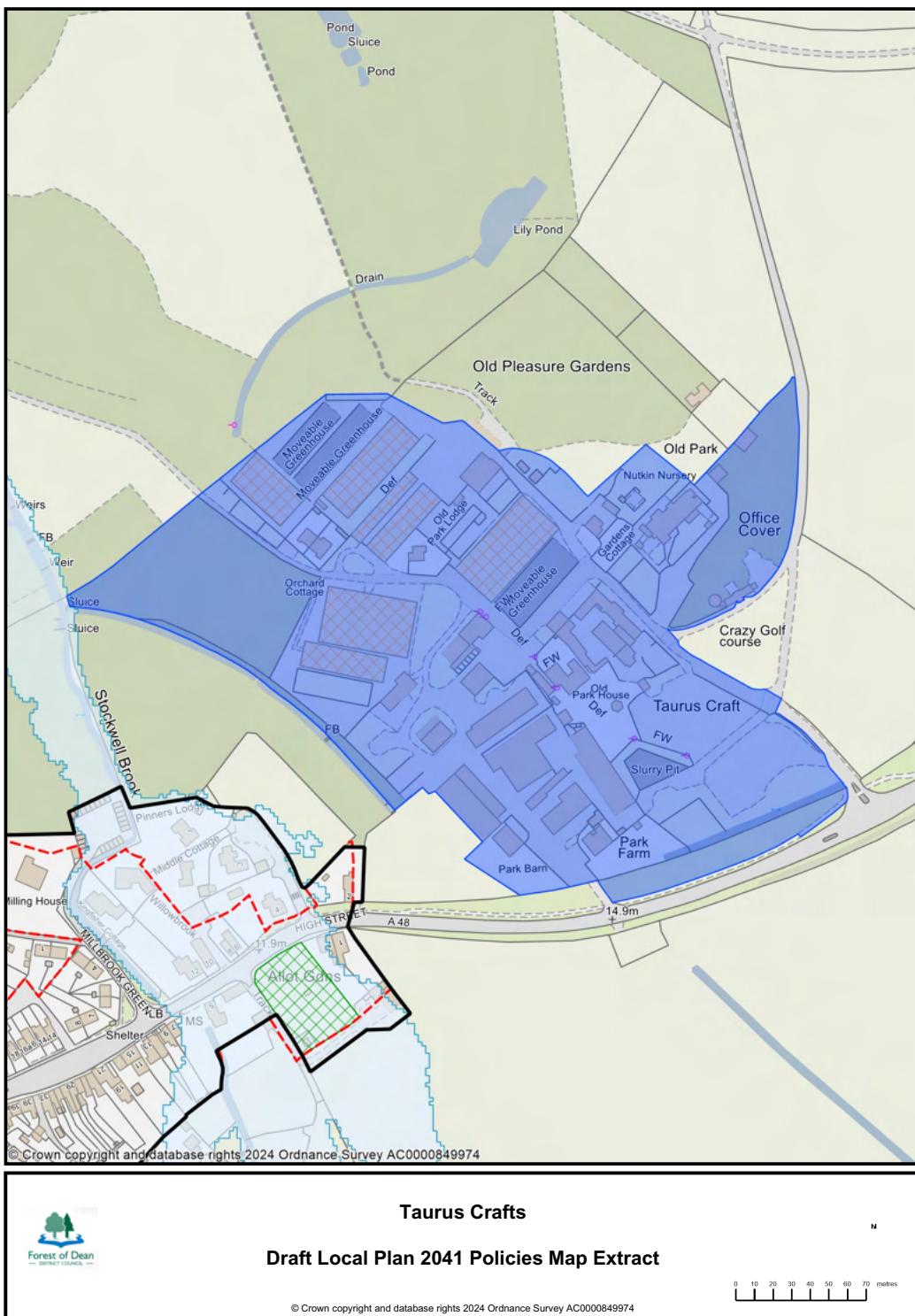
The present 2.2ha site designated for employment and recreation purposes, any proposals will need to be related to the existing cycle based uses and be ancillary to the main use as a recreation centre. Any development proposals will need to avoid harm to the local ecology and landscape character. Existing buildings related to the former mine and are heritage assets should be retained with suitable interpretation for the public.

The above policy identifies and sets out the Local Plan's support for employment sites which support the local economy by their location and attributes.

*The policy is likely to be carbon neutral, supporting some additional development but within established sites.*

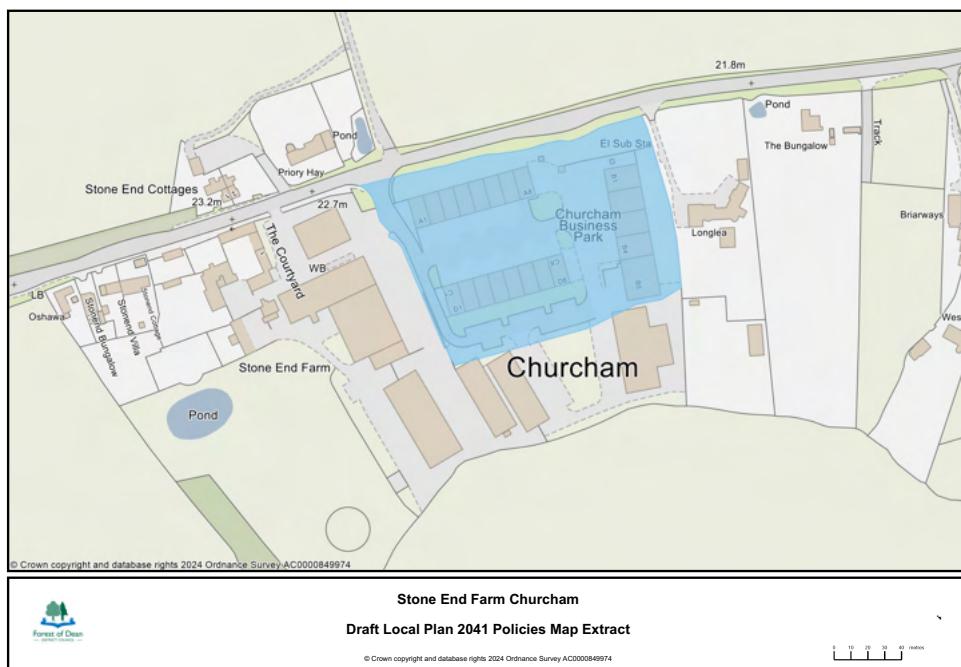
## Taurus Crafts

**8.13** Taurus Crafts, and various uses on a single site identified on the Policies Map provides a variety of employment associated with its tourism and local crafts. The Local Plan will support its continued use within the area defined. Any development of the retail element on the site will need to demonstrate that the likely scale of trading will not harm Lydney town centre retail role.



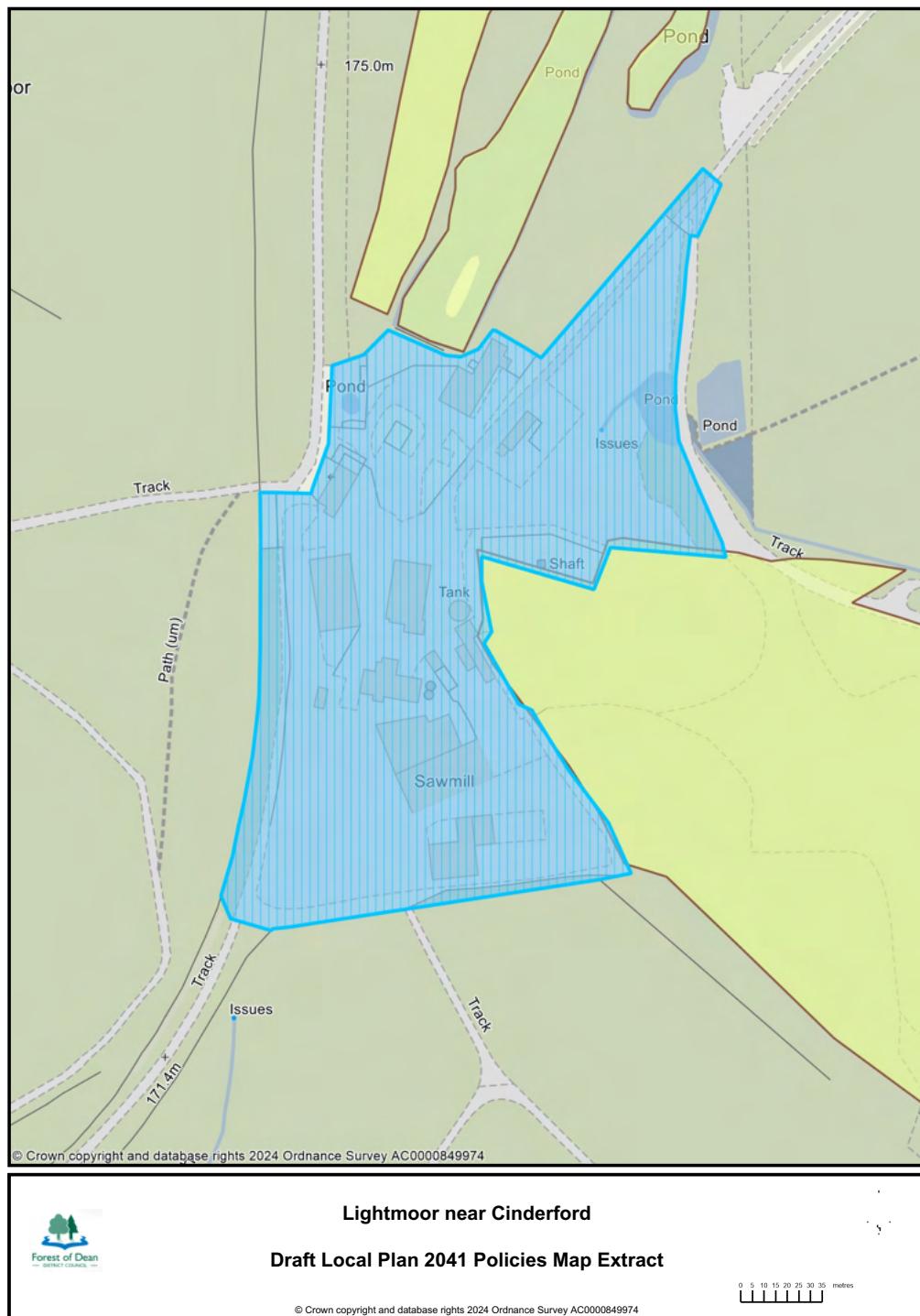
## **Staunton Court Staunton and Stone End Farm Churcham**

**8.14** The policy for Staunton Court and Stone End Farm at Churcham support the continued use of two important employment sites. Staunton Court is close to a number of protected sites and within a Locally Valued Landscape and offers a variety of employment space. Stone End Farm at Churcham provides a quality employment accommodation within converted farm buildings that provide both a sense of place and establishment. The sites are located in accessible locations near major roads.



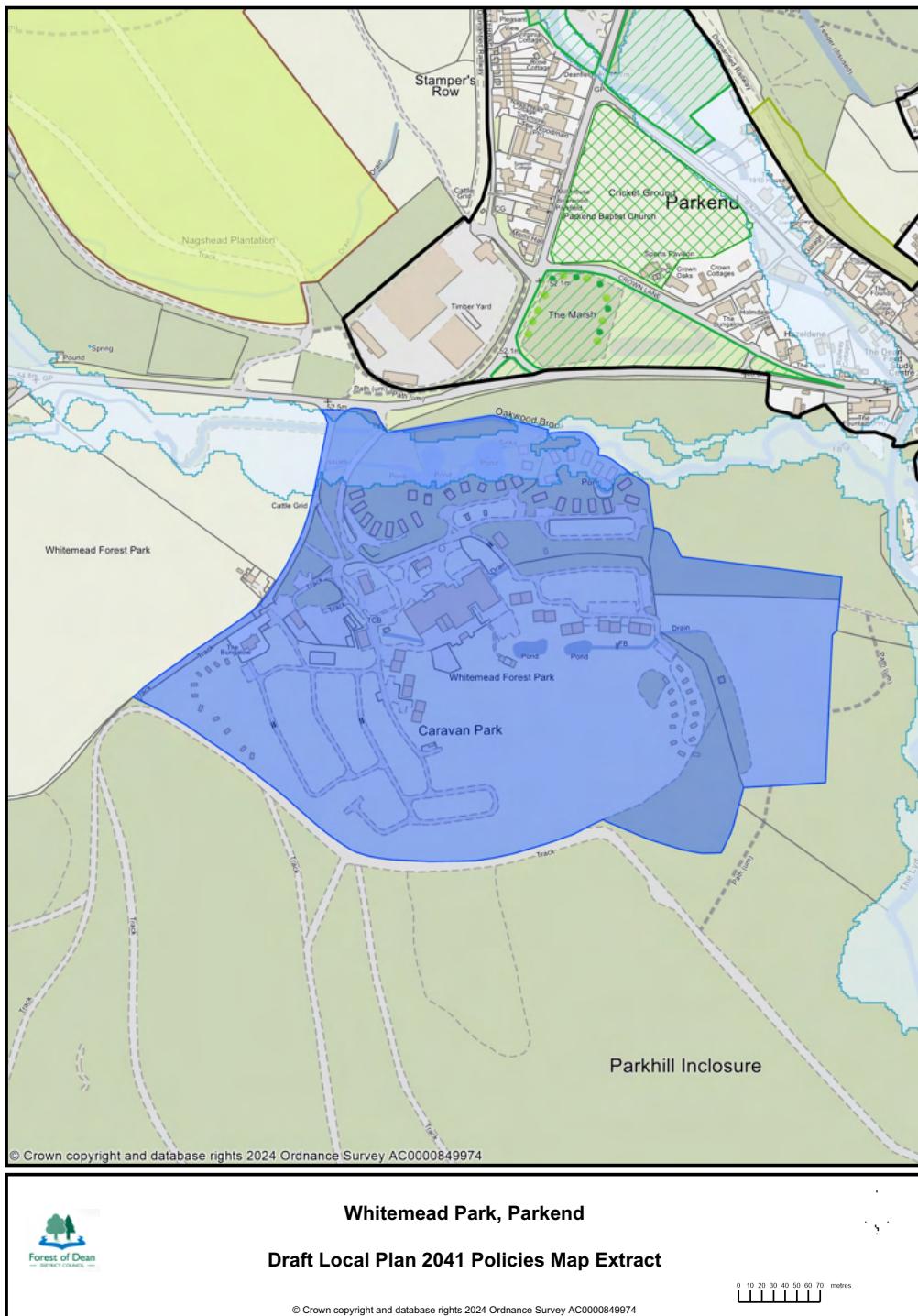
## **Lightmoor Cinderford**

**8.15** The land at Lightmoor is within the statutory forest. Any proposal will need to respect the heritage of the former coal mine use including the listed derelict engine house. The Local Plan would support a recreational use alternative which can support its heritage and restoration.



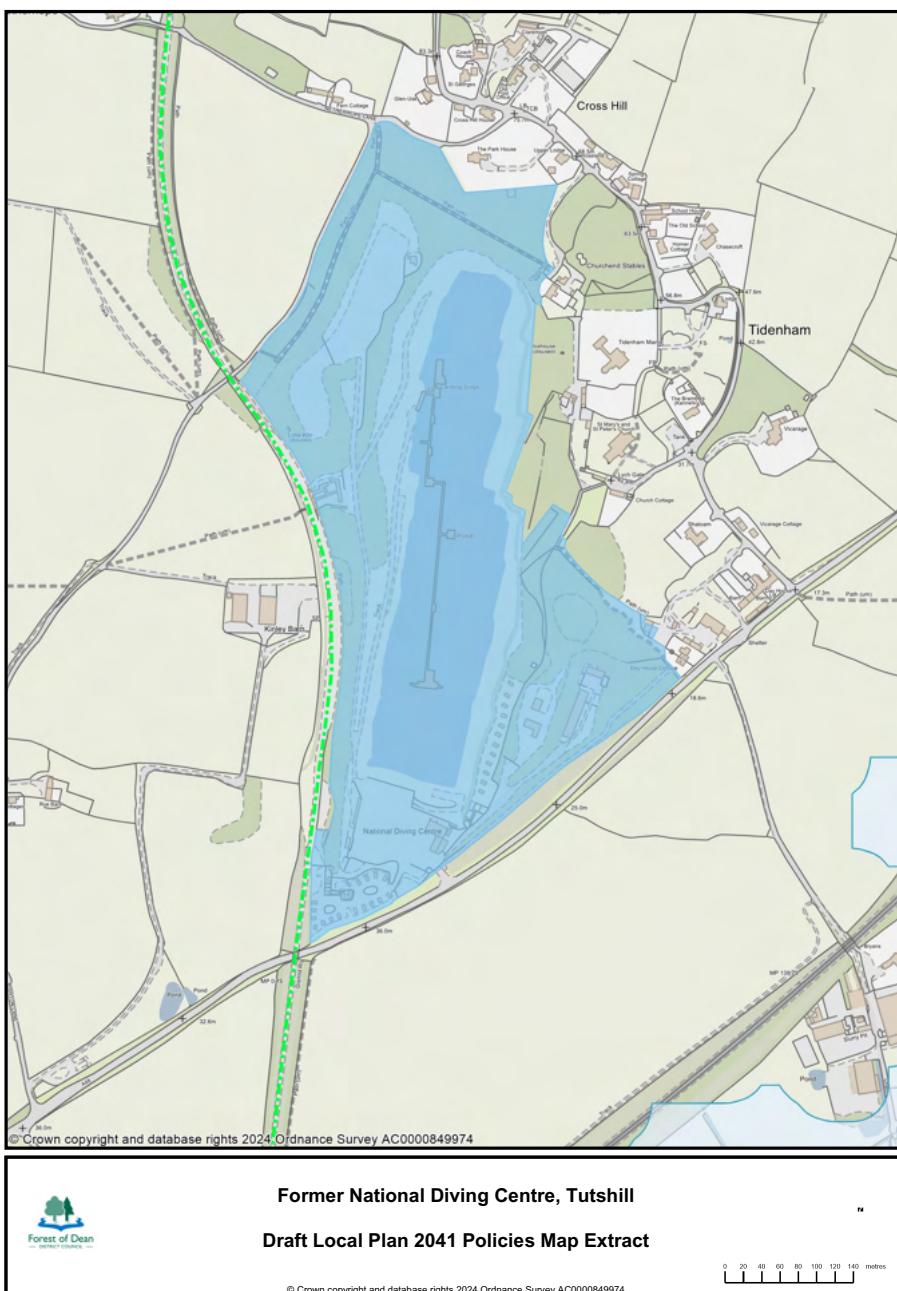
## **Whitemead Park Parkend**

**8.16** The Local Plan will continue to support the use of the site for tourism and leisure. Any additional development including redevelopment will need to avoid harm and respect its location within the statutory forest. The Dean Forest Railway which terminates in the village is supported. These uses complement each other in this location



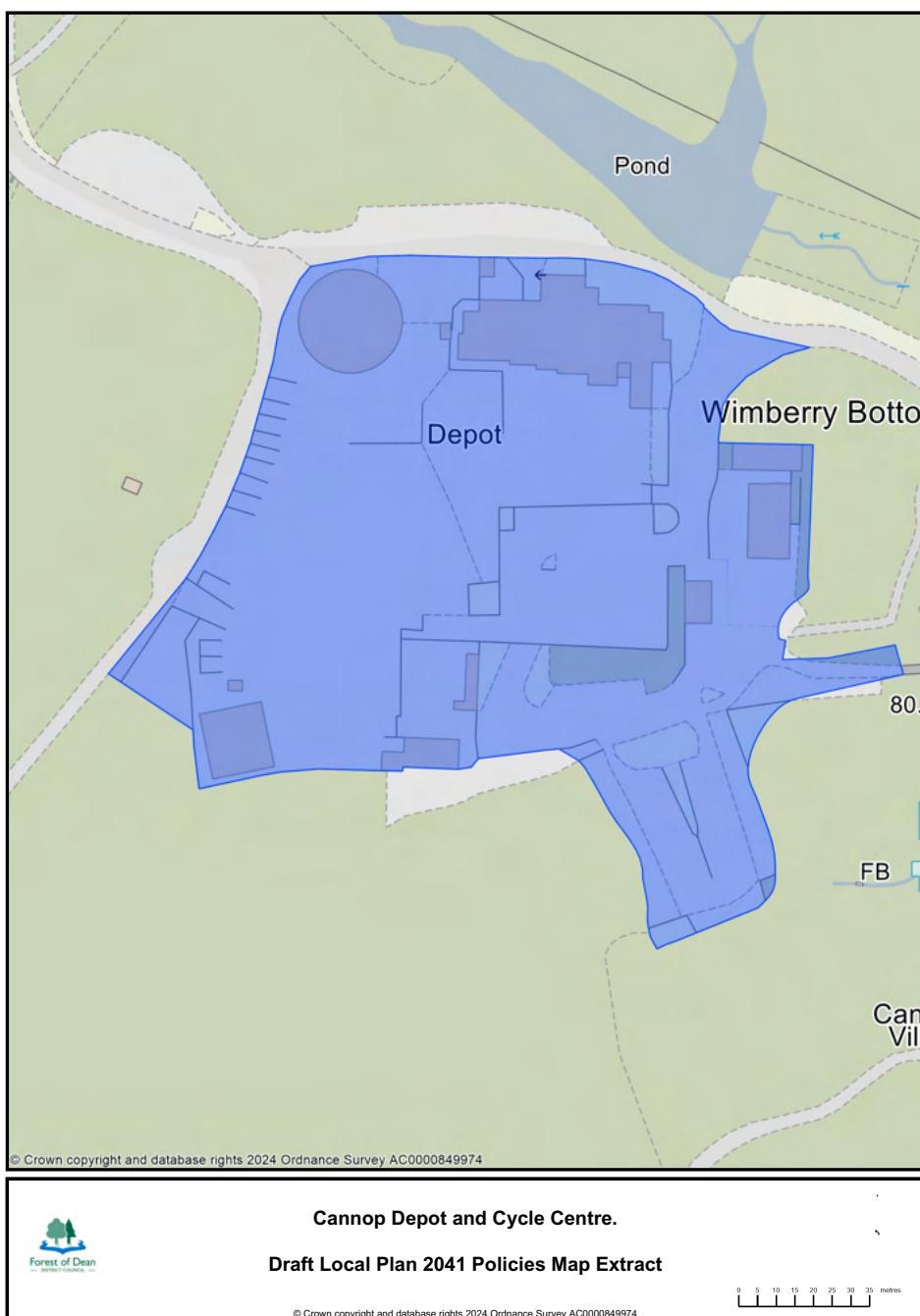
## DEEP Campus Tidenham

**8.17** The DEEP site has specific attributes. The policy supports the employment use of the site which focuses on the waterbody's unique attributes. This may be through a single use or multiple uses including research. The site adjoins an old railway which forms part of a protected recreational cycle route. The site hosts a range of habitats which support flora and fauna on the site itself and links with other sensitive sites in the locality. Appropriate assessment and mitigation will be necessary alongside any net gain (BNG) required.



## Cannop Cycle Centre

**8.18** Cannop cycle centre shares a site with a highways depot within the statutory forest. The Local Plan will support this and other ancillary uses to facilitate the current cycle related activities with appropriate transport works which can mitigate current congestion at peak periods. Where possible buildings associated with the former colliery should be re purposed. The policy will allow but not require the relocation of the existing Council depot.



## **Stowfield, Lydbrook**

**8.19** One of the largest developed but partly unused sites in the district which is not within a settlement is the former cable works at Lydbrook. The developed area of this is about 8ha and it was used as single enterprise. Since that use ceasing, parts of the site have been used for business purposes and some refurbishment has been undertaken. The land sits within the Wye Valley National Landscape and is alongside the River Wye itself. It is affected by various protective designations and on the available information, part of the site is shown to be at risk from flooding. Overall it is suitable for a variety of employment uses.

**8.20** Under the general policies of the LP, the redevelopment of the site for a variety of uses would in principle be acceptable. The LP seeks to promote the site primarily for employment uses with the aim of establishing a better more long term future. The policy below seeks to enable this while having regard to the location within the Wye valley national Landscape and the adjoining Wye Valley SAC. The policy enables changes though all will need to be subject to the satisfactory conclusions of the further investigation and studies that are necessary.

### **Land At Stowfield, Lydbrook**

#### **Policy RLP. 115**

##### **Land At Stowfield, Lydbrook - Policy to enable redevelopment for a variety of uses.**

Redevelopment of the land at Stowfield can be supported where:

1. The environmental and European wildlife impacts can be adequately mitigated against
2. The development proposed can address flood risk issues
3. Development will not be adversely affected by historic uses including contamination and
4. The sensitive landscape setting can be conserved and enhanced.

Development may include the following:

##### **North of the main road**

North of the main road within an area of about 8ha the Local Plan can support a variety of employment uses. The location of uses will be agreed as part of a development brief with the Local Planning Authority. This is likely to include HRA and a plan for the phasing of development.

##### **South of the main road**

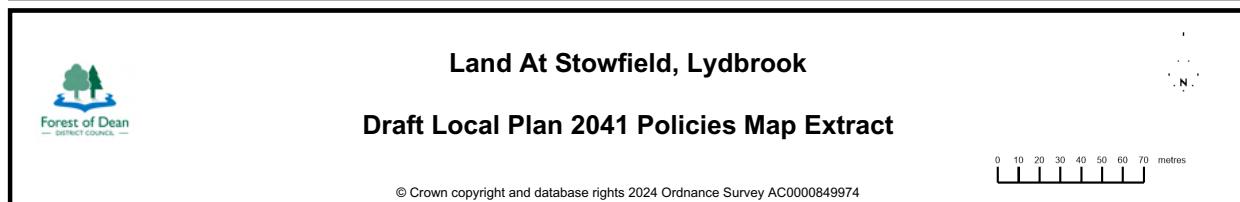
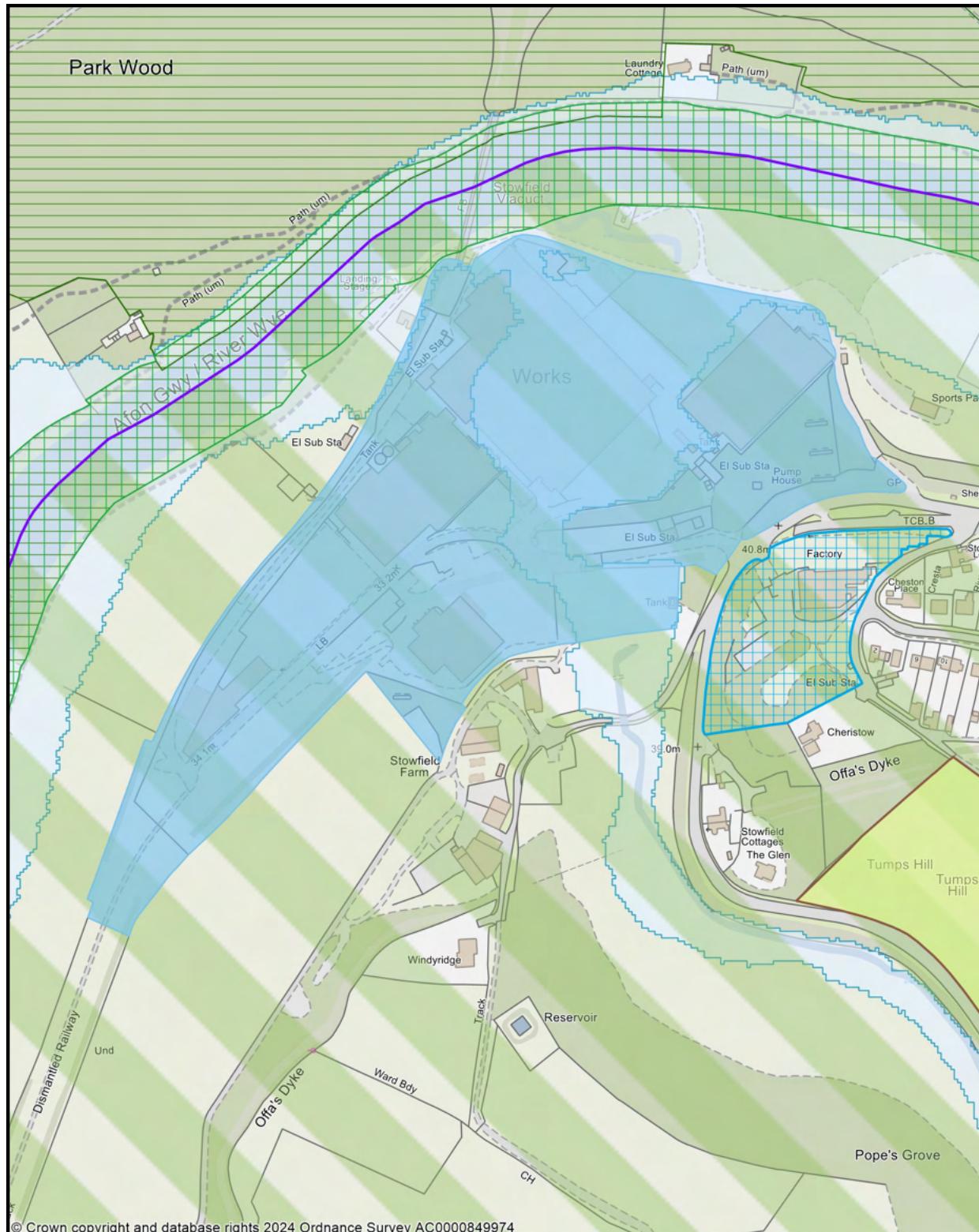
South of the main road an area of about 1ha is allocated for compatible residential and employment generating uses as part of the mixed development.

All Proposals should be of a high standard of design that can create providing a unique sense of place. Development must mitigate adverse impacts upon the Wye Valley Woodland SAC, River Wye SAC, Wye Valley and Forest of Dean bat SACs (in a manner commensurate with their statutory status). To be compatible with the National Landscape designation any proposal must recognise the intrinsic character and beauty of the area as well as the benefits from natural capital and ecosystem services. Proposals will need to be prepared and considered in relation to the Habitats Regulations and the presence of horseshoe bats.

This policy will enable regeneration in order to increase the site's contribution to the local economy, take advantage of its location and offer tourism and recreational opportunities. The policy itself does not allocate specific uses but supports a mixed redevelopment subject to strict environment constraints.

**8.21** The above site is divided into two areas both of which have potential for change. The smaller area of just under 1ha is suitable for a variety of uses, providing an element of housing and could but need not continue to provide an element of employment. The larger part of the allocation is currently occupied by various buildings used for employment. There are some elements that should be retained in any scheme for redevelopment and others that have been refurbished. The former boardroom, and adjoining hallway should be retained and it is desirable to retain the chimney.

**8.22** The site is in a very sensitive location and any development will need to be compatible with national designations that cover the site. Issues such as flood risk and ecological impacts must be addressed through the development brief. Over 25% of the site lies within flood zone 3 and other risks from surface water where there will be a need to accord with national flood risk policy.



## Community Services and Infrastructure

### Policy RLP. 116

#### Community Services and Infrastructure

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities will be supported where all the criteria below is satisfied:

1. there is no prospect of the current use continuing (which is evidenced)
2. there are adequate similar use facilities either within that settlement or adjoining countryside which cater for the needs of the local population and is accessible by walking or cycling - a distance of 800m
3. the current or previous use is no longer viable, demonstrated by audited financial and marketing evidence over an agreed reasonable period.

The above policy is intended to maintain access to community facilities and infrastructure. National policy acknowledges that the planning system can play an important role in creating healthy, inclusive communities. This policy guards against the unnecessary loss of valued services and facilities. It is important that the community has the ability to meet its day to day needs.

*The above policy is neutral in respect of climate change, it supports the retention of local facilities which will assist with retaining sustainable communities*

**8.23** The Council will seek to ensure that established individual and village shops, facilities and services are retained for the benefit and accessibility of the community, for their continued vitality and well-being. Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. The provision of the small scale local use facilities helps to ensure that residents have convenient access to a reasonable range and choice of facilities including arts and cultural activities. This can reduce travel and car use.

**8.24** A reasonable period will be dependent on the specific circumstances of the case. The LPA will generally consider a reasonable period to be one where marketing has been sustained for a period of 12 months. The applicants financial and marketing evidence may be subject to independent examination and this data will be handled with commercial sensitivity. The marketing evidence should be on a reasonable commercial basis. A community use viability model may not be on the same commercial profitability margins and this should be taken into account when determining viability of the existing use. A change of use may be considered on part of the site to enable a continued community use.

## Active Travel

**8.25** Throughout the plan area additional provision for active travel will be encouraged and will be required where new development takes place. Provision for access by walking and cycling will be necessary as specified elsewhere in the Local Plan.

## Policy RLP. 117

### Active Travel

New development must demonstrate that it maximises the opportunities for active travel, supporting the accessibility and ease of healthier and low carbon forms of travel, both for travellers and the local environment.

Development proposals should provide accessible, safe and direct routes to key local hubs (such as schools, shops, town centres etc) integrating high-quality green infrastructure and street trees to improve comfort and appeal to active travellers

Covered, secure and safe cycle storage should be provided for every new residential property, place of work, community and public facilities or areas.

Proposals for development, improvements or upgrades of identified local, strategic and national routes, as identified in appropriate plans, will be supported. Where development proposals are well related to such routes they will be expected to support their delivery through construction, preparatory works and/or financial contributions.

The active travel strategy for the district identifies routes for creation, improvement and better connection

To prioritise walking, wheeling and cycling for short and medium-distance journeys, reduce reliance on private cars, improve public health, and contribute to net zero objectives by ensuring new development makes active travel the most attractive, safe and convenient choice.

*The policy will support the LP's Climate Change objectives*

**8.26** Support for active travel and a requirement to provide for it is intended to increase accessibility and encourage more sustainable development. All development will need to demonstrate it has taken account of how it will be accessed and major development must demonstrate how it will use (enhance and/ or create) a network supporting active travel taking account of the needs of the development.

**8.27** Permeability within a development is especially important in making active travel connections and although there are some examples where this has been achieved there are also some where relatively recent developments do not have good foot or cycle access and where connections to adjoining areas is poor. The above policy and the design guidance elsewhere in this LP will not support such designs.

**8.28** Smaller scale development should demonstrate its accessibility and rural sites (outside settlement boundaries) likewise. See Policy RLP. 4 A Quality Living and Working Countryside (Outside Settlement Boundaries)

## Cycle Routes

**8.29** The many existing cycle routes within the district are very well used, mainly for recreational purposes although some do provide links that can be used for access between settlements. There is a need to continue to develop this network for recreational use but more importantly to develop and integrate it with functional routes that facilitate active travel for work and other purposes both for the existing settlements and to ensure new allocations are well served. Where possible these should serve joint purposes and deliver enhanced or new GI. The key is that it is intended to be a network, suitable for a variety of uses and with links that are suitable for a range of users as well as access to other transport connections. Examples of links that have been recognised as important and that have been discussed for some time are the connection to Lydney from Parkend (subject of a planning application made in November 2021), and the further connections from Christchurch/ Berry Hill to Coleford and to the main recreational routes and mountain bike recreational areas. Although much of the focus has been on the south of the district there is scope for the identification of routes throughout including connections in and around Newent especially in the direction of Gloucester.

**8.30** Overall the scope for cycle routes is increasing greatly with the availability of e bikes and with much greater emphasis and wider support for active travel which is both more sustainable and flexible. The LP supports the expansion of the network generally and identifies particular routes. It also requires the development of connections and routes in association with many of the development allocations. It will take advantage of opportunities as they occur with access along sections of the restored Herefordshire and Gloucester canal being one example where there will eventually be both recreation and travel opportunities.

### Cycle Routes - (to be combined with policy above)

#### Policy RLP. 118

##### Cycle Routes

Throughout the district the opportunity will be taken to establish additional and improved cycle connections, especially where they provide linkages between settlements serving existing and planned development. Where necessary, contributions will be sought from developments that may benefit. The design of any routes should enable their use as green infrastructure and minimise the use of all but minor roads. The Local Plan will support the increased use of cycling as a means of travel as well as the expansion of recreational opportunities. Examples of routes that will be supported include:

1. The establishment of a route between Lydney and Parkend.
2. Christchurch/ Berry Hill Cycle Route
3. The establishment of new cycle routes from Christchurch and Berry Hill to Coleford and to the main recreational cycling area in the Forest of Dean.
4. Christchurch to Coleford Cycle Route
5. The establishment of a cycle route to Coleford from Christchurch.
6. Newent to Gloucester
7. Land will be safeguarded for the establishment of a cycle route from Newent to Gloucester.

8. Wye Valley
9. Further extension of the Wye Valley Greenway including connections to the planned development at Beachley and other centres.

The policy above highlights the importance of establishing routes for cycling and seeks to protect them. These routes are intended to provide better day to day access and offer recreational opportunities.

*The policy should be beneficial to climate change by encouraging active travel.*

**8.31** The policy above highlights the importance of establishing routes for cycling where possible in order to provide improved access and encourage alternative means of travel.

**8.32** The safe cycle connection between Lydney and Parkend has been the subject of discussion for a number of years. It is an important connection capable of serving a variety of functions. Where the route corridor adjoins suitable land (e.g. mixed woodland) this will act as green infrastructure however where not the case, additional provision is expected within the route corridor. The detailed route is the subject of a planning application made late in 2021.

**8.33** The existing holiday complex at Christchurch is already quite well connected in some respects but there could be improved cycle connections to the main part of the Forest of Dean and also to Coleford town. The latter may be more difficult to establish but initially walking routes using existing footpaths may be further developed. A route via Berry Hill is intended to link additional mixed development at Five Acres and also the main recreational cycling areas. Where the route corridor adjoins suitable land (e.g. mixed woodland) this will act as green infrastructure however where not the case, additional provision is expected within the route corridor.

**8.34** One important albeit longer route which is suitable for cycling is between Newent and Gloucester, which at about 17km would be better suited to e bikes, or leisure/ irregular use. Its establishment would be supported by the LP and land could be safeguarded. The route uses existing rights of way and current highways.

**8.35** Subject to the appropriate consents the further development of a recreational route in the Wye Valley and any potential links to Chepstow is supported. Any addition will add to the already established Wye Valley Greenway which presently runs from Sedbury north to Tintern. The route has the potential to link to Beachley providing connections to the additional development allocated there and to other destinations further afield.

The Council is currently developing its active travel strategy and while the above reflects the general support for this further more specific proposals and other changes are likely to be incorporated into the LP as both evolve.

## Herefordshire and Gloucestershire Canal

**8.36** The Council supports the reinstatement of the Herefordshire and Gloucestershire Canal whilst recognising the rights and aspirations of businesses and property owners located along its route. The canal and related features, like the former railway that shares much of its route is in its own right a heritage asset. It is for the most part non designated although the lock and cottage at Oxenhall are designated assets by virtue of their listing. Land is safeguarded to enable the canal to be reinstated along its original course and diverted from this original course where necessary (though this would require agreement with the respective land owners). The land to be protected to enable the canal, that necessary for agreed diversions and that likely to be required for canal related facilities is shown on the policies map. All will be protected from development unless it can be shown that such protection is not required. It is expected that as the canal is re-established the precise areas concerned will be refined through consultation and agreement between the Canal Trust and affected landowners and occupiers. The land protected for ancillary facilities is also safeguarded from development unrelated to the canal but its development for canal related purposes is subject to the need being proven. As with all work on land, any planning permission is quite separate from the need for developers to negotiate with the relevant landowners regarding access to land.

### Policy RLP. 119

#### The Reinstatement of the Herefordshire and Gloucestershire Canal

The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Local Plan and land as specified below is protected from other development. This comprises:

1. The original route as shown on the policies map where it has not been subsequently obstructed and is not the subject of agreed diversions.
2. Diversions agreed with the landowner that have the support/ approval of the LPA.
3. Land as shown on the policies map which provides for a continuous route where 1 or 2 above do not apply.
4. Land agreed to be protected for essential ancillary structures.

The reinstatement of the canal may use alternative areas to those protected and may divert from the protected lines (either the original route or additional land under 3 above) where there is agreement with the landowner to do so. These alternatives will require planning permission as will various other work associated with the canal.

In evaluating planning applications for the canal, the full range of policies in the local plan will be relevant and evaluation of the impact on the landscape will be especially important. Overall the canal like other development will be expected to make a positive contribution to the area through which it passes especially in respect of its impact on the landscape, recreational benefits, biodiversity benefits and provision of green infrastructure.

The requirements of the Environmental Impact Assessment Regulations, including cumulative impacts, will need to be considered, any may apply whether or not planning permission is required.

A small section of the canal route lies within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment.

The policy above supports the reinstatement of the Herefordshire and Gloucestershire Canal. It does so by protecting land which could allow its restoration from other development as shown on the policies map. The final route of the canal may be varied subject to any necessary permissions. Development will also help provide a major new item of Green and blue Infrastructure and delivery of a waterway.

*The reinstatement of the canal will require materials but its establishment as a recreational resource and potential route is likely to benefit carbon emissions.*

**8.37** The reinstatement of the Herefordshire and Gloucestershire Canal has long been provided for in development plans. During the period since the first district wide local plan in 1996 work on the canal has progressed and now there are further stretches in water and other areas where restoration plans are proceeding. There are sites where there is enabling development (for example at Dymock) and some where future development may be expected to contribute to the Canal's reinstatement. Whilst the policy provides overall protection of a route to enable the canal to be re established such work will in many cases still be subject to planning applications and any related requirements. These may include environmental assessments, and other technical supporting material. Where planning permission is required for development associated with the Canal, the considerations which apply will be the same as for other planning applications with particular regard to those which require an assessment of the impact of any proposals on landscape, amenity and ecological matters. Apart from being a sustainable waterway the Canal will become an important item of green infrastructure. The reinstatement of the canal is also subject to regulation and technical approvals outside the planning system such as any required by the EA or the other authorities.

**8.38** The Council recognises the considerable potential economic, recreational and ecological benefits of the Canal and related developments and this is one of the reasons why its reinstatement is supported.

**8.39** In cases where planning applications are necessary in connection with the reinstatement of the canal, they will be evaluated against the relevant policies both in national guidance and in the Local Plan and especially those related to climate change, water availability and flooding, biodiversity and landscape.

## Dean Forest Railway

### Policy RLP. 120

#### Dean Forest Railway

The further development of the Dean Forest Railway is supported. Land will be safeguarded at Parkend (west of Cannop Road) and also at Lydney, Policy RLP. 52 Lydney Railway Station and the settlement description for Parkend.

This policy safeguards land identified on the Policies Map at Parkend for the railway and at Lydney. It should be read in conjunction with Policy RLP. 52 Lydney Railway Station for Lydney which promotes the development of both the mainline and Dean Forest railways.

**8.40** The further development of the Dean Forest Railway is supported by the allocation of land at Parkend, and Lydney, but in addition the plan will support more generally the development of the railway itself and related facilities. This support is in keeping with the approach in the Local Plan of expanding and improving the contribution that sustainable travel can make as well as its support for tourism as part of the local economy. The railway with its links to the mainline station at Lydney has potential to provide a functional service as well as a recreational offer and the Local Plan itself supports the development of the station and immediate area to serve the town and both the Dean Forest railway and the main line .

## 9 Environment

### Nature Conservation

**9.1** The environment of the FoDD is both complex and vulnerable to change. This complexity and the imperative for action in respect of the declared ecological emergency underline the importance of the policies below. Many areas enjoy statutory protection which the LP will respect but the key to the protection required is to view the whole as a series of interlinked spaces and to accommodate change in a manner that will leave the natural environment in a measurably better state after development than beforehand. This principle is an essential component of sustainable development and recognises the move away from accepting inevitable environmental costs of development. New development will continue to have an impact but the net result must be a gain in terms of biodiversity. This outcome should come from improvements to the site itself or from improvements or contributions closely related unless previously agreed or specified in the LP. Some development will be well placed to deliver on site gains but equally some may be able to make a pooled contribution capable of delivering greater benefits than may accrue from a number of possibly fragmented sites. This general principle applies to the policies below, the first in general terms and the second in respect of the measured biodiversity of a site and the requirement to provide an overall net gain.

### Nature Conservation - Protected Sites

#### Policy RLP. 121

##### Nature Conservation - Protected Sites

Sites protected for their nature conservation value will be protected from development.

###### International sites

Development that could have an adverse effect\* (either individually or in combination with other developments) upon an internationally designated nature conservation site (including proposed sites and sites acquired for compensatory measures) will not be permitted. Development within identified zones of influence and on land functionally linked to protected sites must demonstrate (including through HRA) that it will not have an adverse effect on the protected sites and will be required to provide suitable mitigation where necessary \*that is where adverse effects cannot be ruled out as assessed by HRA or other appropriate assessment.

###### National sites

Development that is likely to have an adverse effect upon a nationally designated nature conservation site (either individually or in combination with other developments) will not be permitted. Exceptions will only be considered where the benefits of development at the site clearly outweigh the impact development is likely to have both on (a) its special features and (b) the national network of Sites of Special Scientific Interest. Where a proposal is permitted appropriate mitigation or compensation will be required.

###### Local sites

Development proposals that are likely to cause harm to locally identified wildlife sites and Local Nature Reserves, where such harm cannot be satisfactorily mitigated or adequately compensated for, will not be permitted unless it can be demonstrated that the benefits of the proposal clearly outweigh the impact of the development on the nature conservation value of the site.

Development should maintain Local Geological Sites for their scientific and educational value. Development that significantly adversely affects local geological features will be permitted only where comparable sites can be identified or created elsewhere, or the impact can be adequately mitigated through other measures. This policy must be considered alongside the requirement for the establishment of BNG and any mitigation in relation to the development sites themselves in addition to the possibility of the development having an impact on the protected site itself and its area of influence. Policy LP. 99 Habitat And Species Protection below (irreplaceable habitats is also of key importance).

**9.2** There is a well established complex hierarchy of sites protected for their nature conservation importance as set out above. The sites themselves must be protected but many depend on wider areas in order to function. The best examples in the FoDD are probably the bat SAC sites which often support hibernation or maternity roosts which in turn need suitable accessible feeding grounds associated with them and routes to and from. All of the above sites will have relationships with their surroundings which will need to be protected, some by statutory process such as HRA and appropriate assessment others less formally. The policies do however sit within national and international legislation and their protection has to follow this. Allocations in the LP are all able to be implemented in keeping with the policy but further assessment will be needed at the stage of planning applications where the detail of the proposed development can be assessed as well as the principle as generally supported by the LP being reviewed.

**9.3** The largest zone of influence identified from any protected site at present is that relating to the Severn Estuary and this will set the context for the assessment of development and any required mitigation. It may rule out certain types of development.

## **Habitat And Species Protection**

### **Policy RLP. 122**

#### **Habitat And Species Protection**

##### **Irreplaceable Habitats**

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

##### **Local Nature Recovery Strategy (LNRS) compliance**

All major development proposals or where the development is within 200m of a LNRS corridor proposals must demonstrate how they align with any adopted or emerging Local Nature Recovery Strategy (LNRS). Proposals must

1. Protect habitats of importance as identified within the LNRS;
2. Deliver measurable Biodiversity Net Gain (BNG), informed by the biodiversity opportunity areas shown in the emerging LNRS interactive mapping.
3. Demonstrate compliance by submitting a written assessment explaining how the scheme has considered the LNRS. The assessment should be prepared by a competent person, appropriate to the scale and technical requirements of the context and include spatial evidence and overlays of LNRS mapping with post-development site plans.

### **Habitats and Species**

All development proposals will be considered in the context of the relevant Local Authority's duty to promote the protection and recovery of priority species and habitats. Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided, subject to the legal tests afforded to them where applicable. Development should seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species set out in the Natural Environment and Rural Communities Act 2006, Biodiversity Action Plan, Local Nature Recovery Strategy. Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

**9.4** Whether within protected sites or not, habitats exist throughout the FoDD that are irreplaceable and serve to host or otherwise support a wide variety of species. Many of these are vulnerable or are in decline and the LP will seek to address this by a variety of means, including through the protection afforded by this policy as well as those for achieving BNG and protection of designated sites.

**9.5** It is a normal part of a planning application to provide ecological information and this will ensure compliance with the above policy, both in respect of the site itself and any impacts elsewhere.

## **Green And Blue Infrastructure**

### **Policy RLP. 123**

#### **Green And Blue Infrastructure**

All development proposals should, where appropriate to their nature and scale

1. protect existing green and blue infrastructure and the functions this performs
2. increase the functionality of existing and planned green and blue infrastructure especially where this helps to mitigate the causes of and addresses the impact of climate change
3. improve the quality of existing green/blue infrastructure, including local networks and corridors, specifically to increase its attractiveness as a recreational opportunity and its value as a habitat for biodiversity
4. protect and improve access to and connectivity between existing and planned green/blue infrastructure to develop a continuous right of way and greenway network and integrated ecological system/network
5. secure new green/blue infrastructure in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies
6. provide long-term management arrangements for enhanced green/blue infrastructure within development sites.

Where a loss or negative impact on green/blue infrastructure functionality or ecological system/network is unavoidable development proposals will need to demonstrate what mitigation measure are proposed and/or replacement green/Blue infrastructure will be provided. Any replacement or mitigation measure should seek to secure a net gain in biodiversity and be deployed as closely as possible to the affected green/blue infrastructure asset. These and other features such as the Herefordshire and Gloucestershire

Canal are expected to provide important additions to the network. Other features, not all linear, will also be expected to embrace a dual role and these include cycle tracks, footpaths, and recreation areas along with any new roads.

Development that is demonstrably harmful to an identified strategic green/blue infrastructure asset or adversely affects the functioning and/or implementation of the approved strategic green/blue infrastructure projects will not be permitted

Throughout the district there are protected areas which are of importance to wildlife. In addition are many areas that provide habitats but are not protected. All are individually important but invariably have a greater significance when regarded as parts of networks. Connections between areas which provide habitats are of vital importance and can be threatened by new development, and by other changes. The policies are intended to provide new connections, reinforce existing networks and enhance the natural environment. It will also enhance and enable a better environment to the benefit of the development concerned and the wider area while encouraging land to be used for several compatible purposes.

*GI and its provision will make a positive contribution to climate change*

**9.6** Effective Green and Blue infrastructure (the latter includes water features) is about connectivity between areas at every scale. The intention behind the above policies is to preserve and enhance the network of GI and to use new development to improve and protect it. When development takes place every possible opportunity must be taken to preserve and enable species movement and habitat connectivity. The LP supports the Gloucestershire Local Nature Partnership emerging Green Infrastructure Framework.

**9.7** Although often thought of as linear features, Green/ Blue Infrastructure is about networks and consequently the policy refers to spaces and corridors. It often includes woodland and trees which can make a positive contribution. Strategic GI will contribute to the nature recovery network and be expected to be located and designed accordingly. The Local Plan will identify major strategic opportunities for connections. It will expect GI in and around new built up areas as they are developed and will seek connections between open areas within them. At the large scale this will include any enhanced national forest or woodland connectivity seeking to restore networks of woodland including fragments of ancient woodland. Contributions to blue or green infrastructure may be made by ensuring particular features are designed and located in order to facilitate connectivity as well as through specific provision of multipurpose spaces within sites. Larger development will need to make specific provision, where possible again with multi use spaces. The requirements for BNG will mean that additional land will need to be identified and managed for this and such areas will be part of the GI network. It will be considered in respect of all development proposals in the context of the nature of the development proposed and its scale. It is therefore appropriate to consider GI in relation to many development proposals accepting that in some smaller schemes the requirement will be one of demonstrating how the scheme makes use of the open areas which form part of it rather than requiring additional extensive areas to be set aside.

**9.8** Development should take opportunities to create increased connectivity between sites, between habitats created, enhanced or simply protected as part of a particular development and their wider context. Additional greenspace for example can serve a range of functions and be part of wider GI networks which

create or enhance important linkages between areas. Smaller areas can be attractive and provide an enhanced environment for wildlife and even the smallest areas can add to the quality of an area and increase connectivity providing for example scope for additional tree planting and shading. An environment that is attractive overall will support the wider economic objectives of the Local Plan. The provision of wider environmental amenities, such as high-quality and biodiverse urban woodlands, green spaces and parks, will create better places to live and work in. It can improve water regimes contributing for example increased flood storage and regulating flows. Provision for Local Nature Recovery Strategies should be made and any planned biodiversity gain should be compatible with these. They help to map out important habitats and opportunities for the local environment to be improved, linking communities' knowledge and priorities with national environmental objectives. They will provide guidance for the implementation of the above policy.

**9.9** Further advice is contained in the FoDDC design guidance and also in NE and other government publications.

**9.10** Indirect impacts by new development also affect natural capital stocks. For example, new homes that are water efficient might lower demand placed on rivers and other water bodies and may therefore contribute to reducing the impact of droughts. Building construction methods may reduce the use of newly extracted minerals, may use recycled materials and timber from sustainable sources thereby reducing the impact of extraction. Enhancements which the policy seeks may be achieved for example through promotion of the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species. Sites which are identified are likely to complement and contribute to the wider nature recovery networks that have been identified.

**9.11** The policies are partly about making the best use of incidental and other open space and this will be achieved partly by its use for more than one purpose. Open spaces used for informal recreation can be GI as well and corridors required for roads or other routes can too. New incidental areas can link to existing and enhanced features on development sites such as hedgerows and ponds. The creation of new features required on a site should serve multiple purposes where possible. SUDs drainage features and the management of watercourses can and should be complementary to GI wherever possible.

**9.12** A more specific but no less important principle is that of Biodiversity Net Gain (BNG). Here there is a legal requirement for many sites being considered for development to provide improved biodiversity. Development cannot be permitted unless it does so. The best application of such a requirement will be through it being considered alongside other policies of the LP especially that above.

## **Biodiversity Net Gain and Biodiversity Enhancement**

### **Policy RLP. 124**

#### **Biodiversity And Biodiversity Net Gain**

Development proposals must provide an assessment of biodiversity of a site prior to development and demonstrate a net gain of at least 10% in accordance with the NPPF.

Development over 2.5ha or 100 new dwellings must demonstrate a net gain of at least 20%, subject to a viability assessment.

BNG should be provided on site in a consistent manner with the other policies of the plan. The principle of habitat connectivity should be applied so that net gain resulting from a development is also best able to contribute to the wider area including the LNRS.

Where the full BNG requirement cannot be met on site the following hierarchical approach for offsite provision must be followed.

- Immediate locality
- Forest of Dean District administrative and Biosphere area
- Gloucestershire County
- Regional
- National

The above principle will be applied to smaller developments as well as those defined as major, with applicants being required to demonstrate how new development will have a net positive impact on the site's biodiversity.

### Biodiversity enhancements

In addition to BNG requirements proposals for new dwellings, two storey extensions or application areas over 50sqm provide at least two permanent artificial biodiversity enhancement features appropriate to the location and nature of development. These may include, but not exclusively:

- Bird boxes/nesting features
- Bat boxes / nesting features
- Accessible hedgehog highway routes
- Wildlife ponds or water features
- Amphibian and/or reptile refugia

Provisions for wildlife should be specific to the development and informed by local species records and connected habitats. The council may produce further on creating habitats and shelter for wildlife.

This policy is written to ensure that new development provides a net environmental gain improving biodiversity and making optimum use of natural capital. It is intended to encourage provision appropriate to the district to have the most benefit to the site, its locality and the wider area.

Development for the primary purpose of conserving and enhancing biodiversity will be supported as will proposals within other developments which do so (subject to the proposal being acceptable under other LP policies).

Measures within developments to support biodiversity may be required as part of mitigation and BNG but in addition and as a minimum the above policy requires the above provisions.

*It will have a beneficial or neutral effect on climate change.*

**9.13** Nationally there is a requirement to provide for a BNG of at least 10% before development can occur. This minimum may be varied according to local circumstances. In the case of the FoDD where there is a very diverse and valuable ecology it is likely that even sites which are allocated or otherwise proposed for development will have a high value. Equally with the prevailing ecological emergency and threatened habitats it is necessary to protect and enhance the natural environment as much as possible. Given the potential to accommodate a high level of gain and the need to protect the area a net gain of

20% is sought. This level of provision is considered viable and should relate to the needs of the locality in terms of any identified decline and opportunities for enhancement. BNG may be provided more remotely if it cannot be accommodated close to the site concerned and preferably in locations where it will contribute to nature recovery in supporting and improving networks within the FoDD. Although it will always need to demonstrate the required level of BNG, land involved may serve a joint purpose such as including amenity planting, hedgerow for screening and biodiversity for example

**9.14** Development sites should usually be suitably defined (both by allocation in this LP and by definition by developers) to allow for the provision of BNG. Where it is not achievable maybe because of the size and nature of the development site, the gain may be directed to nearby land and failing that to a more remote location. In the first instance the areas for gain should provide for gains in the type of habitats and species affected by the development in other words in a manner that supports the particular area and will help to compensate for any losses caused by the development (assuming that they are acceptable). This will ensure that the development promoted or supported by the LP will help deliver an improved environment for the FoDD in keeping with the corporate aims of the council and the wider requirements of the NPPF. Should the provision of more remote BNG be considered where any gains will not benefit the development site or its environs, a judgement will be made about the acceptability of the proposal which will include whether the wider aims of the LP are being served as well as the ability of a developer to provide a legally compliant scheme.

## External Impacts of Lighting

### Policy RLP. 125

#### Reducing Light Pollution

All development must demonstrate a positive approach to reducing the impacts of external lighting on wildlife, neighbours and general light pollution.

Lighting must follow the principles of "right light, right place, right time" and take a hierarchical approach to lighting provision

1. **Avoid unnecessary lighting** - through design and layout
2. **Reduce the spatial and vertical luminance**
3. **Restrict impact** - through directional luminaires, full cutoff fittings, warm correlated colour temperature ( $\approx$  2700–3000 K),

Luminance, vertical illuminance and obtrusive light must be controlled to prevent adverse light spill onto habitats, hedgerows, bat commuting/foraging routes, watercourses and heritage features.

Lighting columns, fittings and mounting heights must be sited and specified to reduce upward and horizontal spillage; horizontal lux on sensitive features should be minimised and demonstrated in a lighting layout and contour plan.

Where proposals are within or adjacent to ecological networks, statutory or non-statutory wildlife sites, or areas known to support light-sensitive species (e.g., bats, otter, nocturnal invertebrates), applicants must submit an External Lighting and Ecological Impact Assessment prepared by a competent ecologist and lighting designer showing predicted illuminance and proposed mitigation. Mitigation may include directional shielding, timers/curfews, motion activation limited to short-duration, low-intensity triggers, and avoidance of continuous overnight illumination where wildlife impacts would occur.

**9.15** There are multiple benefits to reducing external lighting including energy reduction, nuisance and impacts on wildlife. The policy sets out a hierarchical approach to ensure the right external lighting in the right setting and in so doing minimise adverse impacts. The policy contributes to key attributes the rural nature of the district in supporting a high quality environments, including access to dark sky areas.

## Renewable Energy

### Policy RLP. 126

#### Renewable Energy

The Council is committed to supporting the transition to a zero carbon future and will seek to maximise appropriately located renewable and low carbon energy generation (electricity and heat) in the district, and also as part of the wider Gloucestershire Local Area Energy Plan.

Proposals will be supported for renewable and low carbon energy schemes (including ancillary development), where the direct, indirect, individual and cumulative impacts of the following are, or will be made, acceptable:

1. As a result of renewable energy development scale, siting or design impacts on the landscape character, visual amenity, nationally designated landscapes and their settings, biodiversity, water quality, flood risk, townscape and heritage assets of the district, highway safety, aviation and defence navigation system/communications are satisfactorily addressed;
2. Impacts on the amenities of sensitive neighbouring uses and local residents are minimised (including noise, dust odour, shadow flicker, air quality and traffic);
3. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects; and
4. The proposal is consistent with other relevant policies in the Local Plan.

Support will be given to community-led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/ manage the project and distribute any income from it.

In areas that have been designated for their national importance, as identified in the National Planning Policy Framework, renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas that do not contribute positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.

The Council will require that where renewable energy installations become non-operational the facility will be removed and the site will be fully restored to its original condition as soon as is reasonably practical.

#### Thermal Energy Distribution: Heating and Cooling Networks

The Council will support proposals for, and encourage the inclusion of, heating and cooling distribution networks, providing they comply with other relevant policies within the local plan.

Where feasible, new major development should provide new/purpose built low carbon heating/cooling networks. It is expected that networks:

1. Are designed for cost effective future connection to a proposed or planned network.
2. Employ individual or communal sustainable, renewable, or low carbon heating and/or cooling.

3. Make use of ambient or secondary heat sources (in conjunction with heat pumps where required);
4. Demonstrate compliance with appropriate technical standards (currently CIBSE's Heat Networks Code of Practice for the UK);
5. Be registered with the Heat Trust;
6. Use renewable and/or low carbon sources for their energy centre
7. Provide heat and/or cooling services at a fair and affordable price; and
8. Where refrigerants are to be used, the global warming potential should be taken into account.

In supporting renewable energy, the plan encourages both local provision related to individual developments (e.g. housing sites) and "stand alone" renewable energy developments. In the case of larger developments, the provision of integrated renewable energy networks as part the scheme (such as the larger allocated sites in the LP) is encouraged.

**9.16** All development should adopt the energy hierarchy and significantly reduce its heat and power demand first and then demonstrate how this energy demand can be met by onsite renewable energy generation.

**9.17** All renewable energy installations must comply with other planning requirements and demonstrate that they are acceptable in the environment in which they are proposed. In order to assist this assessment, the above policy highlights the issues that will need to be addressed. This policy requires amongst other things the various protective designations to be fully considered and these include nationally protected landscapes such as National Landscapes. Some of the considerations above will involve technical assessments such as noise, and will help assess separation distances which will always need to be judged by the individual circumstances of each application. The same applies to other considerations such as impact on listed buildings where the local landform and nature of any affected building will be key to the assessment of any impact. The Council welcomes schemes that also accommodate agriculture e.g. Agrivoltaics integrating grazing or crops and solar generation.

**9.18** The policy applies to all renewable energy installations, energy storage and associated ancillaries. It is written with the intent of being able to encourage development in the right context and ensuring that the right considerations will apply when proposals are being evaluated.

## Policy RLP. 127

### Sustainable Design, Construction and Low Carbon Energy

All development should contribute to both mitigating and adapting to climate change.

All new development must follow a fabric first approach, utilise landform, layout, building orientation and landscaping to minimise energy consumption and adopt the following energy hierarchy:

- i. Minimise the demand for energy;
- ii. Maximise energy efficiency;

- iii. Utilise renewable energy;
- iv. Utilise low carbon energy; and
- v. Utilise alternative energy sources / offset residual emissions.

## Residential Development

New build residential development is required to achieve a **zero-carbon in operation** standard by adopting the energy hierarchy to significantly reduce the heat and power demand of the building. The total energy demand should then be provided by onsite (preferably on-plot) renewable energy generation (generating as a minimum the same amount of renewable energy on-site as the development demands over the course of a year). This demand includes all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance.

New build residential proposals must include an Energy Statement detailing how zero – carbon in operation will be achieved including total energy demand and renewable generation calculations, and will need to demonstrate the following:

- 1. no fossil fuel primary space heating or hot water systems are installed;
- 2. a site average space heating demand of 15kWh/m<sup>2</sup>/yr;
- 3. a site average total energy demand of 35 kWh/m<sup>2</sup>/yr; and
- 4. no single dwelling unit to have a total energy demand in excess of 40 kWh/m<sup>2</sup>/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).
- 5. support minimum Water Efficiency Standard in new houses through fittings from to 100 l/p/d by 2030.

Where the use of on-site renewable energy generation to meet total energy demand is demonstrated to be not technically feasible (for example with apartments) or is not economically viable, the energy statement should first demonstrate how the proposal will meet the space heating and total energy demand thresholds and then secondly, how renewable energy generation will be maximised as much as possible. Finally, and as a last resort, any residual energy which cannot be met by onsite generation is to be offset through developer contributions.

### Passivhaus

As an alternative to an energy statement, compliance with this policy can be demonstrated by providing evidence of Passivhaus Plus or Premium certification; or - Passivhaus Classic, provided this is supplemented with evidence to demonstrate how total energy demand will be met by onsite renewable energy generation.

### Exceptions

In some areas (add Zone / Map Link / List) it is acknowledged that meeting all requirements of this policy for residential development may not be possible in some cases in order for development to be viable. Consequently, for proposals in this area the Energy Statement submitted must adopt the energy hierarchy and set out the extent to which the space heating and total energy demand thresholds can be met in order to enable the development to become viable.

## Non-residential Development

All new non-residential development is required to achieve a **zero-carbon in operation** standard, by adopting the energy hierarchy to significantly reduce the heat and power demand of the building. The total energy demand should then be provided by onsite (preferably on-plot) renewable energy generation (generating as a minimum the same amount of renewable energy on-site as the development demands over the course of a year). This demand includes all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance.

New build non-residential proposals must include an Energy Statement detailing how zero – carbon in operation will be achieved including total energy demand and renewable generation calculations.

Opportunities for renewable energy to mitigate all operational emissions should be maximised unless this would not be appropriate for planning or technical reasons due to site specific circumstances for example if the building is over-shadowed by trees/other buildings, or if a green roof solution is being proposed.

Any residual energy which cannot be met by onsite generation is to be offset through developer contributions.

## Existing Buildings

Where planning permission is required for an existing building (including extensions and change of use), retrofitting measures to reduce carbon emissions, improve energy performance, and increase resilience to climate change (e.g. the alleviation of summer overheating) will be supported. Whenever possible, Retrofit work should be conducted following PAS 2035, with any works conducted on heritage (pre-1919) or protected buildings also requiring professionals to have relevant qualifications (e.g. ABBE Level 3 Energy Efficiency for older Buildings or equivalent certification) to ensure that changes are made using correct materials and avoid harming the building's fabric, character or hygrothermal (moisture and heat) performance. No fossil fuel shall be used for primary space heating or hot water systems.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole-street or neighbourhood scales, thereby reducing individual costs, improving viability, and supporting coordinated programmes for improvement.

Proposals that help to secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported and encouraged where they:

1. conserve (and where appropriate enhance) the design, character, appearance and historical significance of the building; or
2. facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction and are at risk (subject to such a re-use being appropriate to the specific heritage asset).

## Embodied Carbon

All development should take opportunities to reduce embodied carbon through design, choice of construction materials and construction methods (e.g. using locally sourced materials, offsite modular construction and construction waste minimisation practices).

To avoid the waste of embodied carbon in existing buildings and minimise the creation of embodied carbon in new build, repairing, refurbishing, re-using and re-purposing existing buildings over their demolition will be supported.

**9.19** These policies are based on the principle that development must not compromise the ability of future generations to meet their own needs. The only sustainable future that will allow this is one where climate change and warming is controlled in a manner that will enable its impacts to be limited and satisfactorily mitigated. All development must contribute to this. Carbon reduction leading to net zero are key and the LP is based on the achievement of a zero district the lifetime of this plan. Local and national targets can only be met by a comprehensive approach where planning policy plays an important part. Development allocated and permitted by this plan will therefore need to demonstrate that it is fully compliant with its policies including those for carbon reduction, sustainable construction, energy efficiency and renewable energy generation. Allocations made in the LP are able to be sustainable if implemented in the manner proposed in the LP although it will be necessary to provide additional information to demonstrate this, for example to set out any mitigation or developer contributions and offsetting if appropriate in respect of carbon emissions. Larger schemes may require considerable supporting information and may involve a

range of solutions. Where proposals are not covered by specific allocations in the LP it will be necessary to evaluate development proposals against the Plan policies considering especially their location and potential carbon impact through their construction and use. While the policy requires development to demonstrate zero carbon in operation, schemes which also export renewable energy will be welcomed.

**9.20** Scale is always a relevant consideration in respect of the potential impact of planning proposals. the plan's policies apply to any development but will need to be applied in proportion to the scale, influence and potential effects of any proposal. Single dwellings and extensions will still need to demonstrate their performance in respect of the various policies but while they may assist in encouraging more sustainable behaviour (for example by being built in an established settlement) their contribution to transport sustainability and GI may only be as a user and possibly through the contribution of the development via any infrastructure levy. Small schemes may help minimise the demand for additional travel by being able to use broadband/ IT connections to avoid some journeys and by being close to existing public transport networks. All development will be required to demonstrate its performance against the targets in the policy using measures set out in the Council's supplementary plans or guidance. Any exceptions will need to use similar tools (e.g. energy statements) to evidence their performance and demonstrate why an exception is necessary.

**9.21** The policy reflects the nature of the FoDD in that it is relatively dispersed and many of the existing buildings are not energy efficient. New development over the plan period will add to the current demands for travel and energy. Given the need to reduce carbon and other greenhouse emissions it is therefore necessary for new development to be as efficient as possible in order to support the council's objectives and ensure it has a long term sustainable future. Consideration should however be given to the adaptation of existing buildings before demolition is proposed although it is recognised that it will not always be possible because of the nature of the uses proposed or where the conversion and achievement of a carbon neutral design may not be possible.

**9.22** Linked to the need to ensure the LP provides for a sustainable future is that of ensuring it supports the health of the population. Many of its policies contain requirements designed to do this but overall there is a need to demonstrate that new development (as well as the environmental enhancement and protection) delivered by the LP supports more healthy living. Many measures have more than one benefit, for example active travel is inherently healthy and the introduction of greenspace into the urban environment is too.

**9.23** In addition to ensuring that new development makes the minimum contribution to climate change, it is necessary to ensure that it can cope with the expected changes that are already taking place. These include greater extremes of weather, its consequences such as flooding, and sea level rise. The policy below sets out the requirements for adaptation in order to cope with these expected changes.

## Climate Adaptation

### Policy RLP. 128

#### Climate Adaptation

Our climate has and is changing. Development must respond to the impacts of our changing climate. New development must include and demonstrate how it responds to:

- Warmer wetter winters
- Hotter drier summers
- Increase in intensity of rainfall and storm events

Measures should include

Outdoor areas that provide shade, sited to take advantage of natural airflow with seating

Use of vegetation, for providing shading and on surfaces including also roofs and vegetated walls to reduce heating

Rainfall water management to respond sudden increases and for cooling public areas

Be designed to enable airflow through buildings,

Open water features and fountains

Shaded public spaces and footpaths

External finishes that are designed to avoid heat absorption; and

Site layout and orientation to maximise cooling providing an interconnection of greenspaces and corridors.

Using solar gain when required but avoid excessive heating (such as from positioning and shading of windows to gain winter sun but limited summer exposure- more overhead)

**9.24** It is important that new development is seen to demonstrate that it will be suitable throughout its life during which further effects of climate change will be experienced. Many of the other Local Plan policies will also contribute to this aim but the above measures should be considered. It must be located for example free from flooding, but also will need to be of a design that offers shading, the potential for cooling and does not include for example excessive hard surfaced areas that reflect and absorb heat rendering them unusable. Some comparatively recent developments do this and a combination of density and the use of hard surfaces together with orientation leads to an environment that is unsatisfactory and unhealthy.

## **Design - Creation Of Place Principles, Character, Quality**

**9.25** Design has always been a consideration though the national guidance on its importance has varied over time. The increased emphasis on guides and the requirement for codes has reinforced the case for local policies that are sensitive to local character and seek distinctive quality developments. Aesthetics have always been a consideration but achieving energy efficient contemporary solutions is more important than ever as is the approach to biodiversity.

### **Policy RLP. 129**

#### **Design Principles**

New development will be expected to be of a high quality design making a positive and enduring contribution to the quality of the area in which it is proposed. To do this it will need to do the following and comply with any other Local Plan relevant policies:

- I. Meet climate change objectives through design solutions including the orientation of buildings and their construction taking into account potential heating and cooling avoiding fossil fuels,

2. Establishing or supporting a strong sense of place,
3. Take account of local character, supporting local distinctiveness and history and demonstrating how these considerations inform the design solutions proposed,
4. Ensure that the style and nature of materials used in developments demonstrates an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate
5. Being visually attractive, employing good architecture and landscaping with a range of integral open space serving a variety of purposes which respects the amenity of residents and others.
6. Demonstrate why any proposed demolition is necessary as opposed to the reuse of existing buildings.
7. Contribute to environmental enhancement, for example through the design and use of open space, GI and multi purpose SUDs features
8. Adopt an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups in the community.
9. Providing layouts with pedestrian and cycling routes integrated within the overall layout and having a distribution of open space which allows connectivity within the development and to adjoining areas
10. Being designed to support the use of public transport and
11. New development should be designed to offer flexibility for future needs and uses taking into account democratic and other changes
12. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the Districts housing and commercial building stock
13. Design quality reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal.

Proposals should show how they achieve the above by reference to the relevant local and national design guidance and other material including any required or otherwise submitted in support of a planning application.

This policy complements the national guidance which requires a high quality of design for new development as well as the governments proposals for design codes taking account of local character. Proposals will be expected to demonstrate how they make a positive contribution in terms of design and address the individual parts of the policy. Proposals should show how they relate to the traditional characteristics, styles and materials in the area whilst justifying their approach and design.

*The policy encourages designs that help deliver the climate change objectives of the LP in a manner that protects and enhances the overall quality of the environment.*

**9.26** New development should be of a high quality design and thereby make a positive statement itself which can contribute to the area in which it is proposed. In the Forest of Dean District the starting point for this is likely to be some form of contextual/ character analysis based on the history of the area and the traditional styles and forms of building as well as the published design guidance. Such analysis will demonstrate the way in which a scheme develops its own sense of place and/ or adds to that which already exists. Designs are required to be physically attractive and should in meeting all of the above contribute to environmental enhancement. They will need to make a positive contribution to the climate change requirements set out in the LP. None of these requirements are considered too prescriptive and they will accommodate contemporary solutions which will allow a variety of construction methods including modular buildings. The policy requires a demonstration of an understanding of the built environment and justification of how the proposed development relates to it in a manner that enhances the environment.

It promotes the local distinctiveness and this alongside appropriate quality will ensure the positive overall impact of new development.

**9.27** The policy applies to all development although some smaller schemes may need to do relatively little to comply over and above being of a suitably high standard. Good design should contribute to environmental enhancement as a matter of course. Although the term good design implies subjective judgement, the use of local and national guidance and advice will greatly assist in assessing proposals. Good quality architecture and landscaping that is fit for purpose and will work in the longer term are essential. Especially important will be the proposal's relationship with open spaces including those which help to provide its setting. Enhancement and protection of open spaces and the creation of new areas which should serve a variety of functions will normally be expected particularly where they are identified in the plan as of importance.

**9.28** New development should have an understanding of the context in which it is proposed and this includes how its characteristics, styles and materials relate to the surroundings. Taking account of the past does not mean (and probably should not mean) that it has to be imitated. To relate to the traditional materials and styles does not mean that they must be used but it could mean that where they are appropriate use is made of them. In the same way an appreciation of the traditional building styles is important, even if a proposal does not follow them. Materials and building styles are important to creating or reinforcing a sense of place just in the same way that layout can be and there may be characteristics which are important to be referenced on a particular site. In some cases it may not be possible for traditional styles to be followed for development and in others it may not be desirable. The LP identifies some areas where historic character is especially important including Conservation Areas but also Locally Distinctive Areas within which the design of new buildings and their layout will be expected to demonstrate clearly how they complement the local character of the area concerned.

**9.29** Some areas especially those where there has been a great deal of recent development may provide little in the way of positive cues for new development which is locally distinctive. In these cases, reference to the council's design guidance and possibly underlying landscape assessment may assist potential developers. An important aspect of local distinctiveness is about retaining and enhancing the identity of an area through new development and the way it is designed and accommodated.

**9.30** Some minor developments may have little or no impact and the policy will only need to be considered in passing, though in some cases (for example visible extensions to traditional dwellings or changes to means of enclosure in the FoD), the reverse will be true.

**9.31** New development must provide a satisfactory standard of amenity for both the existing and new development and cater for all potential users. Design should be inclusive, that is it should ensure that buildings are accessible to everyone and can be used by an appropriately wide range of users according to the purpose of the building concerned

**9.32** New layouts should be designed to include pedestrian and cycle routes as an integral part and these should where possible provide linkages to neighbouring areas, making use of and sharing open space within the development. These routes should be safe and attractive to use and are likely to be separated from the major vehicle routes. Layouts should enable connections to public transport and support travel by means other than private vehicles. Existing and new open space should be well integrated into a development and be multi functional, for instance as visual amenity, as a drainage feature and as GI. Open space should where possible form part of a network or add to an existing one. Open areas (spaces between

buildings) are often critically important to the feel as well as the function of a scheme and must be considered from the outset in the design process.

**9.33** Where appropriate, shared means of using renewable sources for energy generation or heating will be encouraged if well integrated into a proposal.

**9.34** It is important that environments are safe with well designed lighting but equally that excessive scatter or intensity is avoided. Overall the areas within the FoDD where the CPRE designation "darker" applies should be retained as such. Sites will often require regulation of lighting in order to protect and enable wildlife to continue to use them and meeting these considerations should help the overall need to avoid excessive lighting and scatter.

## **Heritage buildings and features- hierarchy, buildings of local significance in settlements**

### **Policy RLP. 130**

#### **Historic Character And Distinctiveness**

In order to maintain its cultural identity and sense of place, development should protect and promote the special qualities, historic character and local distinctiveness of the district. Development proposals will be required to demonstrate that they preserve and enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality. Particular attention should be paid to the following:

1. Local distinctive and cohesive style that provides local character to towns and villages
2. The built form and setting of the traditional settlements in and around the Forest of Dean (Statutory Forest).
3. Protected buildings and structures, including designated and non-designated heritage assets
4. Remaining features (buildings, structures and sites) relating to the industrial history of the area.
5. Individual buildings or structures that are of historical or cultural significance and or contribute to the character of a settlement or locality
6. Other buildings or areas of local and or national cultural significance
7. Open spaces of historic and/ or cultural significance.

This policy exists to ensure that development provides for appropriate protection and enhancement of the historic environment which is so important in the maintaining local distinctiveness and therefore character. It seeks to protect individual buildings and structures in keeping with their status. In doing so it applies the principle that where development takes place it must do so in a manner that adds to the overall quality of the area.

*The policy is neutral in respect of climate change though design and construction of buildings will need to consider and resolve the need to be appropriate in design whilst delivering energy savings in keeping with the LP's requirements.*

**9.35** This policy emphasises important key issues about historic character that new development will need to take into account and is complementary to Policy RLP. 129 Design Principles which is more about the development itself.

**9.36** There are requirements set out in legislation to protect and enhance Listed Buildings and Conservation Areas and protect Ancient Monuments. Any development proposals must take these into account but beyond these protected sites however are many other features some often less important in their own right but which together underpin much of the character of the district. The Forest of Dean itself is unique and merits particular protection from this policy and others in the LP. Settlements within or around the forest edge show particular characteristics which are vulnerable and worthy of protection. There are other smaller areas throughout the FoDD where their character is strongly defined by built forms and local landscapes and where this policy will be especially important in retaining historic character. These include the nationally recognised former Chartist settlements of Staunton/ Corse and Lowbands, areas such as St Briavels Common and settlements such as Brockweir and Newnham. In respect of all these areas and the Forest itself, the Council's Design guidance and other evidence provides a usable basis from which to assess built form and character and also shape development proposals.

**9.37** Whilst individual built features and the interaction between them contribute to the character of an area, it is the interaction between the built forms and the landscape or landforms that often provide local distinctiveness. Landscapes and built features are often worthy of conservation because of this contribution. Areas of common, the forest fringes and former industrial sites, especially mineral or transport related, are good examples of protected areas where a careful evaluation of development will be essential if a positive impact is to be the result. The features themselves may be protected but the impact of new development on their setting is also a major consideration and this setting should be used positively to the benefit of new proposals.

**9.38** The LP seeks to conserve whilst providing for changes in a structured manner which can benefit the district. Development which meets the terms of the above policy may include that which finds new uses for buildings and thereby helps with long term protection. It seeks to protect local character by ensuring that the importance of individual buildings and structures is taken into account. These will include buildings and structures that may in future be Listed or may be identified as locally important and others that may be similarly identified in the future. Development proposals will need to consider how this policy has been taken into account. The above policy and Policy RLP. 129 Design Principles (design) are especially relevant when considering development in designated Conservation Areas and in other areas such as the Locally Distinctive Areas identified by the LP.

## Locally Distinctive Areas

### Policy RLP. 131

#### Locally Distinctive Areas

Development will be supported where proposals avoid harm to the character of Locally Distinctive Areas as defined in the Local Plan. Development will be supported where it enhances important features. The following will need to be considered

1. Gaps in existing frontages
2. Irregular areas of open land, especially forest waste,
3. views through and including the open areas,
4. walls and other means of enclosure,
5. traditional buildings and structures,
6. the prevailing density/ grain of an area or part,
7. orientation of buildings.

The intention of this policy is to protect the identified character of the district by ensuring that particular account is taken of important local areas

**9.39** The preservation of local distinctiveness is an important requirement throughout the district, and there are buildings and other features worthy of conservation throughout. The design policies above have an important role throughout the district in supporting local distinctiveness. Over and above this general principle there are parts of settlements for which a local conservation policy is desirable because they exhibit certain locally important characteristics usually arising from a combination of landscape, built form and their history. Some of these areas are the designated Conservation Areas but there are others which clearly show key attributes and are identified accordingly in the Local Plan. These are designated "Locally Distinctive Areas". The policy above seeks to ensure that any development that takes place in these areas respects the local character of the area concerned. The key attributes that the policy seeks to conserve are generally those that give a particular "character" to an area and all but two of these areas owe their distinctiveness to their location within the statutory forest. Here the key attributes are often but not always the open and informal layout, the modest nature of buildings and the enclosed or non enclosed nature of the surroundings. Materials and design details are often critical in maintaining the distinctiveness of an area.

**9.40** The individual settlement chapters contain descriptions of the areas concerned and explain why the policy applies. It applies only within defined settlements as the necessary protection exists for those areas outside of them. There is additional material in support of the policy in the evidence base. Each settlement is different and development that is suitable in one location may not be in another. Open spaces are important parts of an area's character just as buildings are and the retention of these and views will be taken into account when proposals are evaluated.

**Table 10**

Location	Area (Total 128ha approx.)	Comments
Bream	44.4	Five separate areas within settlement boundary
Camomile Green (Lydbrook)	3.3	Part irregular part more regular within forest boundary
Ellwood	4.7	Within forest boundary

Location	Area (Total 128ha approx.)	Comments
Harrow Hill (Drybrook)	23	Within forest boundary
Pillowell (Pillowell, Whitecroft, Yorkley)	40.9	Within forest boundary Pillowell is also a Conservation Area
Redbrook	0.8	Small distinct area
Ruardean Hill	6.3	Within forest boundary
Soudley	2.3	Small area within forest boundary
Yorkley	19.7	Three separate areas within forest boundary

## Locally Valued Landscapes

### Policy RLP. 132

#### Locally Valued Landscapes

The following locally valued landscapes are identified on the policies map. They should be considered alongside other national and local designations such as National Landscapes and the Statutory Forest. Development within them must demonstrate that it does not have an adverse impact taking account of their nature and purpose as referred to below and elsewhere in the Local Plan. Proposals for landscape and/ or biodiversity enhancements of the areas compatible with their function will be supported subject to other policies of the Local Plan.

**Hartpury University and College:** An area within which an overall landscape strategy is sought in order to enhance the local landscape including especially the setting of Hartpury House while supporting the continued development of the establishment.

**May Hill:** Development proposals within the identified area (LVL) will be required to demonstrate that they will not adversely affect the character and landscape setting of May Hill and should show how they add to (i.e. enhance) the overall quality of the area. The assessment of all proposals will include consideration of the following aspects in addition to protection and enhancement of biodiversity required by other LP policies.

1. Visual- whether proposals would have a detrimental effect on long distance or local views of or from May Hill
2. Amenity (in addition to visual) – whether proposals could adversely affect the settled nature and tranquillity of the locality, by virtue of noise and other disturbance (e.g. traffic).
3. Whether and how the development proposed would contribute to or enhance the landscape character of May Hill.

Staunton Corse and Lowbands: Two areas which form the wider setting for the Staunton/ Corse and Lowbands Conservation Areas and within which development proposals must demonstrate that they are not detrimental to the protection of the Conservation Area, and other heritage assets including the local landscape itself.

Coleford: An area which adjoins Coleford town and abuts the various satellite settlements and which provides its largely open setting along with parts of the statutory forest . New development must demonstrate that it does not detract from the open setting of the town, its satellite settlements or an appreciation of the local landscape

The policy above highlights valued local landscapes which are important both in retaining and also being able to enhance the local distinctiveness of the FoDD. It seeks to ensure that development proposals that are made within them are fully assessed and are not detrimental to the areas that are protected by the designations concerned. It is complementary to the nationally designated landscapes and the protective policies that apply throughout the area especially to open countryside.

*This policy will have a neutral effect on carbon emissions*

**9.41** Landscapes of particular local value can be heritage assets as recognised in the NPPF<sup>7</sup>.

**9.42** Although there are a variety of national and local designated landscapes in the FoDD, there are four additional areas which are considered to be locally significant and are protected in the LP from development that would have a detrimental effect on their setting or qualities. Further local guidance is contained in the settlement chapters for three of the areas (Staunton/ Corse, Hartpury and Coleford) but the overall intent of the LP is set out in the policy above. In all cases the intent of the policies is to ensure that the landscape implications of development in the area or affecting it are taken into account with particular reference to the locality defined. The areas are defined to protect areas identified because of their importance to the character of the FoDD, although they are also nationally significant too. Although defined as of local importance the policy offers safeguarding for the areas concerned which is complementary to any other nationally recognised designations which may apply.

**9.43** The landscape setting of Hartpury University/ College is identified as locally valued (much is also of national importance in providing the setting for the Grade 11\* Listed house) and is the subject of a more detailed guidance contained in the settlement chapter. The LP strongly supports the university/ college and its development and seeks to establish an agreed landscape master plan to guide this process in a manner that will protect and enhance the landscape while providing a positive framework for the evolution of the institution.

**9.44** Unlike larger protected areas such as the Wye Valley National Landscape, and the Forest of Dean itself, May Hill is not within any nationally protected landscape or other widespread designation. It is part

<sup>7</sup> A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). NPPF 2019 Glossary

owned by the National Trust and some areas are protected for their nature conservation interest. This policy is written to emphasise the landscape importance of the area of what is a locally valued landscape in terms of the NPPF<sup>8</sup> (especially paragraph 180 and Glossary page 70).

**9.45** As the area around May Hill is already in open countryside a particular range of protective policies apply, and the tests contained in Policy RLP. 132 Locally Valued Landscapes will be used to assess the impact of any proposal. Development which is detrimental to the character of the area will not be permitted. In view of the prominence of the feature, (May Hill and its surroundings), this additional policy is considered necessary to ensure that any proposals are assessed against their impact on the particular landscape, other visual qualities and the level of amenity (including the relative tranquillity) currently enjoyed by in and around this distinctive area.

**9.46** The test is whether or not a proposal will adversely affect the character and landscape setting of May Hill and is not intended to prevent all development. It is intended to focus on the importance of the area as a landscape and historical feature and to ensure that any development proposals that are permitted do not have an adverse impact. The Policies map identifies an area within which this policy applies and that area is defined having regard to the potential for visual impact on the setting of May Hill itself but also the potential for nearby development to have an adverse impact on the more local character of the area.

**9.47** The protection of the areas at Staunton/ Corse and Lowbands support the two Conservation Areas which are vulnerable to changes which may impact on their settings. Both areas are nationally important and also vulnerable to changes in their immediate landscapes.

**9.48** An area around Staunton/ Corse and Lowbands including the villages themselves is a valued landscape because it provides a wider setting for the two Conservation Areas and enables the appreciation of the two former Chartist settlements which are of national significance. It is important that this setting is retained and that the features within, especially those related to the Chartist past continue to be able to be appreciated. The landscape is relatively flat and sensitive to changes which have the potential to have an adverse effect on the settlements and their conservation interests. Staunton/ Corse has a settlement chapter which contains further information whereas Lowbands lies in the open countryside and the setting of its Conservation Area is protected by identifying it also as a locally valued landscape.

**9.49** Landforms within the FoDD are often complex and distinctive. One such is the bowl in which the town of Coleford sits at the head of a Valley. This setting adjoins the Wye Valley National Landscape and is partly within the statutory Forest, which brings some protection. For the most part however it is an agricultural/ recreational area which provides a strong visual context for the town enabling its setting and that of the nearby satellite settlements to be seen and appreciated. Recent changes have occurred but the setting of the town remains and is something acknowledged locally in the NDP as well as in this LP. The above policy identifies this locally valued landscape and confers the appropriate protection. Additional support is contained in the town chapter for Coleford.

**9.50** Overall although the landscapes referred to above each have very different characteristics. All are areas within which the LP accords particular importance to their protection and enhancement both for the areas themselves and to ensure that they continue to contribute to the context and/ or setting of important and distinctive features many of which are nationally recognised. Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes along with other protected areas.

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8 [https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

**9.51** A landscape study is currently being considered which may lead to the review of this policy and the identified areas.

## Water and Rivers

### Policy RLP. 133

#### Water & Rivers

##### Part 1:

Safeguarding water is vital to the prosperity and environment of the Forest Dean. Development must demonstrate that it will avoid adverse impacts and where possible deliver improvements to the water environment in terms of water quality, resource and flood management.

The following types of development will only be permitted where they adequately demonstrate that there will be no adverse impacts or additional risks to the water environment including, but not exclusivity, areas identified in Part 2 of this policy:

- Major developments
- Within 5km of a Special Area of Conservation
- Within 100m of a water course, drainage channel, flood zones 2 & 3.
- On or Adjacent to a water course or feature that is hydrologically linked to the wider catchment .
- Where screening is required by Natural England Standing advice
- The construction and/or operation for the prosed development represents an increased level of risk to the water environment

##### Part 2:

###### 1. Cumulative impacts and catchment-scale approach

- cumulative effects of the proposed development together with existing, committed and reasonably foreseeable developments on water quality, quantity, flood risk and ecological condition at the catchment scale.
- Where local or catchment deficits in water quality, flood storage or ecological function exist, the council may require proportionate off-site mitigation, habitat restoration or contributions to agreed catchment-scale measures.

###### 2. Water quality and pollution prevention

- Proposals must demonstrate no net deterioration in surface water or groundwater quality and must not cause or exacerbate risks to water and drainage infrastructure.
- A Pollution Prevention and Water Quality Management Plan must be submitted for all developments that could affect water quality via surface, ground or air pathways. The plan must set out construction-phase controls and operational pollutant control measures (CEMP), specify source-control and treatment measures and identify monitoring and trigger levels.

###### 3. Flood risk and climate resilience

- Development must be located outside the functional floodplain unless there is an overriding justification and no reasonably available alternative site; where development is permitted in areas of residual risk it must be sequentially and sustainably located and designed to be safe for its lifetime without increasing flood risk elsewhere.

- The applicant must submit a site-specific Flood Risk Assessment proportionate to the scale and location of the proposal that addresses current flood risk and future risk using the latest national climate allowances and local guidance. Where a flood risk assessment or other supplementary material is necessary it will need to meet the requirements of the LLFA/ EA and address any issues raised
- Development must incorporate design measures to maintain or enhance floodplain storage, maintain flood flow routes and set aside realistic exceedance routes for vehicles and pedestrians.

#### 4. Sustainable Drainage and runoff management

- Surface water must be managed by a hierarchy that seeks to retain infiltration on-site, then attenuate and treat to achieve greenfield-equivalent runoff rates and volumes.
- Applicants must provide a detailed Sustainable Drainage (SuDS) Strategy showing design, treatment trains, exceedance flow routes, maintenance arrangements and verification testing. SuDS must be designed to treat urban and agricultural pollutants, support biodiversity and provide, where appropriate, quality environment for people.

#### 5. River form, connectivity and ecology

- Where proposals affect protected sites, priority habitats, protected species or local nature recovery strategy priority area , in accordance with other policies within the plan applicants must provide ecological surveys, mitigation, compensation and a biodiversity net gain statement consistent with national and local biodiversity objectives.
- Riparian buffer zones of appropriate width of at least 10m must be provided and retained along watercourses to protect banks, nutrient filtering, bankside and instream habitat and natural connectivity for fish and wildlife.
- Development must avoid culverting or channel realignment unless demonstrably necessary and where exceptional environmental improvements are secured.

#### 6. Hydrology, abstractions and groundwater

- Proposals that require or may influence water abstractions, dewatering or groundwater interception must demonstrate no unacceptable impact on baseflows, wetland function, springs or groundwater-dependent terrestrial ecosystems.
- Groundwater protection measures and appropriate contamination risk assessments must be submitted for sites with potential for contaminated land or pollutant pathways to water.

#### 7. Long-term management, monitoring and securement

- Proposals must include a long-term management and maintenance plan (LEMP) for SuDS, riparian strips, habitat enhancements and any engineered water management features, setting out responsibilities, funding, monitoring metrics and trigger-based remedial actions.
- Required management, monitoring and delivery of mitigation must be secured by planning condition or legal agreement for an agreed timescale proportionate to the feature and risk.

This policy sets out a number of important considerations in respect of the location of development and its potential impact. It seeks to ensure that the location is suitable from the point of view of flood risk, that it makes prudent use of resources and that the location is safe. It seeks solutions that promote natural management and techniques which integrate green/ blue infrastructure with the wider purposes of open

space especially for the benefit of ecology and public amenity. Proposals will need to be supported by appropriate information to show how they comply.

*The policy will have a positive impact on climate change in ensuring development is suitably located and makes reasonable demands on resources providing long term benefit to the environment.*

**9.52** In addition to avoiding areas at risk from flooding, new development must show how it makes wise use of resources, can be satisfactorily carried out and then function.

**9.53** Many types of development require flood risk assessments depending on location and scale. These will be required to provide sufficient information to ensure that the development concerned can proceed and will be expected to follow the appropriate guidance. It is important that any evaluation uses the most up to date guidance so that the impact of climate change is taken into account. Apart from the areas at risk from flooding the issues for the FoDD include the resilience of the main access routes (A48 and the railway) and the vulnerability of some areas to a rapid flow of floodwater due to the nature of the catchments at Cinderford and Lydney.

**9.54** For some development that cannot be provided entirely free of flood risk it is necessary to demonstrate that there is no suitable alternative location by the "sequential test" and by establishing that an exception can apply through a further "exception test". Sites allocated in the LP will not require this as the development allocated can take place clear of flood risk but others may need one or both tests.

## Site Conditions

### Policy RLP. 134

#### Site conditions

Our industrial heritage means that there are many sites that have had one or more industrial or commercial uses which may have resulted in soil and water contamination that may need to be addressed. Sites which pose a current and imminent hazard to health, buildings, water or the environment will need to be managed under the contaminated land provisions of the Environmental Protection Act 1990. Therefore development proposals must demonstrate the following:

1. The impact of the development on any land contamination or risk to the development from ground instability including any mining legacy-
2. The incorporation of appropriate remediation measures and verification works where contamination and /or stability issues are identified
3. The potential for the development to cause pollution on site or elsewhere taking account of any mitigation measures to avoid pollution or environmental improvements where existing problems occur
4. The development's potential impact on groundwater, watercourses and any protected abstractions
5. Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development
6. Waste minimisation and management during construction (including site preparation) and use of the development proposed

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

In addition in areas at high risk from former mining activity a risk assessment will be required as will consultation with the Coal Authority. Development proposals must then comply with any requirements arising.

The above policy is intended to ensure that certain site conditions on which a development is proposed are satisfactory

*The policy designed to protect the environment is neutral in terms of carbon reduction*

**9.55** Development proposals whether they are on allocated sites or not will need to demonstrate the site on which the development is proposed is suitable for the specific development concerned. It should not cause or be affected by pollution, should remediate or avoid contaminated land and must not have an adverse impact on groundwater. Where necessary an evaluation of ground conditions including any past mining legacy, the need for remediation, consideration of the potential to cause pollution and any risk on the existing site will be required. Appropriate mitigation will be required.

**9.56** Some development may have the potential to cause pollution through its operation. In some cases this will be indirectly such as by adding to the loading of a sewage treatment works. Of particular importance is the impact on river water quality from some intensive agricultural units. Presently there are a number of locations where outfalls into rivers are having an adverse effect on water quality. The policy therefore requires developers to demonstrate that their proposal is acceptable. Where mitigation is not possible or where there are existing issues resulting in unacceptable levels of pollution, new development may be constrained and proposals refused.

**9.57** The potential for the sterilisation of mineral resources by development must be considered. The allocations in the Local Plan are considered by the Mineral Planning Authority (MPA) (Gloucestershire County Council) as part of the plan making process.

**9.58** Adequate provision for waste minimisation and management is essential and it is increasingly important that development proposals demonstrate they do so in a sustainable way in accordance with the Waste Local Plan (Gloucestershire County Council).

**9.59** Much of the FoDD is affected by the mining legacy and areas at potentially high risk from this will need a risk assessment, and be subject to the requirements of the Coal Authority. This may mean remedial action, amendment of proposals or other changes before development can commence. In some cases it may be unable to proceed.

## 10 Monitoring

**10.1** All policies of the Local Plan will need to be monitored for their effectiveness against the aims and objectives.

### MONITORING

The Policies in the LP will be monitored, principally through the Annual Monitoring Report and local measures that are in place in the manner described and summarised in the table below.

The main areas that will be monitored include:

1. Serviced employment land provided, and occupied.
2. Housing completions by location and type (including delivery of affordable housing, by tenure and location)- overall numbers against the annual requirement and against the numbers allocated to each location.
3. Implementation of particular housing requirements (e.g. accessibility).
4. Changes on retail floorspace against the policies and any allocations.
5. Renewable energy installation, use of recycling and waste management.
6. Section 106 agreements and other infrastructure provision alongside the implementation of development requiring them.

If it appears that the policies are not being effective, the relevant policy or policies will be reviewed and the potential for intervention through modification or other direct action considered.

**10.2** This is work in progress, the table below will be updated following consultation feedback.

**Table 11**

<b>POLICY</b>	<b>Monitored by? (AMR is Annual Monitoring Report)</b>	<b>comments</b>
Core Policy Policy RLP. 1 Sustainable Development	larger schemes- compliance with policy. smaller schemes by assessment of provision.	some measurable requirements, consider % development which achieves these or is designed to 100% sought for larger schemes annual or more frequent carbon monitoring for this policy and wider use
Core Policy Policy RLP. 128 Climate Adaptation	Compliance with policy	policy to provide resilience to climate change and maintain a satisfactory environment,
Core Policy Policy RLP. 3 Settlement Hierarchy	AMR will consider location of development in respect of policy.	general policy which seeks overall distribution of new development requires development generally in accord with hierarchy. Monitor by house completions by type of settlement etc.
Policy RLP. 4 A Quality Living and Working Countryside (Outside Settlement Boundaries)	Use AMR for exceptions- and analyse permissions by type of development outside settlements	exceptions considered and compliance with policy- includes criteria for development in the countryside by type and assessment of potential impact. Housing and other

<b>POLICY</b>	<b>Monitored by? (AMR is Annual Monitoring Report)</b>	<b>comments</b>
		development applied for and permitted/refused- especially appeals to be included
Mixed use developments	consider major permissions in AMR- location and accessibility between housing and employment, services etc.	proximity of development to other uses and any transport connections to be set against defined distances especially for active travel
Policy RLP. 2 Infrastructure	provision adequate, made or secured through development	consider efficiency of provision and appropriateness of location in addition to adequacy of basic provision. Include travel provision (public transport and active), GI/ BNG monitored through policies below
Policy RLP. 121 Nature Conservation - Protected Sites	development directly affecting protected sites	loss of part or all of protected sites- expect none
Policy RLP. 122 Habitat And Species Protection	development directly affecting protected habitats and species	
Policy RLP. 123 Green And Blue Infrastructure	AMR provision against general policy or allocation	delivery of GI required as consequence of allocations
Policy RLP. 124 Biodiversity And Biodiversity Net Gain Policy RLP. 125 Reducing Light Pollution	check development meets requirement- this should be monitored by DM- note issues and means of provision	location of provision, nature of provision in relation to on site biodiversity, inclusion of gain in any on site mitigation, use of off site schemes and non local- local provision, use of banks and other national methods
Policy RLP. 126 Renewable Energy	AMR- provision permissions and any refusals	measure installed capacity for freestanding and installations included as part of other developments- not potential if any for export, record reasons for refusal
Policy RLP. 127 Sustainable Design, Construction and Low Carbon Energy	AMR and application of national and local codes use of reasons for refusal	use of policy in proposals (e.g. D & A statements) negotiation, refusals and appeals,
Policy RLP. 130 Historic Character And Distinctiveness	AMR, use of policy in decision making	use of policy in proposals (e.g. D & A statements) negotiation, refusals and appeals,
Policy RLP. 131 Locally Distinctive Areas	AMR application use of policy in applications	use of policy in proposals (e.g. D & A statements) negotiation, refusals and appeals, record any points about individual areas
Policy RLP. 17 Land of Recreation And Amenity Value Policy RLP. 18 New recreation land and uses	AMR decisions and appeals for loss and also new provision- check provision against level required	quantify loss of IOAs, change of use of open land- and applications- see any refusals/ appeals. monitor delivery as requirement for new development, extent nature and means of provision and maintenance (whether management company, PC or whatever)
Policy RLP. 132 Locally Valued Landscapes	AMR references to policy in applications, any decisions and appeals	itemise use of policy in applications- and appeals- check applications within designated areas

<b>POLICY</b>	<b>Monitored by? (AMR is Annual Monitoring Report)</b>	<b>comments</b>
Policy RLP. 133 Water & Rivers	AMR etc. for development approved in floodzones, implementation of use/ conservation policies in permissions,	planning and B Regs compliance, annual return of development permissions in areas at risk
Policy RLP. 134 Site conditions	conditions- monitoring, and any refusals for remediation and control of development once operational	monitoring by others, refusals, conditions etc.
Policy RLP. 116 Community Services and Infrastructure	provision via S 106/ levy- loss of facilities through changes of use	monitoring of changes of use, for loss and as part of infrastructure required for new development. Also freestanding applications
Policy RLP. 117 Active Travel Policy RLP. 118 Cycle Routes	delivery in AMR	
Policy RLP. 113 Town Centres	audit of uses and vacancies etc.	survey and planning applications
Policy RLP. 5 Strategic Sites	AMR delivery (housing information mainly from annual delivery note and regular HLA monitoring)	detail progress of largest schemes- review others- supply of land and progress with implementation
Policy RLP. 6 Other Housing Sites	AMR delivery	list from delivery note/ HLA information
Policy RLP. 7 Housing Delivery	AMR and other annual monitoring of delivery	numbers, locations and nature including affordable housing covering type and location, whether exceptions site etc. These areas cover monitoring of the various housing policies below.
Policy RLP. 8 Sites For Gypsies, Travellers And Travelling Showpeople	delivery of allocations and use of criteria	delivery on allocations, permissions, through appeals, also any unauthorised occupations
Policy RLP. 9 Affordable Housing Delivery	AMR and other monitoring	nature and location-
Policy RLP. 10 Affordable housing on Rural Exception Sites	delivery and negotiations on sites	allocated and non allocated sites to be measured and applications also any unauthorised occupations
Policy RLP. 12 Accessible And Adaptable Homes	nature of permissions granted against policy requirements	achievement of required standards
Policy RLP. 11 Development proposals for First Homes Exception Schemes	delivery of particular housing	delivery against policy
Policy RLP. 13 Custom And Self Build Housing	use existing monitoring- supply and delivery	use existing mechanisms to monitor availability and any known completions etc. Permissions/ refusals in locations where general market properties may not be permitted/ appeals
Policy RLP. 14 Proposals For Purpose Built Or Specialist Accommodation	AMR and other monitoring	scheme by scheme
Policy RLP. 15 New Housing (Small Groups Or Single Dwellings)	AMR applications and delivery under policy	monitor by application and implementation

<b>POLICY</b>	<b>Monitored by? (AMR is Annual Monitoring Report)</b>	<b>comments</b>
Policy RLP. 16 Nationally Described Space Standards	check against delivery/ application/ any non compliance	check compliance and any potential consequences (e.g. additional costs cited by developers) Need for exemption for any PD schemes?
Policy RLP. 110 Economic Development	AMR schemes permitted/ developed	monitor applications and periodic survey of premises, consider employment statistics and trends
Policy RLP. 110 Economic Development	AMR delivery and permissions for non compliant developments	schemes for retained employment uses, and loss through conversion redevelopment etc., include appeals, and permitted development
Policy RLP. 119 The Reinstatement of the Herefordshire and Gloucestershire Canal	consultations with applications and implementation	development of canal and any other developments on line, planning gain
Policy RLP. 120 Dean Forest Railway	retention of safeguarding	
Policy RLP. 114 Employment sites away from settlement boundaries.	progress on individual sites in AMR	consider named sites and note progress
Policy RLP. 115 Land At Stowfield, Lydbrook - Policy to enable redevelopment for a variety of uses.	progress or status of site	single site highlighted in LP monitor change
Policy RLP. 78 Hartpury University and College	applications and progress re masterplan	check progress for masterplan and ongoing development programme
Policy RLP. 132 Locally Valued Landscapes	check applications in area	as LVL above
<b>Settlement section</b>		
Cinderford	AMR	site by site review as in Housing Delivery Note also review other allocated sites
Policy RLP. 19 Cinderford Steam Mills / Northern Quarter	AMR	update sites and actions
Policy RLP. 27 Cinderford Town Centre	AMR and audit of uses vacancies etc.	as TC above
Overall strategy	AMR	site by site review as in Housing Delivery Note also review other allocated sites
Policy RLP. 36 Coleford Town Centre	AMR and audit of uses, vacancies etc.	as TC above
Policy RLP. 38 Locally Valued Landscape (LVL)	applications within area and outcomes	as LVL above- impact of permissions/ use of policy in DM/ appeals
Lydney	housing, employment areas, railway station, recreation area	Supply of new permissions and completions, site by site review as in Housing Delivery Note also review other

<b>POLICY</b>	<b>Monitored by? (AMR is Annual Monitoring Report)</b>	<b>comments</b>
		allocated sites increased use of station/ implementation of improvements
Policy RLP. 42 Lydney East	delivery	continued review of delivery against allocation and permissions
Policy RLP. 41 Harbour area regeneration, harbour, lakes and industrial areas	delivery and continuation of improvements	implementation and development, any measures of number of visits/ visitors etc.
Policy RLP. 53 Lydney Town Centre	continued improvements and mix of uses- monitor highway strategy and changes AMR and audit of uses, vacancies etc.	as TC above
Newent	AMR	site by site review as in Housing Delivery Note also review other allocated sites
Policy RLP. 55 South East Newent	AMR BNG etc.	in addition to housing and employment, transport and measures in support of TC to be considered and local centre
Policy RLP. 58 Newent Town Centre	AMR and audit of uses, vacancies etc. - relationship with SE changes	see above- also trade impact of SE development
Policy RLP. 59 Beachley Barracks	AMR implementation and S106/ levy requirements	assess any transport requirements
7 Other settlements	delivery of development, protected areas, overall performance of settlement boundaries	development outside but adjoining/ close to settlement boundaries, delivery on allocated sites/ especially appeal support for LP policies.
Policy RLP. 132 Locally Valued Landscapes	applications and outcomes	see LVL above but monitor for conservation value appeals and applications
Policy RLP. 90 Policy Area- High Street Newham On Severn	applications and outcomes	applications including LBC

**10.3** The continuous monitoring of the policies of the LDF is an essential part of the process. It may lead to actions in support of the policies during their life and changes at any review of the LP itself. Much of the monitoring will take place through the Annual Monitoring Report (AMR) which is a flexible document which can inform both the LP process and the wider LPA actions such as Development management. It sets out the basic achievements of the main policies and goes into detail where appropriate. The supply of new housing will continue to be monitored closely as will the number of affordable units provided, and the range of sizes of all units. As the implementation of much of the LP depends on the actions of various agencies other than the District Council, a regular review of their actions will be included in the annual monitoring process. Where necessary, issues arising can be addressed and hopefully actions taken and judgement made about whether they need review or whether more close monitoring may be required. There may be reasons outside the control of the LDF which are responsible for changes in performance. Wider economic conditions can for example have a major effect on the housing market and therefore depress or accelerate the rate of construction.

**10.4** Some policies can be measured against clear outcomes such as the number of dwellings completed and their nature. Others are much more difficult especially those intended to protect areas from certain types of change. These play an important part in the LP. Especially important are those policies designed

to protect landscapes and ecology. Development which may have an adverse effect on many protected sites is likely to be prevented by national policy and the LP allocations are all considered able to be implemented. Protected sites such as SSSI are already monitored by others for overall condition for example, and the state of the National Landscapes (AoNBs) is kept under close review by their partnerships. All sites will need to be monitored although those allocated in the LP are considered able to be developed in keeping with their allocations, sites not allocated will need to demonstrate this from first principles.

**10.5** The LP will be monitored on a policy by policy basis but also against its more general aims and objectives. Here monitoring will be more concerned with the LP working alongside other actions. It has an important role in climate change for example but must act alongside other national and local measures. Under the policies listed in the table above some measures such as the overall economic activity rate will be collected and will provide context for the LP policies as well as helping to judge its effectiveness. Similarly trends in transport use (e.g. rail patronage) will be considered although the LP itself will only have a supporting role in supporting improvements at Lydney station for example.

**10.6** The Policies in the LP will be amended where monitoring shows this to be required and the effect of any changes will be monitored. This may be at the review stage of the LP. Some flexibility is built into the LP in terms of the order in which sites should be developed and when. Allocations are intended to meet the identified needs of the district over the period 2021-2041 as they are known at the time of writing. It is considered that the LP's needs can be met through the implementation of its policies. However actions outside the LDF may benefit delivery as has been the case in the past. Regeneration programmes and grant aid is expected to continue to feature. Additional financial support for the development of employment land will always be desirable and could for example speed the delivery of new sites at one of the towns.

## Appendix I. Key to map extracts



## Appendix 2. Glossary

**Table 12**

20-Minute Neighbourhood	20-Minute Neighbourhood is a urban planning concept that focuses on delivering growth and creating places where most people's daily needs can be met within a short walk, cycle or public transport trip.
Adopted Plan	A Development Plan Document, which has reached the final approval stage and has become part of the Development Plan.
Active frontages	Street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and open towards the street.
Affordable Housing AF	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A full definition is available on page 50 of the National Planning Policy Framework.
Agricultural Dwelling	A dwelling which is subject to a legal agreement which specifies that its occupancy is limited to a person or persons employed or last employed solely or mainly and locally in agriculture, and his or her dependants.
Air quality action plan	A Plan that sets out how the Council intend to achieve the required objective in reducing the nitrogen dioxide levels in the Lydney area.
Air Quality Management Areas AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
Allocation	An area of land identified on the policies map for a particular land use. these may promote or protect for development of the areas
Amenity	Pleasantness in situation, in terms of both visual and physical surroundings.
Amenity Space	An area which is primarily of visual importance but may be used for recreation either informally or formally
Ancient monument	Any scheduled monument or any other monument that in the opinion of the secretary of state is of public interest by reason of the historic, architectural, artistic or archaeological interest attributed to it.

Ancient woodland		Woodland that is believed to have existed from at least medieval times without use other than timber production.
Annual Monitoring Report	AMR	A report produced as part of the Local Development Framework(LDF)to show how the Local Planning Authority is performing against all relevant targets. The report will indicate what action is required if targets are not being met or if policies need to be replaced due to changes in national or regional guidance. The report is published so that those with an interest in the area can see what changes may need to be made to a local authority's Local Development Framework.
Appropriate Assessment	AA	Assessment of plan or other document where held to have a potentially significant impact on nature conservation sites of European importance. Required by the Conservation (Natural Habitats &c) Regulations, 1994 (Regulation 48).
Area Action Plan	AAP	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
Area of Outstanding Natural Beauty	AONB	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with national Parks AONB represent the national finest landscapes. AONB are designated by Natural England
Article 4 direction		Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building.
Authorities Monitoring Report	AMR	The Authorities Monitoring Report assesses the implementation of the Local Plan and the extent to which policies are being successfully implemented.
B1 B2 B8 uses		Employment uses listed in Use Classes Order: These are B1 Business, B2 General Industrial and B8 Storage and Distribution.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Net Gain	BNG	Biodiversity Net Gain is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.
Blue Infrastructure	BI	Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. It is closely related to Green Infrastructure.
Building with Nature	BWN	Building with Nature is a design approach to develop Nature-based Solutions for water-related infrastructure such as flood defences. It harnesses the forces of nature to benefit economy, society and the environment.

Census		The Census is a count of all people and households at one single point in time. It has occurred every 10 years in England and Wales since 1801, aside from 1941 when we were at war. The last Census was carried out on 27 March 2011. The information the census provides allows central and local government, health authorities and many other organisations to target their resources more effectively and to plan housing, education, health and transport services for years to come.
Character		A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving <i>Description of the characteristics of a given area</i> places their own distinct identity.
Character Assessments		
Cinderford Northern Quarter	CNQAAP	A planning document that focuses on the Cinderford Northern Quarter. The AAP contains a series of policy statements and designations which will support the delivery of the vision for the site.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Climate Change Adaptation		Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate Change Mitigation		Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Community Infrastructure Levy	CIL	CIL is a levy on new development that will be set by local planning authorities. The power to charge CIL is set out in the Planning Act 2008 but it is entirely at the discretion of local planning authorities as to whether to have a CIL scheme. Local authorities that implement CIL would use the money raised from it, rather than a Section 106 agreement, to fund infrastructure schemes across their area, such as schools and roads. This means in turn that such authorities could only use Section 106 agreements to fund affordable housing or environmental improvements on the development site
Community Plan		A strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.
Community uses		Land or buildings used by and for the benefit of the local community. These may include churches, village halls, community centres etc
Conservation Area	CA	Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition

of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.
Conservation Area Character Appraisal
Core Strategy (CS) CS
Corporate Plan
Covid 19
Dean Forest Railway DFR
Defined Settlement Boundary
Density
Design Appraisals
Design Guide
Development Management
Development Plan
Development Plan Document DPD

Electric Vehicle	EV	Vehicles that are electrically powered by rechargeable batteries. They are more energy efficient during use than petrol or diesel vehicles, and produce less air pollution.
Employment generating uses		Any use which creates jobs not necessarily just those in traditional use classes within B1, B2 and/or B8.
Environment Agency	EA	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence base		The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Five year land supply		A supply required at a point in time for the next five year period
Flood Risk Assessment	FRA	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Floodzone		Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site.
Floodzone 1		Areas within Flood Zone 1 have been shown to be at less than 0.1% chance of flooding in any year (1:1000 year chance). There are few restrictions in terms of flood risk to development on flood zone 1 areas.
Floodzone 2		Areas within Flood Zone 2 have been shown to have between 0.1%-1% chance of flooding from rivers in any year or between 0.1%-0.5% chance of flooding from the sea in any year. Flood Zone 2 development needs to submit a flood risk assessment as part of its planning application which shows the risk of flooding to the site.
Floodzone 3		Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application which reviews flood risk on the site and proposes suitable mitigation.

Forest Fringe		Areas of land on the edge of the Statutory Forest Boundary
Forest Ring		Settlements in the Forest of Dean Coalfield located predominantly on the line of the coal outcrop, forming a ring generally on high ground around the forest fringe.
Forest Waste		Land within the statutory forest that is not legally enclosed at any one time, including unplanted areas which are not currently growing trees. Such areas are often important amenity areas on the edge of settlements.
Forestry Authority		Formerly part of the Forestry Commission, now responsible for the administration of grant schemes for private woodlands and other matters involving the management of timber on private, rather than Crown Land.
Green corridor / wildlife corridor		Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.
Green Infrastructure	GI	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield		Land which has not been previously developed.
Gypsy travellers and travelling showpeople	GTTS	Gypsy travellers and travelling showpeople
Habitat		An area of nature conservation interest.
Heritage Assets		A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). See NPPF December 2024 (page 70).
Historic England	HE	Government advisors with responsibility for all aspects of protecting and promoting the historic environment. Historic England formerly known as English Heritage is responsible for advising the government on the listing of historic buildings.
Homes England (formerly Homes)	HCA	Government Agency responsible for the delivery of housing brings together land, money, expertise, and planning and compulsory

and Communities Agency)		<p>purchase powers, with a clear remit to facilitate delivery of sufficient new homes, where they are most needed, to deliver a sustained improvement in affordability.</p> <p>Homes England is an executive non-departmental public body, sponsored by the <a href="#">Ministry of Housing, Communities &amp; Local Government</a>.</p>
Important Open Areas	IOA	Individually identified undeveloped open areas that contribute positively to a settlement- not all are unfenced and not all have public access but all make contribution to the amenity and or setting of a locality. May be of cultural/ historic importance.
Infrastructure		Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Diagram		DPDs form an essential part of the Local Development Framework.
Key Wildlife Site	KWS	Key Wildlife Sites are areas with a rich diversity of habitats that provide refuges and corridors for wildlife. They are found on both public and private land and include a great variety of valuable semi-natural habitats such as ancient woodland, species-rich grasslands, river valleys, heathland and hedgerows. These sites have no legal protection, yet they still deserve recognition as the most important places for wildlife outside of legally protected land such as Sites of Special Scientific Interest (SSSI).
Landscape Appraisal		A method of assessing appearance and essential characteristics of a landscape
Landscaper Character		The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Local area of play	Lap	A local area of play
Local equipped area of play	Leap	A local equipped area of play
Listed Building		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
Local Development Scheme	LDS	This is the project plan, prepared initially for the period to September 2007, for the production of all documents which it is intended will comprise the Local Development Framework. Once the initial LDS has been prepared it will then be regularly (annually) updated.

Local Landscape Designation (for example, 'Area of High Landscape value')		Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
Local Plan	LP	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	LA	The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Locally Distinctive Areas	LDA	Each LDA is a stand-alone area which possesses an intrinsic character and together with other LDAs, form part of the character of settlements within the district as a whole. The essential nature of a Locally Distinctive Area is that it possesses a distinctiveness in terms of built form and character.
Masterplan		A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.
Material Consideration		A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
MTB trails		Mountain bike trails
Nationally Described Space Standard (NDSS)		This standard deals with internal space within new dwellings and is suitable for application across all tenures. <a href="https://planningguidanceukmedia123608853d1904d16519_Nationy_Described_Space_Standard.pdf">https://planningguidanceukmedia123608853d1904d16519_Nationy_Described_Space_Standard.pdf</a>
National Planning Policy Framework	NPPF	The National Planning Policy Framework sets out the government's planning policies for England. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
National Planning Policy Guidance	NPPG	National Planning Policy Guidance sets out the Government's planning policies for England and how these are expected to be

		applied. The guidance is to be used by local planning authorities in drawing up plans and determining
Neighbourhood Development Plan	NDP	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Objectively Assessed Need	OAN	Objectively Assessed Need for housing providing a housing target for the foddcc informed by robust and proportionate evidence.
Office of National Statistics	ONS	The Office for National Statistics (ONS) is the UK's largest independent producer of official statistics and is the recognised national statistical institute for the UK. It is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels. It also conducts the census in England and Wales every ten years.
Open Space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Policy Statement	PPS	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Policies map		A component of a Local Development Framework and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.
Public Right of Way	PRoW	A Public Right of Way is a highway over which the public have a right of access along the route.
Ramsar site		Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regionally Important Geological Site	RIG	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Registered Social Landlord	RSL	Organisations that provide affordable housing. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate. See also: Housing Association.
Residential design guide		Guidance produced to assist those in submitting planning applications in matters of design.

Regionally important geological	RIGA	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Scheduled Ancient Monument		Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreement		A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Settlement Boundaries		A settlement boundary is a line that is drawn on a plan around a village or town, which reflects its built form. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied. The settlement boundary does not necessarily have to cover the full extent of the village nor be limited to its built form.
Site of Special Scientific interest	SSSI	A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).
Special Area of Conservation	SAC	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Statement of Community involvement	SCI	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.
Statutory Forest		The areas of land owned and managed by the Forestry Authority falling within the Forest of Dean and Wye Valley Forest Park, includes operational areas and Forest Waste.
Strategic Environmental Assessment	SEA	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Housing Market Assessment	SHMA	A key part of the evidence base required to ensure the delivery of housing that meets the needs of communities now and in years to come, All types of housing are considered, including social rented

		housing, intermediate housing (shared equity and other Homebuy options), private rented housing and home ownership.
Supplementary Planning Document	SPD	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a "parent" DPD.
Sustainability Appraisal	SA	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Sustainable Development		A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
Sustainable Urban Drainage	SUDs	A range of techniques used to control surface water run-off as close to its origin as possible before it enters a watercourse.
Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Vernacular		The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
Windfall Site		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Zero Carbon		A zero carbon development is one whose net carbon dioxide emissions, taking account of emissions associated with all energy use, is equal to zero or negative across the year. A hierarchical approach which would prioritise, in turn: energy efficiency parameters; carbon mitigation onsite or near-site; offsite low and zero carbon energy; and a buy-out fund whose proceeds would be used to fund investment in low and zero carbon energy is currently recommended by the Government to meet the zero carbon standard.

## Appendix 3. Lydney European Sites

### Lydney European Sites

A.1 The following should be read in conjunction with the relevant policies of the plan. It sets out the special considerations that apply under policies outside this plan to the consideration of development at Lydney. While the policies which apply these considerations lie outside the Plan, principally in European legislation, the consequences of not implementing them are likely to mean that the proposals in the Local Plan (LP) cannot be implemented.

A.2 The Severn Estuary is one of the most dramatic such features in the country. It is also with some justification one of the most protected and is a designated SSSI, SAC, SPA and Ramsar site. It shapes the settlements along its banks and is the reason for the existence of many of them. In the case of Lydney the Plan seeks to take advantage of the setting but must do so in a manner that ensures the proper protection of the environment which includes the identified nature conservation interests.

A.3 One of the constituent sites of the Wye Valley and Forest of Dean Bat SACs is also within 2km of Lydney. The Wye Valley and Forest of Dean is an important area for lesser and greater horseshoe bats, supporting the greatest concentration of lesser horseshoe bats in the UK (and probably in Europe). A number of sites within the Wye Valley and Forest of Dean (England and Wales) were notified during the late 1980's and 1990s as SSSIs: 9 site in total in the Forest of Dean district and 4 in Wales. This complex of sites were subsequently designated as Wye Valley and Forest of Dean Bat Sites Special Area of Conservation (SAC) and are of international importance.

A.4 The bat population of the Wye Valley and Forest of Dean Bat SAC is supported by a large number of other summer roosts (of varying types) and hibernation sites throughout the area which are not designated but form part of the wider ecological network supporting the integrity of the SAC. The flight-lines and feeding grounds of the wider ecological network are also critical in supporting this SAC.

A.4 Appropriate consideration of the close proximity of European sites is a key element of proposals within the town and Lydney Harbour. The Policies for the town and harbour will provide for approximate 1700 new dwellings during the life of the plan as well as employment uses on existing sites and new sites. Potential adverse impacts are possible to the European sites from the scale of development proposed. Potential impacts from additional recreation, noise, lighting, and habitat fragmentation are possible as well as impacts to water quality. Given the potential for adverse effects there are special requirements for proposals which may affect the integrity of these sites. Therefore all LP Policies in the Lydney area are relevant.

A.5 Development proposals will be required to demonstrate that it will not have an adverse effect on the integrity of European sites. All proposals must be compatible with the Habitats Regulations and the conservation status of the estuary and bat sites.

A.6 Specific detailed studies are likely to be required to support the planning applications in the Lydney area and are set out below:

A.7 Development will need to be laid out and designed in order to avoid adverse effects on the European sites, their qualifying habitats and species. Any new residential should ensure layout separates them from the SAC/SPA/Ramsar site thus avoiding urban pressures. Employment use should also maximise its separation from the SAC/SPA/Ramsar site given the potential of this type of development to result in noise and other disturbance. Any new facilities associated with the docks and marina must be delivered in such a way as to ensure impacts are avoided. Recreation impacts to the Severn Estuary are a particular concern in relation

to the current identified zone of influence around Lydney Harbour from the increased population in Lydney area.

A.8 To assist planning applicants to progress their applications and to ensure that there is a strategic approach to delivering mitigation for recreational impacts the council has worked with our partners, including other adjacent Local Authorities and Natural England to prepare a recreation mitigation strategy for the [SAC Lydney Harbour Visitor Survey and recreational Strategy](#).

A.9 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. [Habitats Regulations Assessment - Severn Estuary - Forest of Dean District Council](#)

A.10 Previous work has been undertaken including:

- A visitor survey of the Severn Estuary SAC/SPA/Ramsar site within the vicinity of Lydney Docks in order to inform an evaluation of what increase in recreational activity in the SAC/SPA/Ramsar site would result (from the presence of new recreational facilities, cycle ways, new employment and housing), and define management interventions required to ensure no adverse effect and form a basis for future monitoring;
- A non-breeding bird survey of the Lydney Docks area in order to identify any parts of the site which currently constitute important habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation; [lydney-new-grounds-report-bird-report-2017.pdf \(fdean.gov.uk\)](#)
- Work is currently on-going across the district and neighbouring authorities in Gloucestershire adjacent to the Severn Estuary on a management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure;

As individual projects/planning applications come forward additional following information may be required, including:

An analysis of construction and operational noise/vibration compared to the current noise baseline and details of any mitigation measures (such as seasonal restrictions on some activities, damping of pile-hammers, or use of close-board fencing during construction);

- An analysis of the likely recreation impacts caused by the development and the mitigation that will be put in place to address those impacts;
- Careful lighting design, both with regard to lighting during construction and lighting during occupation, to ensure no increase in illumination of the SAC/SPA/Ramsar site or of important bat foraging areas of commuting routes. Lighting on site must follow current best practice Guidelines ILP Guidance Note 8 on Bats and Artificial Lighting;
- Details of potential mitigation measures, such as: identifying and safeguarding foraging areas, flight lines and dark corridors for bats; identifying and securing bird refuge areas within or close to the development area; and of potential on-site management (to mitigate both recreational pressure during the non-breeding period and incidences of fly tipping) that would be undertaken to ensure no adverse effect;

- An assessment of any water or air quality issues including, but not limited to, issues from increased traffic, sediment contamination assessment, other emissions, surface water run-off and waste water; and
- Landscaping to create appropriate visual and noise buffers between the development and the Severn Estuary SAC SPA/Ramsar site or to bat flight lines and foraging areas.”

A.9 Whilst the above requirements arise through the implementation of policies outside the LP itself, the consequences of non-compliance could mean development is unable to take place. It is therefore essential that development fully assesses its impacts and that they are shown to not have adverse effects on the integrity of the sites concerned.