

Strategic Housing and Economic Land Availability Assessment (SHELAA) 2023

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Foreword I

1.1 This document includes the list and methodology for sites included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2023. The SHELAA has been completed for the Forest of Dean district since 2008. This is the 15th iteration to be completed for the district. The aim of this exercise is to have a clear understanding of land which is available throughout the District and to identify as many sites as possible that have housing and employment potential in the area. Each year the SHELAA builds on previous assessments of land availability in the Forest of Dean District. A site will remain on the list unless there are changes to the site or requested to remove it from the study, as past sites will be carried forward.

2 Introduction

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

2.2 This SHELAA assessment is revisited on an annual basis and forms an important part of the evidence base which provides information for the Local Plan policies and allocations. However, the SHELAA is not a policy making document and it is the role of the Local Plan to make policy making decisions. The SHELAA is simply one part of the evidence base for the Local Plan.

2.3 Once again this year, the brief for the SHELAA has been expanded to include both housing and employment land. Therefore, the call for sites invited suggestions from the community for land either for housing or economic uses, or a combination of the two. Therefore, this year's process is referred to as a SHELAA (Strategic Housing and Economic Land Availability Assessment) as opposed to just a SHLAA (Strategic Housing Land Availability Assessment).

2.4 Section 7 contains the list of 2023 new site submissions with a summarisation for each site which was taken from the comments made by the 2023 SHELAA panel. In addition, Section 8 provides details on a list of sites submitted to the 2023 SHELAA that have been considered at previous years SHLAA panels.

Background 3

3.1 The SHELAA process is complementary to the plan making process and the allocation of sites. The purpose is to provide a future reserve of sites that can be considered for allocation in order to deliver new dwellings and employment sites. Smaller sites are generally not considered for plan allocations and instead, form the basis of the supply of unallocated infill or conversions otherwise known as windfall.

3.2 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 SHELAA is compiled from a different starting point, in which the current policy framework is set aside. Sites are instead assessed as to whether they could reasonably and practically be developed.

3.3 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/or employment, and wish the site 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.

3.4 These sites are then considered for allocation should additional land be required as part of a plan review.

3.5 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 call for sites back to 2008 may still be held on the register. Some have gained permission or have been allocated for development, and some have been built or are under construction. Some have been removed at the request of owners and/or agents, or reduced or reconfigured in size. However, the process results in the identification of a list of sites that are considered to be:

1. developable for housing and employment; and
2. Available by the owners or their agents

3.6 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 to 50 new sites.

3.7 The full cumulative set of SHELAA sites for the Forest of Dean can be found on the following webpage <https://www.fdean.gov.uk/shlaa>

4 Submissions and Process 2023

4.1 The 2023 SHELAA 'Call for Sites' was interested in submissions for housing and employment, or sites which could potentially accommodate a combination of both. Newly submitted sites in 2023 varied from 0.051 ha to 145 ha. In all, approximately 798 ha of land were contained within the sites submitted in 2023. Most represent new land which could be available, though in some cases parts of the amended sites have already been submitted in previous years.

4.2 In total there were 101 sites submitted in 2023. This includes 39 new sites submitted, and 62 sites which have been submitted although reviewed in a previous years SHELAA, 9 of these sites have been resubmitted for review as they were not determined to meet the SHELAA criteria at previous panel assessments. There are suggested sites in Coleford, Cinderford Lydney and Newent, as well as in a number of villages across the district.

4.3 The SHELAA submissions are presented to a panel which includes builders, developers, registered providers, agents and others involved in the housing and economic delivery, as well as FoDDC representatives (Planning Policy, Strategic Housing and Development Management). The panel provides the final assessment of sites which usually meets on an annual basis. For the first time in 2 years the 2023 panel meeting was conducted in person at the Council Offices in Coleford. The Panel took place on 10th August 2023. The panel deliberate on the development potential of new sites, whilst sites that are considered by the panel to be too remote, too difficult to access or otherwise unsuitable are discounted from the assessment. However, planning policy considerations such as the location of settlement boundaries and the principles of the hierarchy are set aside.

4.4 Sites which have permission or are already allocated are reviewed in the SHELAA 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 Allocations Plan examination. The supply available from this source exceeds that needed by the Allocations Plan by a considerable margin. Sites not included in the Allocations Plan 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.

Members of the SHELAA Stakeholder Panel 5

Table 1 Table listing name, job title and organisation of panel members

Name	Position	Representing
Anna Welsh	Planning Policy Officer	FODDC
Clive Reynolds	Development Manager	FODDC
Conor Flanagan	Director	Black Box Planning
Emma Hughes	Principle Planning Officer (Applications)	FODDC
Harold Symonds	Interested party	
Ian Green	Senior Land and Planning Manager	M F Freeman
Jennifer Jones	Planning Policy Officer	FODDC
Keith Chaplin	Housing Strategy and Enabling Officer	FODDC
Marc Howard	Head of Development	Stonewater
Nigel Gibbons	Forward Plan Manager	FODDC
Robin Cordina	Senior Land and Planning Manager	M F Freeman
Scott Winnard	Partner	Bruton Knowles
Terri Hibberd	Two Rivers Housing	Development Manager

6 Housing Supply and Planning Policy in the Forest of Dean

6.1 The current Local Plan is formed by the Core Strategy (CS) adopted in 2012, the Allocations Plan (AP) adopted in 2018, and the Cinderford Northern Quarter Area Action Plan 2012. These plans extend to 2026, after which there is a need for new guidance. The Forest of Dean district is currently in the process of producing a new Local Plan, which will look to provide a local framework until 2041.

6.2 The spatial strategy for the Forest of Dean district (FoDD) 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.

6.3 The FoDD has a distinctive settlement pattern with no single dominant centre, with the current strategy seeking 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 medium to large sized villages with services to support further growth.

6.4 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 FoDD. Regeneration efforts have largely been directed to the Cinderford Northern Quarter and at Lydney Harbour. Development is promoted in Coleford and Newent that corresponds with the scale and function of these towns. Employment land is identified in all towns but again the greatest opportunity is at Lydney, with focus on the harbour and a large site to the east of the town. Cinderford has been identified as having the greatest need, which reflected in relatively high deprivation and education under-achievement statistics for this community. The existing plan has delivered key elements of the Cinderford Area Action Plan, which has included a mixed-use zone, focused around Gloucestershire College and associated infrastructure, together with employment and housing.

6.5 For the year 2022/23 and going forward the FoDDC are unable to demonstrate a five year land supply under the terms of the NPPF. Further details are provided in the housing delivery statement and in the accompanying trajectory. Land which can meet the current needs is available including sites with outline permission as well as allocations dating from the 2018 AP”.

- Housing Action Plan can be found [here](#)
- The 2023 Housing Trajectory note can be found [here](#)

List of 2023 sites with panel feedback 7

7.1 [Hyperlink to SHELAA map](#)

7.2 Sites submitted for 2023, like all sites considered in the SHELAA process, include some that may be able to be developed but are not in locations where they are likely to be taken up by developers/ builders for a variety of reasons. When assessing them the panel had in mind their relative accessibility, their relationship with services and transport routes as well as vulnerability to flooding and proximity of protected sites. Sites that were considered by the panel to be unlikely to be taken up have been marked in the report accordingly. They are still included on the map for information.

Table showing panel comments and decision for each site.

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23036	Land at Pheasant Meadow, Churcham / Huntley Churcham Parish	Yes	6.158	Combination		Well positioned on A40; Divorced from nearest settlement of Huntley; close proximity to Key Wildlife Site; Ecology constraints; developable. Exclude	Exclude from SHELAA
23063	Land Adjacent to Queens Farm Churcham Churcham Parish	Review from a previous year 2019 2020 2022	1.509	housing		Developable but isolated location in open countryside, situated on A40, disconnected; Not related to any settlements other than sporadic development along the A40 Exclude	Exclude from SHELAA
23035	Near Newland Street to Mill End Road (Whitecliff Quarry Site) Coleford Coleford Parish	Review 2008 2022	6.412	Housing	Coleford Locally Valued Landscape, Coleford NDP, Flood Zone 3	Walking distance from Coleford. Previously Developed Land, but potentially more as a tourism site (holiday lodges). Highway issues with no dedicated footway and carriageway is constrained. Narrow at one point, but part of route to Coleford has footpath. Not considered suitable as a housing site. Some employment potential. Site can continue as employment site or be redeveloped for employment uses subject to constraints. Sensitive location. On the edge of a protected area and ancient monument. Part in flood zone. Would need significant infrastructure investment.	Include in SHELAA - tourism potential only

7 List of 2023 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						More suited to returning to a designated open space / tourism area. Topography a major issue. In close proximity to listed lime kiln. Include with tourism accommodation only caveat.	
23044	Land to the north of Pingry Business Park Coleford Coleford Parish	Yes	25.249	Employment	Coleford Locally Valued Landscape (part of Site), Coleford NDP	Employment site. Potential only for most accessible part of the site possibly frontage to B4228. North located in Locally valued landscape protected area. Close to other protected landscape i.e. AONB, exposed location. Frontage to site (south) potential for employment. Prominent position on steep slope with views across from Buchanan recreation area and proximity to residential uses. Ecology-bats. Mines underneath as well. Northern part if very steep and has same visual impact as Angel Farm. Small southern frontage section sits in foreground of employment. Within Coleford NDP area. Exclude because of limited potential for whole site.	Exclude from SHELAA
23068	Land at Pillows Green Staunton Corse Parish	Yes amended 2022	10.787	Housing, Employment, Combination		Divorced from nearest settlement of Staunton. Developable. Impact on sensitive landscape. Margin on highway is limited for provision of footpath/cycleway (highways). Exclude because of isolated location	Exclude from SHELAA
23077	Little Hawthorns Drybrook Drybrook Parish	Yes	2.203	Housing		Divorced from and not well related to settlement. Surface water issues. No footways (highways). Exclude unsustainable location	Exclude from SHELAA

List of 2023 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23078	Herbert Lodge Drybrook Drybrook Parish	Yes	9.891	Housing	Forest Boundary (Statutory)	Open countryside detached from nearest settlement, unsuitable due to location. Exclude unsustainable location.	Exclude from SHELAA
23085	Glebe English Bicknor English Bicknor Parish	Yes	0.198	Housing	English Bicknor Conservation Area, AONB, Advertisement Control Area	Grade I listed church, ancient monument, conservation area. There is currently a building on site with potential for conversion. Exclude 0.198ha is below the threshold for SHELAA sites of 0.25ha	Exclude - Below minimum threshold - not considered further
23052	Oaklands, Gorsley Court Newent Gorsley and Kilcot Parish	Yes	4.798	Housing	Gorsley Court Local Wildlife Site	Site in countryside. Detached from nearest settlement. Access off North Pole lane, which is very narrow and no footways (access). Sustainability constraints. Local wildlife site. Exclude unsustainable location	Exclude from SHELAA
23076	Blaisdon House Gorsley Gorsley and Kilcot Parish	Yes	0.602	Housing		Open countryside. Sustainability issues. Access issues. Exclude	Exclude from SHELAA
23089	Land at Stowfield, Lydbrook Lydbrook Parish	Yes	0.952	Combination	Longhope NDP, part Floodzone 2 & 3	Existing buildings on site. AONB. Divorced from Lydbrook. Semi-derelict. Local Plan allocation for mixed use (in association with the Stowfield site to north). BAT SAC and River Wye SAC. Prominent corner and level change in site. Old building is not an asset in this location. Footway is narrow and road is fast. Include, but sensitive development required.	Include in SHELAA
23096	Land East of Lydney Lydney Parish	Yes	5.220	Housing	AP7 Mixed development site, AONB, Advertisement Control Area	Allocation in Local Plan. Include	Include in SHELAA

7 List of 2023 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23042	Land at Bream Road, Lydney Lydney Parish	Yes -larger site than previous Part of 2021 2022	38.308	Housing	Lydney NDP	Landscape and other issues. Ecology, trees. Estate land. Elevated location. Complex set of relief. Potential bat issues. Access issues Detrimental to setting of Lydney Park estate. Include.	Include in SHELAA (see also 23042A)
23042A	Land at Bream Road, Lydney Lydney Parish	Yes	5.634	Housing	Lydney NDP	Doesn't relate well to settlement of Lydney or to Bream. Open countryside. Exclude	Exclude from SHELAA (see also 23042)
23048	Holms Farm Lydney Lydney Parish	Yes now larger site 2007 2014 Allocated Site (part)	2.802	Housing	Lydney NDP, Lydney Settlement Boundary, AP53 Holms Farm Housing Allocation	Current Local Plan Allocation. Hybrid permission for 29 dwellings including building conversions granted 11/06/2021, Bat considerations Access off A48 may be an issue as prominent in landscape. Include	Include in SHELAA
23050	Old Railway Line Lydney Lydney Parish	Yes	0.887	Housing	Lydney NDP	Long narrow piece of land situated between a road and railway would not provide suitable living conditions. The site could be considered as part of a larger site, but not in isolation. No development prospect if on its own. Could accommodate a landscaped area if part of a larger site. Exclude	Exclude from SHELAA
23047	The Mews Mitcheldean Mitcheldean Parish	Yes	0.965	Housing	Inside Settlement boundary, AP97 Employment Area Conservation Area Vantage Point, Hazardous substances consent, Mitcheldean NDP	Inside settlement boundary. Conversion (2 existing buildings) and large vacant carpark to back, for potential town-houses (as enabling). Office building would be a massive overlooking problem. Local plan allocation for employment uses, contrary to policy. Conservation Area. Protected for employment. Building	Include in SHELAA

List of 2023 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						conversion is feasible though contrary to policy. Include	
23053	Land East Of Newent Filling Station Newent Parish	Review Yes – now smaller site 2007 2010	4.145	Housing, Employment, Combination		Developable, archaeology considerations, Sewage works concerns re. smells/environment but not so much of an issue as in past. Planning application on opposite side of road under consideration. Close proximity to town. Include if environmental impact can be resolved.	Include in SHELAA
23083	Land North Of B4215 Newent Newent Parish	Yes	3.275	Housing	AP9 Herefordshire and Gloucestershire Canal	Divorced from settlement of Newent, B4215, on original route of canal policy AP9. Exclude	Exclude from SHELAA
23090	Southend Farm Newent Newent Parish	Yes	18.360	Combination		Extends into the countryside but has relationship with edge of settlement. In isolation it has issue of access (unless it has continued access from any future development to the north, access from Southend Lane unsuitable). South east corner is flat, but then land starts to rise. Include, with caveat that if in conjunction with other sites, has potential, but would need to feed off adjoining site for access. Include	Include in SHELAA
23094	Land and embankment near Malswick House Malswick, Newent Newent Parish	Yes	1.228	Housing	AP9 Herefordshire and Gloucestershire Canal, Floodzone 2 & 3	Protected for future of canal. Divorced from settlement of Newent, irregular shape of land, ribbon development in middle of countryside. Flooding. Exclude	Exclude from SHELAA
23041	Spout Farm Newland	Yes	0.311	Housing	Newland Conservation Area, AONB,	Just above size threshold. No services. Agricultural buildings. Mainly within	Include in SHELAA

7 List of 2023 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
	Newland Parish				Advert Control Area	conservation area. AONB. Small site with potential for conversion. Watercourse issues. Bat considerations. Sensitive site with limited scope. Include with limited potential for conversion. To improve appearance of CA.	
23071	Dippers Folly Upper Redbrook Newland Parish	Yes	0.051	Combination	Redbrook Settlement boundary (part), Locally distinctive area, AONB, Floodzone 2 & 3 Advert control,	0.051 ha is below size threshold, adjacent listed terrace Floodzone 3, large portion of site outside district boundary (Monmouthshire). Exclude below threshold.	Exclude - Below minimum threshold - not considered further
23081	Field above Brookview Cottage Garden. Blakeney Ruspidge & Soudley Parish	Yes	0.078	Housing	Forest Boundary (Statutory)	Field above Brookview Cottage garden, Blakeney 0.078 below size threshold. Open countryside location. Exclude. Exclude below threshold.	Exclude - Below minimum threshold - not considered further
23072	Hownhall Farm Taynton Taynton Parish	Yes	15.970	Combination		Located in open countryside in unsustainable location only has a church and a farm shop. Exclude.	Exclude from SHELAA
23074	Tibberton off Huntley Rd and Tibberton Road Tibberton Tibberton Parish	Yes	6.128	Housing		Unsustainable location. Limited services. High risk surface water. Very wet land. Doesn't relate well to settlement. Topography is an issue. Much smaller site to frontage, could relate, but not as proposed. Exclude whole site.	Exclude from SHELAA
23093	Tibberton Almshouses Tibberton Tibberton Parish	Yes	0.316	Housing		Unsustainable location. Limited services. Not well related to settlement. Dangerous access. Character issues. Exclude.	Exclude from SHELAA

List of 2023 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23032	Land off Loop road Beachley Tidenham Parish	Review from 2022	2.931	Housing	adjacent flood zones 2 & 3; adjacent SAC; adjacent SPA; adjacent SSSI; outside settlement boundary	Ecology, landscape concerns, submission includes a report on these issues (new information provided). Portion of site on roadside would be appropriate according to the appraisal (single plot on road frontage). BNG benefits on rest of site. Protected area. Include, in principle may be acceptable, but would be much smaller area of land. Include.	Include in SHELAA
23070	Fernhill Tidenham, Woodcroft Tidenham Parish	Yes	0.574	Housing	Advertisement Control	Adjacent AONB. Open countryside location. Exclude.	Exclude from SHELAA
23087	Old Bishton Woodcroft Tidenham Parish	Yes	1.799	Housing	Recreation Space, Advertisement Control Area	Land designated as recreation land. Proposal includes retaining some of present playing field for community. Natural extension to SB. Not many services, but close to Chepstow. Potential bat issues. Adjacent to AONB, landscape issues, also unclear re access. Considered to be in part developable though contrary to current policy and constrained as noted. Include.	Include in SHELAA
23045	Land at the Cottage Upleadon Upleadon Parish	Review 2020	0.467	Housing	None, adjacent SSSI	Wooded. Beyond reservoir. Detached from settlement. Upleadon is not sustainable. Limited services. Adjacent to SSSI. Within open countryside. Exclude.	Exclude from SHELAA
23091	Long Ground Upleadon Upleadon Parish	Yes now larger area 2022	2.271	Housing		Adjacent settlement boundary. Steep site. Significant development to a small village with no services. Agricultural land. Exclude.	Exclude from SHELAA

7 List of 2023 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23026	Land at Yorkley Court Farm West Dean Parish	Review 2020 2022	5.939	Tourism	None	Proposal for high-end holiday lodges. Detached from settlement boundary. Lack of infrastructure. Sensitive site with heritage, access, ecology and landscape issues. Compatibility with adjoining. Near forestry land. Tourist accommodation only could work in this location. Suitable tourism applications could get permission without being an allocated site. Include with caveat as a tourism only proposal.	Include in SHELAA for tourism accommodation only
23027	Land at Yorkley Court Farm West Dean Parish	Review 2020 2022	10.244	Tourism	None	Proposal for high-end holiday lodges. Detached from settlement boundary. Lack of infrastructure. Sensitive site with heritage, access, ecology and landscape issues. compatibility with adjoining. Near forestry land. Tourist accommodation only could work in this location. Suitable tourism applications could get permission without being an allocated site. Include with caveat as a tourism only proposal.	Include in SHELAA for tourism accommodation only
23057	Land at Court Farm Bream West Dean Parish	Yes	10.986	Housing		Adjacent B4231, Service water flooding. Land stability, Highways undertaken work because of underground stability to grout underground voids. Huge visual impact. Topographically a challenging site. A large site separated by the main road. Ecology Bats on site. Constraint of church (setting of heritage asset). Include, caveated, Lower part of site along road is preferable (strip).	Include in Part only (road frontage) in SHELAA see 23079

List of 2023 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
23058	Land at Court Farm Bream West Dean Parish	Yes	0.460	Housing		Adjoins listed building. Employment use. Conversion potentially possible. Include.	Include in SHELAA
23079	Land at Coleford Road, Bream, West Dean Parish	Yes	2.615	Housing		Adjacent B4231, Service water flooding. Land stability, Highways undertaken work because of underground stability to grout underground voids. Huge visual impact. Topographically a challenging site. A large site separated by the main road. Ecology Bats on site. Constraint of church (setting of heritage asset). Include, caveated, Lower part of site along road is preferable (strip).	Include in SHELAA
23061	Land at Woodgate Road Coleford West Dean Parish	Yes	0.087	Housing	Forest Boundary (Statutory), Berry Hill, Christchurch & Edge End NDP	Exclude below required Size threshold	Exclude - Below minimum threshold - not considered further
23064	Land at Marsh Hill Site B Part Sling West Dean Parish	Yes	0.568	Housing	Forest Boundary (Statutory)	Adjacent settlement boundary, Sling is a large village with limited services. Storm water drainage is an issue in Sling. Sewers are not adopted. Ecology - Bats. Access is poor/very narrow. Relates reasonably to village. Steep sloping site. Site difficulties, relief, access, ecology, not viable. Compromise playground. Exclude.	Exclude from SHELAA
23065	Land at Marsh Hill Site Part A - Whole Sling West Dean Parish	Yes	1.576	Housing	Forest Boundary (Statutory)	Adjacent settlement boundary, Sling is a large village with limited services. Storm water drainage is an issue in Sling. Sewers are not adopted. Ecology - Bats. Access is poor/very narrow. Relates reasonably to village. Steep sloping site. Site difficulties, relief, access,	Exclude from SHELAA

7 List of 2023 sites with panel feedback

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
						ecology, not viable. Compromise playground. Exclude.	
23069	Land opposite Morning Chorus, Berry Hill West Dean Parish	Review 2010 2018	0.174	Housing	BCE NDP; forest statutory boundary	Exclude below size threshold	Exclude - Below minimum threshold - not considered further
23082	Coopers Road, Berry Hill West Dean Parish	Review 2007 2022	0.344	Housing	statutory forest boundary; BCE NDP	Access, rural location, Exclude.	Exclude from SHELAA
23049	Land at the back of Cricklade, Stantway Lane Westbury on Severn Westbury on Severn Parish	Yes	0.285	Housing		Unsustainable location, rural location detached from nearest settlement boundary, no access, very narrow lanes. Exclude.	Exclude from SHELAA
23054	Rock Farm, Rock Lane, Westbury on Severn Westbury on Severn Parish	Yes now larger area 2019 2020	4.999	Combination		Unsustainable location. Access -Very narrow lane. Rural location - open countryside. No services, nearest services smokery and garage. Exclude.	Exclude from SHELAA
23066	Elton Nurseries Elton Westbury on Severn Parish	Yes	0.370	Housing		Unsustainable location in countryside. Access. Exclude.	Exclude from SHELAA
23080	Land at Frewins Court Farm Northwood Green Westbury on Severn Parish	Yes	1.059	Housing, Employment Combination		Adjacent Settlement boundary. Section of larger field. Open countryside. No services, except village hall. Too isolated. Unsustainable location. Exclude.	Exclude from SHELAA
23095	Paddock at Lower Ley Farm Minsterworth	Yes	0.556	Housing	Floodzone 2 & 3 (part of site)	Unsustainable site in countryside location. Access - narrow lanes. Exclude.	Exclude from SHELAA

List of 2023 sites with panel feedback 7

ID	Map Hyperlink	New site or for Amended sites - year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
	Westbury on Severn Parish						
23086	Pound Farm (western end of 1 acre garden) Chaxhill Westbury on Severn Parish	Yes	0.133	Housing		Good access. Close proximity to Smokery and garage. Unsustainable countryside location. Below site threshold Exclude.	Exclude - Below minimum threshold - not considered further

8 Updates for previous SHELAA sites

8.1 The purpose of the assessment is to identify suitable, available and achievable land for housing and economic development. It is one important source of evidence to inform plan making. It is not normal practice to re assess sites through the SHELAA which the council is already aware of however this year 9 sites previously excluded from the SHELAA have been resubmitted and reviewed.

8.2 Unless otherwise informed the council retains all sites submitted to be considered in the Local Plan process moving forward. They inform an important part of the evidence base, however, being considered acceptable as a SHELAA does not guarantee the site will be developed in the future. Whether a site will be allocated depends on policy and practical considerations. The Local Plan process determines whether sites are suitable and deliverable for a particular use and public consultation has to be undertaken in respect of the available options.

8.3 The following sites were confirmed by the agent/ owner to still be available. The SHELAA Panel comments made in respect of these sites can be read in the relevant reports.

Table List of sites previously considered and year of panel

Site Reference	Parish	Site name	Year previously submitted
23022	Cinderford	Land at Valley Road, Cinderford	2008 2022
23034	Cinderford	Land at Station Street Cinderford	2007 2015, allocated sites, 2022
23056	Cinderford	Branch Sawmill Drybrook GL17 9DB	2007 2022 Allocated sites 2015
23006	Coleford	Land at Beeches Farm Berry Hill	2020 2022
23007	Coleford	Land at Beeches Farm Whole site Berry Hill	2020 2022
23008	Coleford	Land at Berry Hill Farm (East of Gorse Road) Berry Hill	2020 2022
23009	Coleford	Land at Berry Hill Fm (West of Gorse Road) Berry Hill	2020 2022
23012	Coleford	Land at Owen Farm Coleford	2022
23013	Coleford	Robin Hood Coleford	2022
23023	Coleford	Land at Broadwell Coleford	2007 2017 2018 2020 2022
23033	Coleford	Land adjacent to Poolway Farm Coleford	2009 2015 2017 2020 2022
23099	Coleford	Land adjacent to Poolway Farm Coleford	2009 2017 2020 2022
23017	Drybrook	Dairy Farm, Drybrook, Gloucestershire	2022, Allocated sites
23084	Dymock	Station Field Dymock	2007 2014 2017 2018 2020

Updates for previous SHELAA sites 8

Site Reference	Parish	Site name	Year previously submitted
23001	Huntley	Land at Former Golf Course site C Huntley	2020 2017 2011 2007
23002	Huntley	Land at Former Golf Course Site A Huntley	2020 2017 2011 2007
23003	Huntley	Land at Former Golf Course Site B Huntley	2020 2017 2011 2007
23010	Huntley	Land to the south of Huntley, Gloucestershire	2021 2022
23092	Huntley	Land adjacent Orchard Way, South of A40, Huntley, Glos	2020
23046	Littledean	Land at Littledean	2007 2008 2009 2019 2020 2022 large allocated site with PP
23098	Littledean	Land off Beech Way Littledean	2007 2008 2009 2019 2020 large unallocated sites with PP
23014	Longhope	Land to the West of Church Road, Longhope, GL17 0LY	2020 2022
23043	Longhope	Land off The Wend at Longhope	2009 2010 2015 2020 2022
23060	Longhope	Land East of Church Road	2007 2008
23075	Longhope	Land at Longhope parcels 2732-2742 and 3233	2015 2009
23088	Lydbrook	Land at Lydbrook	2007 2008 Allocated sites, large unallocated sites
23011	Lydney	Land South of Highfield Road, Lydney	2020 2022
23016	Lydney	Land at Allaston Road, Lydney	2022
23028	Lydney	Moorlands Lydney	2020 2022
23031	Lydney	Rock House, Lydney	2007 2008 2019 2020 2022
23019	Mitcheldean	Land north of Carisbrook Road, Mitcheldean	2018 2020 2022
23029	Mitcheldean	Land off Bradley Court Road (Vantage Point), Mitcheldean – Building 5	2022 Allocated sites
23037	Mitcheldean	Land north of Abenhall Road Mitcheldean	2008 2020 2022
23021	Newent	Land to the southeast of Newent	2019 2021 2022
23018	Newent	Land Conigree Court, Newent	2022

8 Updates for previous SHELAA sites

Site Reference	Parish	Site name	Year previously submitted
23030	Newnham	Land North of Newnham on Severn	2008 2015 2020 2022
23062	Oxenhall	Land at the entrance to Oakdale Newent	2022
23100A	Redmarley	Land at Glynchbrook	2020 2022
23100B	Redmarley	Land at Glynchbrook	2022
23100C	Redmarley	Land at Glynchbrook	2022
23004	Ruspidge and Soudley	Land Off Peacock Lane, Cinderford	2007, large unallocated sites
23005	Ruspidge and Soudley	Land at Sneyd Wood Road Cinderford	2007 2009 2020 2022, large unallocated sites
23015	Tidenham	Land off Sedbury Lane Sedbury	2011 2020 2022
23020	Tidenham	Land south of the A48, Tutshill	2018 2020 2022
23051	Tidenham	Former Buttington works, Beachley	2020 2022
23059	Tidenham	Beachley Barracks, Beachley	2020 2022
23024	West Dean	Land North of Lydney Road, Bream	2007 2008 2014 2020 2022
23025	West Dean	Land at Yorkley Road, Yorkley	2019 2020 2022
23055	West Dean	Land between Coleford Road & Highbury Road/High Street Bream	2007 (part) 2008 2015
23067	West Dean	Boxbush Farm Coleford	2007 2008
23038	Westbury on Severn	Land at Chaxhill north of the A48 and south of The Lawns	2021 2022
23039	Westbury on Severn	Land at Chaxhill north of the A48 and east of the Severn and Wye smokery complex.	2022
23040	Westbury on Severn	Land behind the Firs, Westbury on Severn	2008 2014 2020 2022
23097	Westbury on Severn	Land at the Firs Westbury-on-Severn	2008 2014 2020 2022
23073	Woolaston	Old Orchard to rear of Rose Cottage Woolaston	2007

