

Appendix I: Screening of FDLP Policies for LSEs

FDLP Policies	Screening Assessment Commentary	LSEs Screened In/out
Core Policies		
LP.1 Sustainable Development	<p>All new development must be sustainable and bring a net positive impact on the environmental, social and economic conditions of the area through design, location and use – this requirement applies to both physical impacts & any resultant activities. It should be carbon neutral as a minimum & contribute to carbon reduction to support FoD becoming a zero carbon district by 2030.</p> <p>Together with other requirements associated with climate change, design, & accessibility, new developments should be designed to maximise green infrastructure (GI), support nature recovery and improved biodiversity.</p> <p>This is an overall strategic core policy that requires a net positive impact on environmental conditions</p>	Out
LP.2 Construction & Use of Buildings	Sets out requirements for new buildings & conversions to deliver the Plan's requirements for carbon zero. No quantum or location of development specified & no other mechanisms for LSEs on Habitats sites.	Out
LP.3 Climate Adaption	Sets out requirements to provide resilience to climate change and maintain a satisfactory environment – suggests a range of measures. No quantum or location of development specified & no other mechanisms for LSEs on Habitats sites.	Out
Plan Strategy		
LP.4 Settlement Hierarchy	<p>Development proposals must be in accord with other polices in the Plan and 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.</p> <p>New proposals whether allocated or not should deliver or contribute to GI as set out elsewhere in the LP.</p> <p>Strategy identifies defined (with settlement boundary) Major Villages; Larger Villages (typically less than 10 dwellings); Small Villages (typically 1-3 dwellings); & other settlements (without settlement boundary).</p> <p>No quantum or location of development specified & no other mechanisms for LSEs on Habitats sites. However, this hierarchical approach to distributing new development manages the size of</p>	Out

	developments & acknowledges the capacity of the receiving environment/village to accommodate such change. In this respect, new development is limited and	
LP.5 Development in the Countryside (Outside Defined Settlement Boundaries)	All development proposals must demonstrate that they are sympathetic to the local character and environment and will function sustainably in relation to it – both physical impacts & any activities arising. Tourism & recreation proposals including accommodation will need to fully consider impacts, including those on protected sites. Potential impacts to be considered include those on landscape, ecology including any watercourses, amenity (visual & noise/disturbance), and those arising from travel & trip generation. The policy may permit development & LSEs on Habitats sites cannot be excluded with certainty.	In
LP.6 Mixed Land Uses	Mixed land uses will be promoted by permitting development in locations where it can take advantage of nearby services and facilities by active travel. Such mixes should include multifunctional open space, including GI where appropriate. No quantum or location of development specified & no other mechanisms for LSEs on Habitats sites.	Out
LP.7 Infrastructure	Development proposals must be able to demonstrate that the infrastructure they require is available or can be provided in an efficient manner. New development will be expected to contribute to GI where appropriate and share and or take advantage of it alongside and possibly in conjunction with any required biodiversity net gain (BNG). No quantum or location of development specified & no other mechanisms for LSEs on Habitats sites.	Out
Sustainability & Climate Change		
LP.8 Nature Conservation – Protected Sites	Sites protected for their nature conservation value will be protected from development. <i>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</i> No quantum or location of development specified; policy is explicitly concerned with protection of designated sites & clearly sets out requirements for HRA or other appropriate assessment.	Out

	Also, covers National & Local Sites - explaining how proposals will be permitted if no adverse effects, how exceptions will considered, and the approach to mitigation/compensation.	
LP.9 Habitats & Species Protection Irreplaceable Habitats	<p>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. 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.</p> <p>Explains the mitigation hierarchy & requirements for net gain.</p> <p>No quantum or location of development specified; policy is explicitly concerned with protection of irreplaceable habitats.</p>	Out
LP.10 Green & Blue Infrastructure	<p>New development proposals must provide green infrastructure (GI) as an integral part of development schemes. They must consider how any measures will relate to any necessary provision of BNG and how they relate to and make a positive contribution to nature recovery. Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire.</p> <p>Provision will be in proportion to the scale and nature of the development proposed, and be guided by the need for improved biodiversity and any nature recovery strategies. New development must safeguard features and supporting habitats especially where they form parts of ecological networks and where appropriate provide or contribute to 'missing' connections.</p> <p>No quantum or location of development specified; policy is explicitly concerned with protection & enhancement of green/blue infrastructure.</p>	Out
LP.11 Green Infrastructure Allocations	<p>The policy sets out those areas that are identified as potentially providing GI over and above any requirement incorporated into any development allocations – includes the major sites listed in the Plan.</p> <p>No quantum or location of development specified; policy is explicitly concerned with protection & enhancement of green/blue infrastructure</p>	Out
LP.12 Biodiversity & Biodiversity Net Gain	<p>Overall development must provide an assessment of biodiversity of a site prior to development and demonstrate a net gain of at least 20%. Normally net gain will be expected to be provided for on or adjoining the site concerned, and address first the nature of the site itself and any local nature recovery opportunities. 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.</p> <p>No quantum or location of development specified; policy is explicitly concerned with protection & enhancement of biodiversity.</p>	Out

LP.13 Biodiversity Generally	Proposals that would result in significant habitat fragmentation and loss of ecological connectivity, result in the loss or deterioration of irreplaceable habitats and resources, have a likely adverse effect on internationally protected species or priority species or have a detrimental impact on other protected species and species and habitats of principal importance for the purpose of conserving biodiversity will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat. No quantum or location of development specified; policy is explicitly concerned with protection & enhancement of biodiversity.	Out
LP.14 Renewable Energy	Proposals for renewable energy installations and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily. The policy may permit development & LSEs on Habitats sites cannot be excluded with certainty.	In
Built, Natural & Historic Environment		
LP.15 Design Principles	The policy sets out the requirements to ensure that new development will be of a high quality design making a positive and enduring contribution to the quality of the area in which it is proposed. No quantum or location of development specified; policy is focused on design principles.	Out
LP.16 Historic Character & Distinctiveness	Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place. 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. No quantum or location of development specified; policy is focused on the protection and enhancement of the historic environment.	Out
LP.17 Locally Distinctive Areas	Development will be resisted where proposals would be harmful to the character of Locally Distinctive Areas as defined in the LP. No quantum or location of development specified.	Out
LP.18 Land of Recreation & Amenity Value	Land of recreational, cultural and amenity value will be protected from development – and the types of land are described, including Statutory Forest, Forest Waste. The first part of the policy protects land; the second part seeks to ensure that there is sufficient land for recreation & amenity within easy reach of new development. No quantum or location of development specified.	Out
LP.19 New Recreation Land & Uses	New development will be expected to make provision and/ or provide a contribution towards provision of informal open space and other facilities. 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.	In

	No quantum or location of development specified but LSEs cannot be excluded from the provision of such land.	
LP.20 Locally Valued Landscapes	Identifies locally valued landscapes that should be considered alongside the national & local designations such as National Landscapes & Statutory Forest. No quantum or location of development specified; policy focused on the identification of locally valued landscapes.	Out
LP.21 Flooding & Water Conservation	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. Development is required to demonstrate high levels of water efficiency & to incorporate Sustainable Drainage Systems (unless not appropriate in a specific location). It seeks solutions that promote natural management and techniques which integrate green/blue infrastructure with the wider purposes of open space. No quantum or location of development specified but changes to water quality and/or water levels/flow may affect European sites and LSEs cannot be excluded.	In
LP.22 Site Conditions	The policy seeks to address any issues for land contamination/stability, pollution, minerals, and wastes. No quantum or location of development specified.	Out
Community & Travel		
LP.23 Community Facilities	The policy is intended to maintain access to community facilities. No quantum or location of development specified but development proposals that comprise or include improvements to community facilities will be supported and therefore, LSEs cannot be excluded.	In
LP.24 Active Travel	Active travel will be encouraged by the addition of new infrastructure which enables safe travel as part of a network using existing and new routes. No quantum or location of development specified but necessary new infrastructure will be required and LSEs cannot be excluded.	In
LP.25 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. No quantum or location of development specified but LSEs cannot be excluded.	In
LP.26 Town Centres	Within town centre boundaries a variety of uses will be encouraged subject to their compliance with other relevant policies. These include retail, offices, financial and professional services, community, and residential uses subject to other policies of the LP. The policy defines the general areas for town centre areas & seeks to improve the level of activity in town centres. As such, it will not have any likely effects on designated sites.	Out

Delivering the Strategy		
<p>LP.27 Strategic Sites</p> <p>Sets out the main elements of the spatial strategy for new development & lists the largest broad locations</p>	<p>At present the need is for new housing to match the expected total of about 6200 dwellings to be delivered between 2021 and 2041, or about 310pa. About 3000 dwellings considered able to be provided on existing committed sites, and already completed and a net requirement for somewhere around 3000 dwellings to be met on new sites (mainly allocations in this LP but also assumed future small sites and an element of windfall). Currently, the draft LP includes carried over allocations, new site allocations, completions, small sites, large windfall plus an additional 15% giving a total potential of 7,025. The current need, calculated on extant method, indicates a requirement for a potential total of 7,025.</p> <p>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. Locations identified, as follows:</p> <ul style="list-style-type: none"> ■ Lydney: land for housing (about 1160 dwellings between 2023/4 & 2041), associated open space, employment, services & greenspace – chiefly to east of town. This will include the development of areas previously allocated and/ or under construction and development is likely to occur throughout the plan period ■ Beachley: new mixed use development on MOD land - about 600 dwellings, about 5ha mixed commercial & employment; community facilities which may serve wider area; & greenspace to comprise public open space and GI. ■ Newent: about 600 dwellings, associated employment, infrastructure & greenspace, to south-east of town ■ Coleford: about 400 dwellings on existing sites with some on newly identified land, employment ■ Cinderford: about 400 dwellings including sites presently allocated & with permission, employment mixed uses ■ Elsewhere in the plan area: about 1,070 dwellings and mixed development principally at the major villages including Tutshill, Mitcheldean Newnham, Whitecroft, Lydbrook and Drybrook which together will account for about 800 or 75% of the "village" allocations 	<p>In</p>
<p>LP.28 Other Housing Sites</p>	<p>The policy provides for a sustainable distribution of new housing in a variety of locations and on a variety of sites. The policy lists sites at Bream, Drybrook, Lydbrook, Mitcheldean, Newnham, Sedbury/ Tutshill, Whitecroft, and at Aylburton, Hartpury, Huntley, Littledean, Sling,</p>	<p>In</p>

	<p>Woolaston. Land areas are provided; also, whether the allocation is new, retained or modified from the current adopted LP.</p> <p>The range of sites proposed to be allocated is quite large, from 10 dwellings to 600 and the sites are located at a variety of settlements including the four towns, major villages and some smaller ones where relatively sustainable opportunities exist. The allocations and other contributions are expected to deliver over the entire LP period in a variety of economic conditions. Delivery will be subject to other policies in the plan especially those that relate to housing.</p> <p>Overall these other LP sites suggest over 60% of new housing on allocated sites will be at the towns or at Beachley where presently about half of the current population live. The total share to be delivered on identified sites at Lydney is about one quarter of the total plan requirement. Small unidentified sites of five dwellings or less will also contribute and are expected to provide about 10% of the total requirement.</p>	
Housing		
LP.29 Housing Delivery	<p>The policy sets out the type, numbers and general location of new housing expected by the LP. It shows how the strategy will address the needs for housing in the district. In all cases proposals for housing will be required to comply with other LP policies especially LP1 and LP2.</p> <p>This policy is concerned overall with the type, numbers & general location of new housing, and as such, it may have likely effects on designated sites – overall. This is more appropriately considered and assessed for each of the allocated sites & proposed approaches to non-allocated potential developments – as set out in other specific policies. Nonetheless, overall, the proposed strategy is screened in for assessment.</p>	In
LP.30 Sites for Gypsies, Travellers & Travelling showpeople	<p>The 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. The total need 2021-2041 was for 42 additional pitches.</p>	In
LP.31 Affordable Housing	<p>Affordable housing provision is a major priority and the 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 policy relates to a certain category of housing and does not in itself allocate new development.</p>	Out
LP.32 Affordable Housing on Rural Exception Sites	<p>The policy is intended to enable affordable housing to be provided in areas where it is most needed to support local communities who have need. The policy relates to a certain category of housing and does not in itself allocate new development.</p>	Out
LP.33 Development Proposals for First Homes Exception Schemes	<p>The policy relates to a certain category of housing and does not in itself allocate new development.</p>	Out

LP.34 Accessible & Adaptable Homes	The policy seeks to ensure that the range of homes to be provided under the LP matches the current and changing needs of the population. The policy relates to a certain category of housing and does not in itself allocate new development.	Out
LP.35 Self & Custom Build	The policy seeks to ensure the LP is able to provide for custom and self build housing. The policy relates to a certain category of housing and does not in itself allocate new development.	Out
LP.36 Proposals for Purpose Built or Specialist Accommodation	The policy supports the provision of homes for extra care, appropriate to the needs of the district and in accord with the provision that will be supported by the agencies involved. The policy relates to a certain category of housing and does not in itself allocate new development.	Out
LP.37 New Land Based Low Impact Housing	New housing in the form of small groups or single dwellings providing self build residencies for the occupants may be permitted in locations where this would not normally be the case where they are able to meet with certain requirements including environmental and biodiversity improvements. The policy relates to a certain category of housing and does not in itself allocate new development.	Out
LP.38 Nationally Described Space Standards	The 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 relates to space standards and does not in itself allocate new development.	Out
Economy		
LP.39 Economic Development	Economic development will be promoted 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 policy provides for a more diverse economy using well located sites.	In
LP.40 Employment Generating Uses – Identified Sites	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. Land is allocated within or adjoining certain settlements; land is allocated at sites not directly linked to settlements for additional employment generating uses, for intensification, or for change to their employment provision. Assessment is addressed through each individual site allocation that includes employment provision, and overall, the proposed strategy is screened in for assessment.	In
LP.41 Reinstatement of Herefordshire & Gloucestershire Canal	The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Local Plan and land as specified is protected from other development. The reinstatement of the canal may use alternative areas to those protected and may divert from the protected lines where there is	In

	agreement with the landowner to do so. The requirements of the Environmental Impact Assessment Regulations, including cumulative effects will need to be considered. Development will establish a recreational resource and also help provide a major new item of Green Infrastructure and delivery of a sustainable waterway.	
LP. 42 Dean Forest Railway	The policy safeguards land identified on the Policies map at Parkend for the railway and at Lydney.	In
LP.43 Employment Sites away from Settlement Boundaries	The policy identifies and sets out the LP's support for some important sites which provide employment and have continued potential because of their location and attributes – Taurus Crafts, Lydney; Staunton Court; Stone End Farm, Churcham; Lightmoor near Cinderford; Whitemead Park, Parkend; former National Driving Centre Tutshill; Cannop Depot & cycle Centre. It is supporting additional development but within established sites and, therefore, perhaps less likely to have any LSEs but screened in for assessment in consideration of the precautionary principle.	In
LP.44 Land at Stowfield, Lydbrook – to enable redevelopment for a variety of uses	This policy will enable the continued evolution of the above site introducing some diversification 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 is one which promotes development in the manner suggested and may be best achieved through an overall scheme which will ensure that the various elements are satisfactorily accommodated. The policy itself does not allocate specific uses but supports a mixed redevelopment subject to some important qualifications. North of the main road within an area of about 8ha; and south of the main road an area of about 1 ha is allocated for mixed residential and employment generating uses.	In
Strategic Sites & Settlements		
LP.45 Cinderford Northern Quarter	Development in accord with the policy will be supported while it is recognised that any proposals including those based on the previous but live outline permission will need to be reviewed in the context of the prevailing environmental constraints.	In
LP.46 Causeway Road, Cinderford	About 2.0ha of land off Causeway Road is allocated for housing, to accommodate about 50 units and open space. In addition, land presently occupied by the football club (a further 1.9ha, capable of accommodating about the same number of additional units) is allocated for housing subject to the satisfactory re location of the football club to an accessible site convenient for users. This may be to a location where a joint use is able to be established.	In
LP.47 Station Road, Cinderford	4.55ha Land off Station Street Cinderford is allocated for housing development to accommodate approximately 160 dwellings. Previously developed land.	In
LP.48 St Whites Farm, Cinderford	About 2.0 ha of land at Sneyd Wood Road is allocated for about 50 dwellings and to include 0.3 ha open space.	
LP.49	About 2.2ha of land off Valley Rd is allocated for housing and 1.5ha for employment on a site	In

Valley Road, Cinderford	adjoining the GP unit off Valley Road Cinderford. The site may accommodate about 70 dwellings and at least 1.5ha of land for employment.	
LP.50 Forest Vale Employment Area, Cinderford	An area of 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.	In
LP.51 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.	In
LP.52 Poolway Farm, Coleford	About 5.9ha of land at Poolway Farm is allocated for about 140 dwellings and associated open space and landscaping. 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.	In
LP.53 North Road, Coleford	2.4ha of land at North Road Broadwell is allocated for about 70 dwellings to include incidental landscaping and open areas within the site.	In
LP.54 Ellwood Road, Milkwall, Coleford	1.6ha of land allocated for about 48 dwellings. The allocated site will form part of the developed edge of Milkwall to the Forest and should relate well to its surroundings including appropriate landscaping especially to the boundary with the Forest and pedestrian/ cycle access from Station Road.	In
LP.55 Kings Meade, Coleford	1.6ha of land at Kings Meade is allocated for housing, best suited to housing likely to attract older persons.	In
LP.56 Poolway Road, Broadwell	2.26ha of land at Poolway Road Broadwell is allocated for about 62 dwellings and associated open space.	In
LP.57 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.	In
LP.58 South of Railway Drive (1 ha), 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.	In
LP.59 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. The policy relates to protection of local landscape and does not in itself allocate new development.	Out
LP.60	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	In

Five Acres Mixed Development	employment uses. Commercially based tourism and recreation, for example sports space, as well as accommodation may also be acceptable.	
LP.61 Employment Land off B4228, Coleford	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 E, B2 and B8 due to the location and the type of land that is made available. An overall landscape/ ecology scheme for the site will be needed should a major part of the allocation be proposed for development.	In
LP.62 Harbour Area Regeneration – Harbour, Lakes & Industrial Areas, Lydney	Land off Harbour Road and at Lydney harbour: Land including Lydney harbour is allocated for mixed uses may be for recreation & access, GI, ancillary structures 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 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.	In
LP.63 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 2021-2041 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. 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.	In
LP.64 Land South of 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.	In
LP.65	About 14.2ha of Land off Augustus Way and Court Road Lydney will be allocated for up to 275 new dwellings, to include a mixture of house types and open space. No more	In

Land off Augustus Way & Court Road, Lydney	than 9.5 ha shall be developed, leaving the balance (4.7ha approx) as public open space/ GI. 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.	
LP. 66 Land off Driffield Road, Lydney	6.9ha of land off Driffield Road is allocated for about 200 dwellings. 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.	In
LP.67 Land at Highfield Lane, Lydney	1.3ha of land at Highfield Lane is allocated for about 39 dwellings. 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.	In
LP.68 Land at Holmes Farm, Lydney	About 2.8 ha of land at Holmes 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.	In
LP.69 Mead Lanem, Lydney	Existing Industrial Area: An area of employment uses covering about 24ha off Mead Lane is identified for continued use for employment generating uses.	In
LP.70 Land between the A48 & Mead Lane, Lydney	Existing Industrial Area: An area of about 9.5ha is allocated for approximately 6.2ha of employment generating uses between the A48 and Mead Lane.	In
LP.71 Lydney Railway Station	Existing Industrial Area: 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.	In

LP.72 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. There are known bat roosts in the town centre buildings – screened in for assessment.	In
LP.73 Lydney Town Centre Highway Strategy	Land within the town centre is identified for highway improvements to include: The Newerne Link and associated improvements 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	In
LP.74 South East Newent	About 49ha 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.	In
LP.75 Cleeve Mill Lane, Newent	1.9ha of land is allocated for 45 dwellings on land off Cleeve Mill Lane Newent.	In
LP.76 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.	In
LP.77 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. There are known bat roosts in the town centre buildings – screened in for assessment.	In
LP.78 Beachley Barracks	Land presently comprising the army camp at Beachley is allocated for mixed use development as follows: About 600 dwellings to be developed predominantly in the second part of the plan period Mixed commercial and employment uses A local centre to include a primary school, appropriate health provision and a place of assembly #ha 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 The site may also accommodate a wider community use (which could re use some of the existing buildings) in addition to the above. 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.	In

	Supporting text: The development will have to demonstrate how it will manage recreation pressures that could be to the detriment of the Severn and Wye SACs.	
LP.79 Land South of A48 at Tutshill	<p>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*).</p> <p>Due to the proximity to the Severn estuary it will be necessary to demonstrate adequate mitigation for any recreation pressures arising.</p>	In
LP.80 Land adjoining Wyedean School	<p>Land Adjoining Wyedean 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.</p> <p>Mitigation in respect of potentially increased recreation pressures on the Severn Estuary will be essential.</p>	In
Other Settlements: Villages		
LP.81 Chapel Lane, Aylburton	About 1.0ha of land for about 30 new dwellings	In
LP.82 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. Established employment unlikely for LSEs.	Out
LP. 83 Land off Ryelands Road, Bream	About 15 dwellings including the current committed site for 9 dwellings.	In
LP.84 Land at Rugby Club, High Street, Bream	Up to 12 dwellings or in accord with the past permission to provide new dwellings and the replacement of the Rugby Club	In
LP.85 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.	In
LP.86	About 4.3ha of land adjoining Drybrook Farm, Drybrook and to the rear of High Street is allocated for approximately 97 dwellings and for associated landscaping and at least 0.6ha open space	In

Drybrook Farm & to rear of High Street, Drybrook	especially to the higher ground. 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.	
LP.87 Land at Over Old Road, Hartpury	Land (1.5ha) at Over Old Road is allocated for about 26 new dwellings	In
LP.88 Land South of Broad Street, Hartpury	Land (2.6ha) south of Broad Street is allocated for about 40 new dwellings	In
LP.89 Hartpury University & 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	In
LP.90 Sutton Road, Littledean	About 1.2ha of land east of Sutton Road Littledean is allocated for 36 dwellings. Development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports.	In
LP.91 Beech Way, Littledean	About 0.84 ha adjoining Beech Way is allocated for 17 mixed tenure dwellings in close accord with the current permission	In
LP.92 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	In
LP.93 Land off Carisbrook Road, Mitcheldean	8.5ha off Carisbrook Road is identified for about 180 dwellings and open space/ Gl. Development must be able to demonstrate no adverse impacts on the nearby protected nature conservation sites and their areas of influence.	In
LP.94 St Michaels Close & High Street, Mitcheldean	Sites at St Michaels Close (0.41ha) and High St (0.3ha) are identified for about 9 and 10 dwellings respectively	In
LP.95 Land at Vantage Point, Mitcheldean	Approximately 29ha will be protected for employment generating uses	Out
LP.96 Land to the North of Newnham	8.1ha to the north of Newnham is allocated for about 150 new dwellings and about 4ha of undeveloped space	In
LP.97 Former Victoria Hotel, Newnham on Severn	0.35 ha including the former Victoria Hotel is allocated for housing	In
LP.98 High Street, Newnham on Severn	Policy in concerned with High Street frontage and within the Conservation Area. Does not allocate development and therefore no LSEs.	Out

LP.99 Land at the Miners Arms, Sling	0.6ha approx adjoining The Miners Arms is allocated for about 20 dwellings.	In
LP.100 Land at New Dunn Business Park, Sling	Identified for continued employment generating use. Does not allocate development and therefore no LSEs.	Out
LP.101 Whitcroft Road, Whitcroft	3.4ha on Whitcroft Road is allocated for about 66 dwellings and employment use which may adapt existing accommodation or provide new purpose built space.	In
LP.102 Land to Rear of Homelea, Netherend	Land for approximately 12 dwellings.	In
LP.103 Monitoring		Out