

Forest of Dean District Strategic Housing Land Availability Assessment

November 2018

This document includes the list and methodology for sites included in the Strategic Housing Land Availability Assessment (SHLAA) for the 2018 calendar year. It considers the current available land for housing as per the Allocations plan (AP) as well as some which currently lie outside of it, but have been identified as developable and may be considered for allocation at a future date. The SHLAA has been completed for the Forest of Dean district annually since 2008.

Background

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

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

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

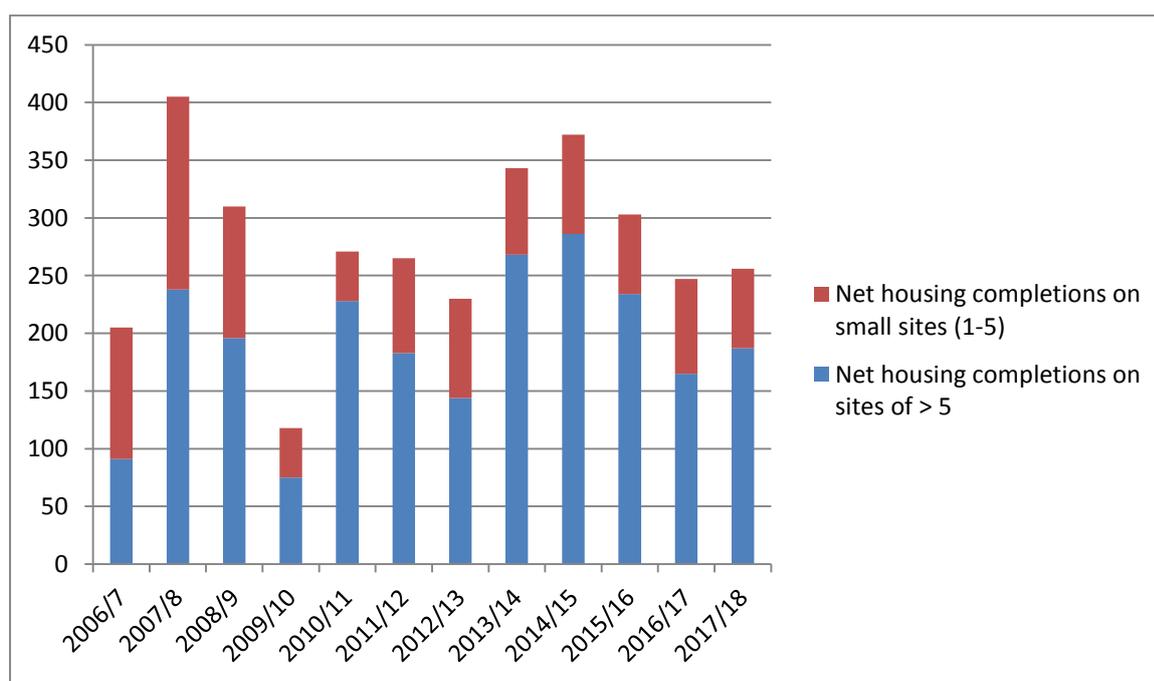
Forest of Dean district has a distinctive settlement pattern with no single dominant centre. The current strategy seeks to both preserve this overall pattern of development and take advantage of the most sustainable locations for future growth. The main towns are connected to a network of large to medium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

Housing

Past Completions

The following table illustrates the number of housing completions recorded in the Forest of Dean District over the current plan period from 2006. It includes the number of these which were on small sites (less than 5 net dwellings). Over the period up from April 2006 to March 2018, 3282 net completions had been recorded, or an average of 274 per year.

Year	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
Net housing completions	205	405	310	118	228	265	230	343	372	303	247	256	3282
Net housing completions on small sites (1-5)	114	167	114	43	43	82	86	75	86	69	82	69	1030



Plan allocations and identified requirements

The present AP contains the most current allocation policies for the whole district. The exception is the Cinderford Northern Quarter, within which about 250 new dwellings are projected. Over the whole district, there are allocations which can accommodate about 4,000 dwellings. Further to this number, to the named (allocated) sites are those that were not allocated but have secured planning permission. Within this group, small sites of 5 dwellings or less collectively represent significant housing capacity. There are also a number of larger sites that were originally permitted as windfalls and will be included in the overall supply once they receive full planning permission.

The total number of dwellings allocated, including estimated windfall and small sites is over 5,000. One exception is 300-400 approved dwellings allocated on the east of Lydney sites that are not expected to be delivered within the current ten-year plan period. The reason for this assumption is simply that the projected delivery rate does not lead to the completion of the site within the remaining years. The land is available has planning permission, with the exception of one small element with a capacity of approximately 80 dwellings.

Expected delivery including windfall and small sites

The annual number of dwelling completions required by the Local Plan is 330 per annum, plus the current backlog which at 31st March 2018 stood at 678. The AP proposes the backlog will be met over the entire remaining plan period. This total requirement over the plan period is therefore 3,318 (330 dwellings per year x 8 years + 678 backlog). The sites currently identified have a surplus capacity of about 996 (total identified including some which have capacity for delivery beyond 2028 of 4,314 against a requirement of 3,318). This surplus is largely a result of the need to ensure that there is an additional 20% buffer applied to the land supply for the five year supply, as well as the additional capacity of sites not expected to be built out by the end of the plan period.

Delivery assumptions are based on the housing trajectory, which is divided into two parts:

1. an estimate of the five-year delivery; and
2. assumed availability through the remainder of the plan period.

Each site is assessed for how likely it is to be developed in the next five years, in relation to planning permissions and site and market constraints.

Individual sites are assessed in the Figure 3 (page 5) in order to establish their ability to contribute to the housing land supply. Some of the smaller sites are considered able to be entirely delivered quite quickly, especially where there is already permission in place. Conversions may also be delivered relatively quickly. Sites that are presently under construction are assessed as able to deliver at the established rates, having regard to any other sites with which they may compete. A single site is likely to have a capacity of somewhere in the region of 40-45 market sales per year in most cases. Any affordable housing is additional to this.

The sites able to deliver during the first five years of the assessment will include some that did not have planning permission at the start of that period. This applies to small sites, windfalls and others. This delivery will normally be expected to be allocated in a plan or may include some sites where permissions have lapsed. Consideration is given to the following factors, to determine when likely delivery of a site will be:

- Is the site subject of new, current applications or pre-application discussions?
- Does the site have an existing permission? If so, is it outline or full permission?
- Is there evidence that they will not be implemented within that period?
- Are there other developments that will compete with delivery of a site?
- Does the site have significant requirements for additional preparation and infrastructure provision?
- What are the site locations and their attractiveness to the market, and how will this effect delivery?

The table on page 5 takes these considerations into account in assessing sites on an individual basis. To test assumptions, individual owners, developers and their agents are contacted annually and asked for an indication on the delivery prospects and constraints facing their site(s). The responses are used to inform the final estimates, and adapt them annually. This includes an allowance for small sites and large sites presently not identified.

Summary table: Housing Land availability projections for Forest of Dean district

	Up to the present		Next five years projected delivery					Further five years projected delivery				
	2016 / 17	2017 / 18	2018/ 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28
All large sites	165	187	167	308	546	745	699	507	315	240	205	80
Small sites estimate/ counted	82	69	74	74	74	74	74	74	74	74	74	74
Total availability	247	256	241	382	650	885	855	680	454	395	360	235
Large windfall estimate	0	0	0	0	16	32	49	65	81	81	81	81
Large sites available	165	187	167	308	576	795	749	557	315	240	205	80
Basic requirement	0	330	330	330	330	330	330	330	330	330	330	330

	0-5 year	6-10 year	0-10 year	Plan period Up to 2026
All large sites	2465	1347	3812	3527
Small sites estimate/ counted	370	370	740	592
Large windfall estimate	48	308	405	243
Large sites available	2595	1397	3992	3707
Basic requirement	1650	1650	3300	2640
Total availability	3013	2124	5137	4542

Future sites identified in SHLAA process

The SHLAA process is complementary to the plan making process and the allocation of sites. Its purpose is to provide a future reserve of sites that can be considered for allocation in order to deliver new dwellings in the next plan review. A minimum size threshold of 0.2ha/ 5 dwellings or larger is set for a site to be considered through the process. Smaller sites are generally not considered for plan allocations. Instead, they form the basis of the supply of unallocated infill or conversions which contribute on average about 74 dwellings per year. For example, 69 recorded net completions on sites of 5 dwellings or less net capacity were delivered in 2017/18.

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

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

The process has been running in the Forest of Dean district since 2008, and the results are cumulative. This means that sites submitted in the annual calls for sites back to 2008 may still be held on the register. Some have gained permission or have been allocated for development, and some have been built or are under construction. Some have been removed at the request of owners and agents. However, the process results in the identification of a list of sites that are considered to be:

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

New sites are added each year, but the nature of the process is that the majority are already identified- some having been so for a number of years. Map references show all the current sites and the year in which they were first tendered. In 2008 - the first year in which the study took place- about 300 sites were included. Subsequent years’ studies each added somewhere in the region of 25-30 new sites.

Sites newly submitted in 2018 vary from six below the 0.2ha threshold to one of over 20ha. In all, about 89.7ha of land was contained within the sites newly submitted in 2018. Most represent new land which could be available, though some areas of land that have been modified from previous years.

There are 36 new sites submitted in the 2018 SHLAA, 21 of which are to be a suitable size and location. There are suggested sites at Coleford, Lydney and Newent as well as at a number of villages. Many sites have been previously represented including those made through the AP process, and also current planning applications. Some relate to land that was being discussed at the AP examination and has now been proposed to be allocated for housing within that plan.

SHLAA submissions to a panel which includes builders, developers, Registered Providers, agents and others involved in housing delivery as well as FoDDC representatives (planning policy, strategic housing and development management). This panel provides the final assessment of sites which usually meets annually. The 2018 meeting took place on 13th July 2018. The panel deliberated on the development potential of new sites. Sites which are considered by the panel to be too remote, too difficult to access or otherwise unsuitable are discounted from the assessment. Planning policy considerations such as the location of settlement boundaries and the principles of the hierarchy are set aside.

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

Additional resources and links

Allocations Plan housing land availability table with trajectory can be viewed [here](#)

Sites included in the above are all mapped and the map can be viewed [here](#)

List of sites for consideration Shlaa 2018

Meeting: 10am, 13th July 2018– Committee Room 1, Forest of Dean District Council

**Blue lines are considered to be suitable for inclusion in the SHLAA 2018 list*

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
4	2008 & 2014 Resubmission in 2018 – No changes	Land at Maplefield	0.28	GL15 6BN	Aylburton	As previously reported difficult site with flood issues. Considered unsuitable	Flood Zone 2 & 3 Outside Settlement Boundary but adjoining
652	2018	Land adjoining Vine Hall	0.15	GL15 6DL	Aylburton	Considered too small for purposes of Shlaa Highway issues Could be developed	Inside the settlement boundary & adjacent to the Conservation Area
573	2018	Land adjoining Clearmount & Red Hart Inn	1.73	GL17 0AH	Blaisdon	Large site in a small village Maybe some smaller development – ribbon road frontage possibly Acceptable in Shlaa terms	No settlement boundary Within the Conservation Area of Blaisdon P0114/18/PREAPP
585	2018	Land at the Meadows	0.53	HR8 1NX	Bromsberrow Heath	Outside settlement boundary and within 50m of motorway. Could be developable if SB changed. Noise of traffic is an issue	Outside but adjacent settlement boundary. P1885/17/OUT – 5 self-build dwellings - Refused
575	2018	Land adjacent to Broadwell Football Club	2.26	GL16 7BE	Coleford	Site could be developed. Acceptable in Shlaa process	Locally Valued Landscape Outside the settlement boundary but adjoining

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
569	2018	Land opposite Morning Chorus, The Lonk	0.05	GL16 7AJ	Coleford	Considered too small for Shlaa process	Outside the settlement boundary
570	2018	Land opposite Morning Chorus, The Lonk	0.18	GL16 7AJ	Coleford	Access issues Difficult site	Outside the settlement boundary
651	2018	Rear of 44 Park Road/Joyford Hill	0.01	GL16 7AG	Coleford	Considered too small for Shlaa process	Inside the settlement boundary
650	2018	Land at Watery Farm	0.30	GL167AT	Coleford	Access issues Difficult to develop the site Open countryside	Outside settlement boundary Preapp advice for 4 self builds
647	2018	Land at Clements End	0.43	GL16 8LN	Coleford	Size acceptable for Shlaa process Possible access issues- ransom strip Pattern of development sporadic	Outside settlement boundary
646	2018	Land at Nailbridge Quarry	0.83	GL17 9BZ	Drybrook	Considered not to be a viable site very difficult to develop/ access issues Extreme level changes	Outside settlement boundary

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
655	2018	Halfpenny Lodge, Morse Road	0.62	GL17 9AT	Drybrook	Good site but difficult build, reasonable location, level issues and adjoining the settlement boundary.	Outside but adjoining the settlement boundary.
617	2017 resubmission no change	Land opposite Beauchamp Arms	2.04	GL18 2AQ	Dymock	Site is considered acceptable in Shlaa process, main road frontage. Site is developable	Outside the settlement boundary. Planning applications made P1132/17/FUL - Refused for 5 dwellings P1708/17/FUL – Refused for 5 dwelling - Awaiting Appeal Decision.
657	2018	Land at Station Terrace	7.43	GL18 2BH	Dymock	Site is considered acceptable in Shlaa process, Possible access issues with narrow lanes.	Outside the settlement boundary, Canal safe guarding policy (AP9) P0996/17/OUT – Erect 5 dwellings – Refused – Appeal Dismissed.
656	2018	Land adjoining, 15 Corsend Road	0.5	GL19 3BP	Hartpury	Site is considered acceptable in Shlaa process and developable. Possible access issues	Outside the settlement boundary. Extensive history on the frontage plot. P0182/13/FUL – Erection of dwelling.
582	2018	Land off Foley Rise	0.92	GL193DW	Hartpury	Site is considered acceptable in Shlaa process and developable. Possible access issues	Outside the settlement boundary but adjoining. Pre app advice given on development of site.

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
571	2018	Prescott Meadow, Land Adjoining Sutton Rd	2.35	GL14 2TU	Littledean	Site is considered acceptable in Shlaa process and developable. Possible access issues (narrow lane) and levels. Visibility & impact would need to be addressed.	Outside the settlement boundary but adjoining
572	2018	Land north of Peacock Cottage May Hill	0.31	GL15 4SR	Longhope	Not considered to be a deliverable site.	Outside the settlement boundary, Locally Valued Landscape,
574	2018	Central Engineering Works, Lower Lydbrook	0.45	GL17 9NA	Lower Lydbrook	Site has major constraints- including flood risk; Already noisy industrial uses exist in the units. Not considered to be a deliverable site.	Mixed use site, Flood Zone 3, AONB Extensive history of proposed planning application. Pre app for residential 3-5 coach house properties
586	2018	Gardens of 27,29,31,33 Albert Street	0.07	GL15 5LU	Lydney	Considered too small for Shlaa process. Access issues	Inside the settlement boundary. Backland development in residential gardens.
579	2018	Land off A4136, Gloucester Road	1.57	GL17 0BZ	Mitcheldean	Site is considered acceptable in Shlaa process and developable. Possible access issues and levels.	Outside the settlement boundary but adjoining. Representation made by land owner for inclusion in the Allocation Plan.

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
						Visibility & impact would need to be addressed.	
568	2018	Land adjacent to Carisbrook Road	9.7	GL170DR	Mitcheldean	Site is considered acceptable in Shlaa process – Considered a natural progression of the settlement.	Outside the settlement boundary but adjoining.
653	2018	Land north of Carisbrooke Road,	4.89	GL170DR	Mitcheldean	Site is considered acceptable in Shlaa process - Considered a natural progression of the settlement.	Outside the settlement boundary but adjoining.
648	2018	Land adjacent to 3 Cherry Bank	0.22	GL18 1JZ	Newent	Difficult site to develop, Possible access issues, within flood zone	Outside but adjoining the settlement boundary.
654	2018	Land at Bradfords Lane	2.87	GL18 1QY	Newent	Large site, natural extension, access reasonable, a developable site. Site is considered acceptable in Shlaa process	Outside but adjoining the settlement boundary.
576	2018	Rubber Mill House, Bullo Dock, Bullo Pill	0.25	GL14 1ED	Newnham-on-Severn	Access issues, inaccessibility, outside settlement boundary, Flooding issues Lost on appeal for	Outside the settlement boundary. P0151/15/OUT – Erection of 8 dwelling refused and dismissed on appeal. Docks & Lock and walls Grade

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
						residential development. Not considered suitable.	II Listed. Flood Zone 3
619	Resubmission –No changes	Land adjoining Redhill Cottage, Bromsberrow Road	3.9	GL19 3JU	Redmarley	Too large for village, Access issues, Developable. Maybe reduce the size and have frontage development.	Outside the settlement boundary but adjoining.
45	Originally 2008 Resubmission 2018 – No change	Land at Windrush, Baptist Way	0.30	GL17 9AR	Ruardean Hill	Site is considered acceptable in Shlaa process. Previously submitted no changes to site size. Developable site.	Within the settlement boundary.
578	2018	Land to the south of A48	18.8	NP16 7DU	Sedbury	Large site, natural extension, access reasonable, a developable site. Site is considered acceptable in Shlaa process.	Major site outside the settlement boundary.
649	2018	Snigs End, Gloucester Road	3.13	GL19 3RQ	Staunton/Corse	Site is considered acceptable in Shlaa process. Possible ribbon development, developable site	Outside the settlement boundary but adjoining. Adjoins Conservation Area, within locally valued landscape.

ID #	Year of Submission	Site Address	Area (ha)	Postcode	Settlement	Notes made by Shlaa panel	Policy Constraints
581	2018	Land at the Old Post Office, Malvern Road	0.14	GL19 3NT	Staunton/Corse	Site considered too small for Shlaa consideration.	Locally Valued Landscape P0787/17/OUT – Outline for new dwelling – Refused Outside settlement boundary
580	Amended site. 2008 ID 151, 2009 ID 371 (smaller sites).	Glebe Farm, Gloucester Road	0.22	GL18 1EJ	Upleadon	Site is considered acceptable in Shlaa process. Possible ribbon development, developable site	Outside the settlement boundary but adjoining
577	2018	Glebe Farm, Gloucester Road	1.15	GL18 1EJ	Upleadon	Site is considered acceptable in Shlaa process. Developable site	Adjoining the settlement boundary
583	2018	Land west of Woolaston, Main Road/Severn View Road	20.24	GL15 6NN	Woolaston	Large site. Developable possible further site.	Outside the development boundary but adjoining. Very large site.
584	2018	Land at Burnt House Farm, Main Road	0.64	GL15 6PJ	Woolaston	Access issues. Developable	Inside the settlement Boundary
658	2018	Land at Perricks Farm Northwood Gn	0.26	GL14 1ND	Northwood Green	Developable separated from DSB	Outside DSB,

Sites that have been previously developed

Local planning authorities are required to promote the redevelopment of “brownfield land” which is land that has been previously developed. In theory, this type of land can provide a variety of opportunities and broaden the range and location of housing on offer. There is now a requirement to establish a formal register of “brownfield sites” which are defined as land that has been previously developed and is suitable for housing. Its purpose is to increase the supply of housing by making sites available. The register will contain sites that are already known, but the list will be available in one place. The register is linked to the government’s policy whereby development can obtain “permission in principle”. This would sit somewhere beyond an allocation and the present outline consents and is intended to offer greater certainty. For the present, however the operation of this assessment is uncertain and it is expected that brownfield land registers will be confined to the information that identifies the site and does not give any approval.

The first year of the register is 2017, and by the end of the year Councils are required to have a register of sites. A draft register which includes the Forest of Dean district has been. The sites will include some that are plan allocations and others that are not. All sites that have been part of the SHLAA process since its inception are mapped [here](#).

For 2017, 49 sites have been identified in the brownfield register and these amount to about 48.75 ha of land capable of providing between 888 and 1267 dwellings according to the assessment. The sites vary in capacity from those capable of accommodating 5 dwellings to one with a capacity for about 150. Although there is an option of identifying sites and granting permission in principle to them, this option has not been exercised yet.

The register of brownfield land from which this information is taken is compiled and submitted to the DCLG. It comprises a list of sites on which it is considered there would be an ability to complete housing over the next 15 years. Some of the sites may not be developed in the current plan period, which runs to 2026. Some sites are in alternative use, others are vacant and clear or partially clear of building or other structures. The register will be updated at least annually. Some sites are plan allocations, some have planning permission and others do not. What they do have in common is that they are considered able to be developed for housing.

APPENDIX 1: FoDD SHLAA documents from previous years

The 2017 [Strategic Land Availability Forest of Dean District Part 1 Housing December 2017](#) is available through the link.

The sites submitted for consideration in 2014 and 2015 are considered in following interim reports:

- [Submissions FoD SHLAA 2014](#)
- [Submissions FoD SHLAA 2015](#)
- [Large Unallocated Sites with Planning Permission](#)
- [Allocated Sites Within The Allocations Plan Submitted Draft 2015](#)

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

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

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

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