

FOREST OF DEAN DISTRICT COUNCIL
ANNUAL AUTHORITIES MONITORING REPORT
2024-2025
LOCAL PLAN 2012-2026



Table of Contents

1.	Introduction	3
2.	District Demographic Profile and Trends.....	4
3.	Population.....	5
4.	Climate Change and Carbon Footprint	6
5.	Economy.....	7
6.	Health, Wellbeing and Deprivation.....	10
7.	Crime and Safety.....	15
8.	Education	20
9.	Transport, Commuting and Internet Access	21
10.	Progress of the Local Plan and Emerging Local Plan.....	24
11.	Core Strategy & Allocations Plan	26
12.	Strategic Vision of the Area	27
13.	Planning Applications.....	29
	Core Strategy Policies:	30
14.	Policy CSP.1 Design and Environmental Protection.....	30
15.	Policy CSP.2 Climate Change.....	36
16.	Policy CSP.3 Sustainable Energy Uses.....	38
17.	Policy CSP.4 Development at Settlements.....	41
18.	Policy CSP.5 Housing.....	45
19.	Policy CSP.6 Sites for Gypsies, Travellers and Travelling Show People	53
20.	Policy CSP.7 Economy	54
21.	Policy CSP.8 Retention of Community Facilities	64
22.	Policy CSP.9 Recreational and Amenity Land	67
23.	Policy CSP.10 Cinderford.....	70
24.	Policy CSP.12 Lydney.....	74
25.	Policy CSP.14 Coleford	80
26.	Policy CSP.15 Newent	87
27.	Policy CSP.16 Villages.....	92
28.	Allocations Plan Policies.....	97
29.	Appeals Outcomes	100
30.	Neighbourhood Plan Monitoring.....	133

I. Introduction

- I.1 This document is the twenty first Authorities Monitoring Report for the Forest of Dean District Council, and the twelfth to be prepared since the current Core Strategy was adopted in 2012.
- I.2 It covers the period of 1st April 2024 through to 31st March 2025. The original intent of these monitoring reports was for local planning authorities to monitor and present information on:
- The implementation of the Local Development Scheme (LDS);
 - The extent to which the policies set out in Local Development Framework (LDF) are being achieved;
 - The progress of the local development documents set out in the Local Development Scheme;
 - The effectiveness of the policies set out in the local development documents.
- I.3 The main purpose of this report is therefore to review the extent to which policies within the Local Plan Framework are being successfully implemented, and how effective this implementation may be in meeting stated policy goals.
- I.4 This report will monitor the implementation of the Core Strategy and Allocations Plan, and the progress of emerging and completed Neighbourhood Development Plans (NDPs).

2. District Demographic Profile and Trends

- 2.1 The Forest of Dean District is the westernmost district of Gloucestershire, bordering on Monmouthshire in Wales. It covers a land area of 526.29km² and is geographically defined by the Wye River to the west and the Severn River to the east, with the Royal Forest of Dean (a large protected forest reserve), in the centre. To the north, the district extends to the southern edges of the Malvern Hills.
- 2.2 The information in the following pages provide a quick snapshot of the Forest of Dean district and an indication of how it is travelling in the wider context of Gloucestershire and South West England.

3. Population

- 3.1 The tables below show that there is a population of 73,083 people in the Forest of Dean. The table also demonstrates that the Forest of Dean District has a slightly lower average of young people aged between 0-15 (16.19%) compared to England (18.5%) and Gloucestershire (17.52%), yet a noticeable higher percentage of people aged over 65 (25.28%) compared to England (18.61%) and Gloucestershire (21.92%). This demonstrates that the District is home to an ever aging population.

Population Composition						
Indicator	Forest of Dean		England		Gloucestershire	
	Count	Rate	Count	Rate	Count	Rate
Total Population	73,083	-	57,112,542	-	652,666	-
Males	35,964	49.21%	27,986,032	49.00%	319,008	48.88%
Females	37,119	50.79%	29,126,510	51.00%	333,658	51.12%
Population Aged 0-15	11,829	16.19%	10,567,635	18.50%	114,379	17.52%
Population Aged 16 to 64	42,775	58.53%	35,915,152	62.88%	395,249	60.56%

Population Composition						
Indicator	Forest of Dean		England		Gloucestershire	
	Count	Rate	Count	Rate	Count	Rate
Population Aged 65+	18,479	25.28%	10,629,755	18.61%	143,038	21.92%

Source: Office for National Statistics (ONS)

Source: ONS data taken from the Local Insight report for FoD 2025

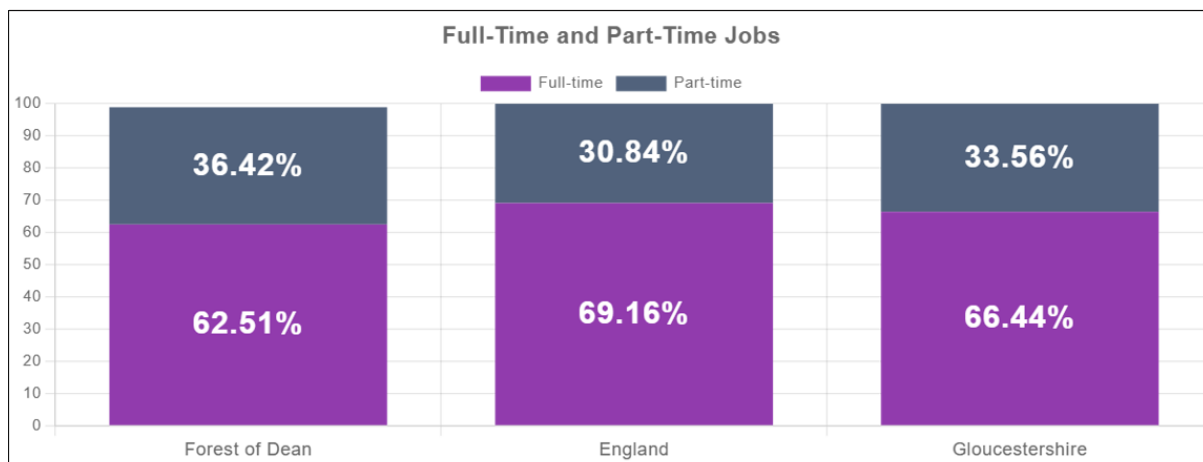
- 3.2 The population for the Forest of Dean district is projected to increase to 90,213 in 2026 and 90,724 and 98,529 in 2043 (Source: <https://www.gloucestershire.gov.uk/inform/population/population-projections/>).

4. Climate Change and Carbon Footprint

- 4.1 The Forest of Dean District Council declared a 'Climate Emergency' in December 2018. The declaration essentially provides the context and objectives in regards to the Climate Emergency. These objectives include the following:
- Make the Forest of Dean District carbon neutral by 2030;
 - Work with partners across the district, county and region to help deliver carbon neutrality through all relevant strategies and plans;
 - Call on the Government and other relevant organisations and partners to provide the powers, resources and funding to successfully meet the 2030 target.
- 4.2 The [Climate Emergency Strategy and Action Plan 2022-2025](#) was adopted by the Council at the November 2021 Cabinet Meeting and sets out how we can secure a low carbon future for the District and the urgent steps we will take to mitigate and adapt to climate change. Considering and acting on climate change is also at the heart of the District's [Corporate Plan](#).
- 4.3 The [Council's website](#) includes a section on climate action and provides a wealth of information on how its carbon footprint can be reduced, including advice and methods of funding. To assist with this, a carbon toolkit has also been produced detailing [How to Achieve Net Zero Carbon Homes](#).
- 4.4 The Council has produced a [Heat Decarbonisation Plan](#) for decarbonising the heating system at the Coleford Offices, describing the intention to replace the fossil fuel reliant heating system at its Coleford offices with a renewable heat generation system along with measures to reduce heat energy demand. By producing this HDP, it is hoped that a clear example of how other organisations within the district such as schools and businesses can plan to decarbonise the heating system in their own buildings.
- 4.5 Yearly reports are also produced providing information on the District's Greenhouse gas emissions.
- 4.6 A report from The Tyndall Centre on [Climate Change targets for the Forest of Dean](#) is also available as well as an interactive tool from the Met Office Hadley Centre to show [how climate change might change the weather in your area](#).
- 4.7 As can be seen, the last few years has seen a huge push towards becoming a net zero district. It is envisaged that resources will continue to be invested in this sector and is vital that these aims are also clear priorities in the development of the new Local Plan, which is currently in progress (at Draft Plan stage).

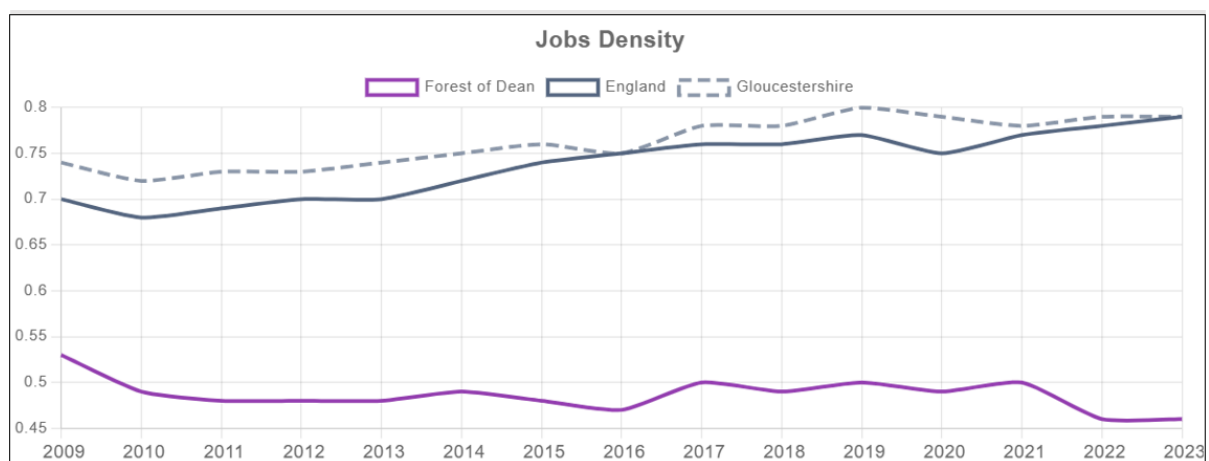
5. Economy

- 5.1 The table below shows figures for the number of people that hold full or part-time roles. There are ca. 12,046 full-time jobs and 7,018 part-time jobs in Forest of Dean. The proportion of full-time jobs in Forest of Dean (62.51%) is lower than the proportion in both Gloucestershire (66.44%) and for the whole of England (69.16%). Similarly, people in the Forest of Dean are more like to be part-time employed than in Gloucestershire or England. (Source: Data taken from BRES and recorded in the Local Insight Forest of Dean Summary Report June 2025 (www.localinsight.org)).



Source: Business Register and Employment Survey (BRES)

- 5.2 The graph below shows that the jobs density (calculated as the number of jobs per 100 working-age people) across the Forest of Dean, Gloucestershire and England. For the Forest of Dean, the jobs density has slightly dipped from 0.53 in 2009 to 0.46 in 2023. This is lower than the average across England (0.79) and lower than the average across Gloucestershire (0.79). (Source: Data taken from BRES and recorded in the Local Insight Forest of Dean Summary Report June 2025 (www.localinsight.org)).



Source: Business Register and Employment Survey (BRES)

- 5.3 Between April 2024 and March 2025, there was a higher percentage of males in employment in the Forest of Dean compared to females:

	Total	FoD (%)	South West (%)	Great Britain (%)
Males	26,800	87.9%	84.2%	82.1%
Females	17,600	74.6%	78.7%	75.0%

Source: [NOMIS](#)

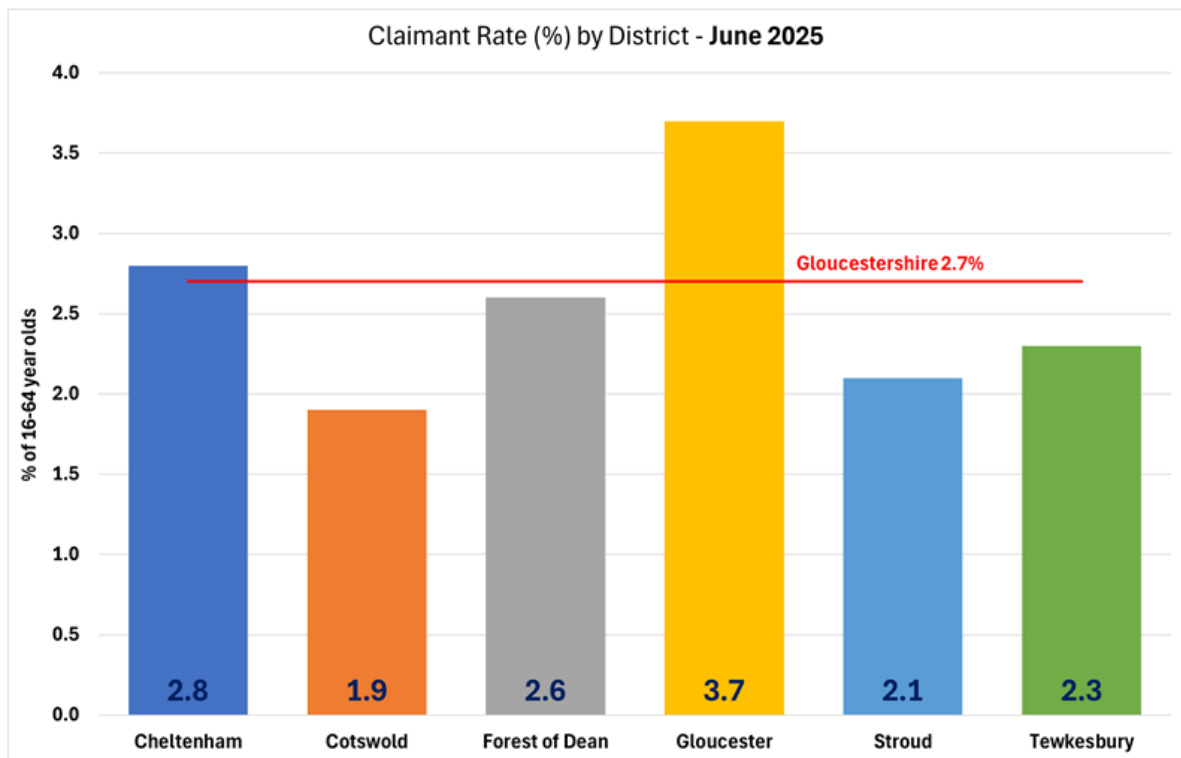
- 5.4 The graphic below demonstrates the Employment by Occupation between April 2024 and March 2025. It is interesting to see that professional occupations are the highest sector (25.5%) with skilled trades at 12.5% and elementary occupations at 12.3%. (Source: [NOMIS](#)).

Employment by occupation (Apr 2024-Mar 2025)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Soc 2020 Major Group 1-3	21,300	48.0	51.9	53.0
1 Managers, Directors And Senior Officials	4,800	10.8	11.5	11.1
2 Professional Occupations	11,300	25.5	25.7	26.6
3 Associate Professional Occupations	5,200	11.8	14.6	15.1
Soc 2020 Major Group 4-5	8,200	18.5	18.8	17.8
4 Administrative & Secretarial Occupations	#	#	8.2	9.2
5 Skilled Trades Occupations	5,600	12.5	10.5	8.5
Soc 2020 Major Group 6-7	5,800	13.0	14.5	14.5
6 Caring, Leisure And Other Service Occupations	#	#	8.8	8.6
7 Sales And Customer Service Occs	#	#	5.7	5.8
Soc 2020 Major Group 8-9	9,100	20.5	14.9	14.7
8 Process Plant & Machine Operatives	#	#	5.4	5.6
9 Elementary Occupations	5,500	12.3	9.4	9.1

Source: ONS annual population survey
Sample size too small for reliable estimate ([see definitions](#))
Notes: Numbers and % are for those of 16+
% is a proportion of all persons in employment

[compare other areas](#) [query dataset...](#)

- 5.5 **Unemployment:** Below shows the claimant rate (number of people who are unemployed and claiming benefits) for June 2025 throughout Gloucestershire. It is noted that Forest of Dean is below the average rate for Gloucestershire. (Source: [Inform Gloucestershire](#))



6. Health, Wellbeing and Deprivation

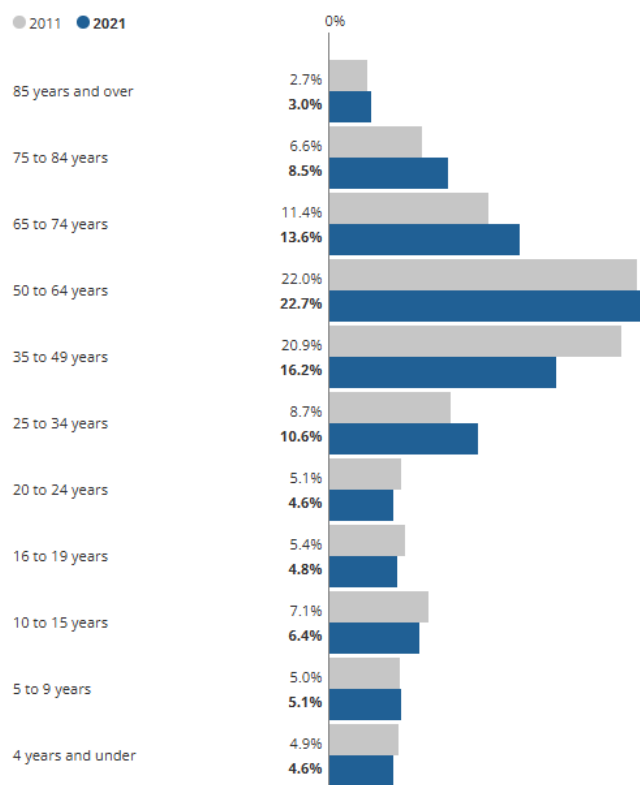
Health and Wellbeing

- 6.1 As discussed in Section 3, as the population continues to grow, there is a marked population change towards an aging population in the Forest of Dean. As can be seen below, the Ages 50+ have grown between 2011 and 2021 in the Forest of Dean and this trend is expected to continue throughout the UK (Source: [ONS](#))

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

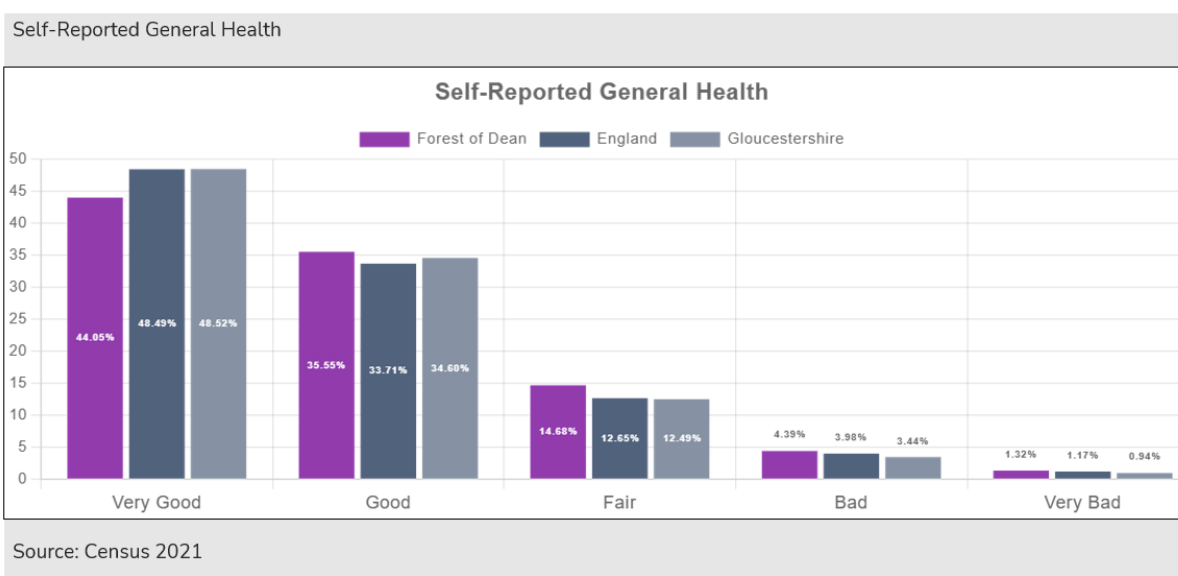
Percentage of usual residents by age group, **Forest of Dean**

● 2011 ● 2021



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

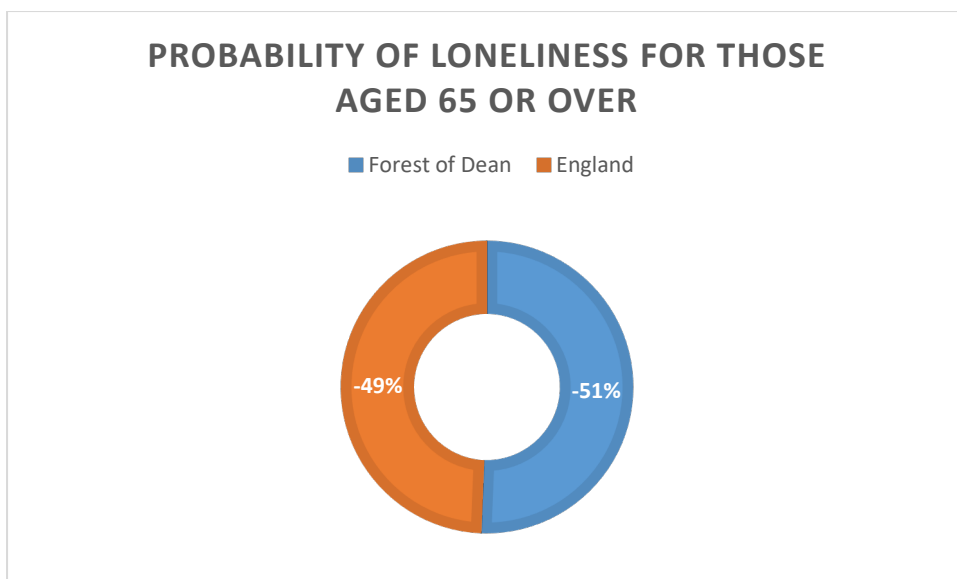
- 6.2 This trend will have a knock-on effect for health and wellbeing, i.e. the higher level of care that is likely to be required by the local population, as well as affecting the economy.
- 6.3 The health of people in Forest of Dean is varied compared with the average for England and the South West. The following data has been sourced from 'Local Insight England Summary Report for Forest of Dean June 2025 (www.localinsight.org):
- 6.4 8.07% (5,845) of the working population in Forest of Dean are disabled under the equality act and whose day-to-day activities are limited a lot. This is higher than the proportion in Gloucestershire (6.39%) and the proportion in England (7.33%).



- 6.5 The table above demonstrates that there is a lower percentage of people in the Forest of Dean with very good health (44.05%) compared to Gloucestershire (48.52%) and England (48.49%), and conversely a higher percentage of people with very bad health (1.32%) compared to Gloucestershire (0.94%) and England (1.17%).
- 6.6 Life expectancy for men in the Forest of Dean is 79.32 years which is over the England average (79.11 years). Similarly, life expectancy for woman in the Forest of Dean is 83.61 years, which is slightly higher than the England average of 83.05 years.
- 6.7 People with a limiting long-term illness (aged 65+) is generally higher in the Forest of Dean (31.84%) compared to the Gloucestershire average (29.69%) but lower than the England (32.83%) average.
- 6.8 Emergency hospital admissions for children under 5 is 167.73 (per thousand population) which is higher than England which is 140.66 (per thousand population).
- 6.9 The prevalence of dementia in the FoD is slightly higher at 1.07% compared to the whole of England 0.76%.
- 6.10 Depression prevalence in the FoD is also marginally higher at 13.84% compared to England at 13.41%.
- 6.11 High blood pressure prevalence is higher in the Forest of Dean at 18.30% compared to England at 14.63%.
- 6.12 Obesity prevalence is also higher at 14.11% compared to England at 11.55%.

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

- 6.13 The doughnut below is an indication of loneliness (Source: (www.localinsight.org)). It is a Loneliness Index which has been developed by Age Concern. The areas with a value closer to 0 predict greater prevalence amongst those aged 65 and over. The Forest of Dean has a slightly lower prevalence of loneliness than that of the England average.



Indices of Multiple Deprivation

6.14 The Indices of Deprivation 2019 are a relative measure of deprivation for small areas (Lower-layer Super Output Areas) across England. The overall Index of Multiple Deprivation 2019 combines together indicators under seven different domains of deprivation: Income Deprivation; Employment Deprivation; Education Skills and Training Deprivation; Health Deprivation and Disability; Crime; Barriers to Housing and Services and Living Environment Deprivation. A higher score indicates that an area is experiencing high levels of deprivation. As can be seen from the boxes below, the Forest of Dean (18.31) has lower levels of deprivation to England (21.76), but higher levels of deprivation to Gloucestershire (14.92). (Source: Information taken from MCHCLG, and reported in Local Insight report for FoD June 2025 www.localinsight.org).

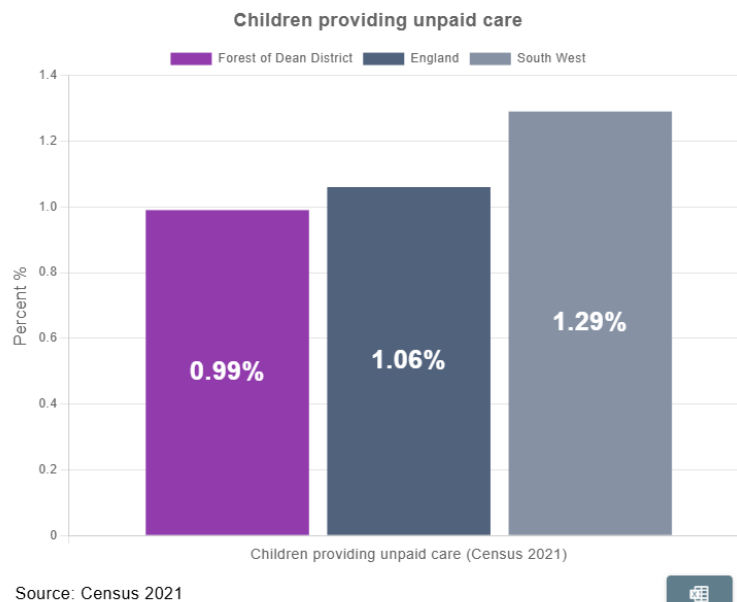
IMD Score	IMD Rank
18.31	16,744
(England = 21.76, Gloucestershire = 14.92)	(England = 16,356, Gloucestershire = 20,921)

Children

6.15 As can be seen below, there is 20.05% of children living in relative low-income families in the Forest of Dean District, which is lower than the England average of 22.17% but higher than the Gloucestershire average of 17.33%. However, the Forest of Dean experiences a higher percentage of children in relative low-income in-work families and couple families than the English average. (Source: www.localinsight.org Local Insight 2024)

Children living in relative low-income families						
Indicator	Forest of Dean District		Gloucestershire		England	
	Percentage (%)	Number	Percentage (%)	Number	Percentage (%)	Number
Children aged 0-19 in relative low-income families	20.05	3,689	17.33	24,696	22.17	2,927,462
Children 0-19 in relative low-income out of work families (as % of all in relative low-income families)	29.74	1,097	27.92	6,894	31.17%	912,455
Children 0-19 in relative low-income in work families (as % of all in relative low-income families)	70.24	2,591	72.13	17,813	68.83	2,015,010
Children 0-19 in relative low-income lone parent families (as % of all in relative low-income families)	51.69	1,907	55.13	13,616	51.91%	1,519,552
Children 0-19 in relative low-income couple families (as % of all in relative low-income families)	48.20	1,778	44.86	11,079	48.09	1,407,910

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



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

Obesity in Children

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

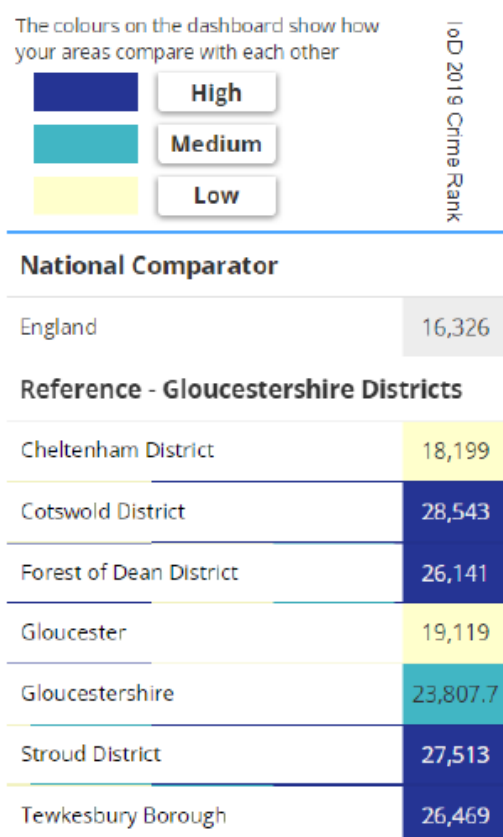
Source: National Child Measurement Programme, NHS Digital

7. Crime and Safety

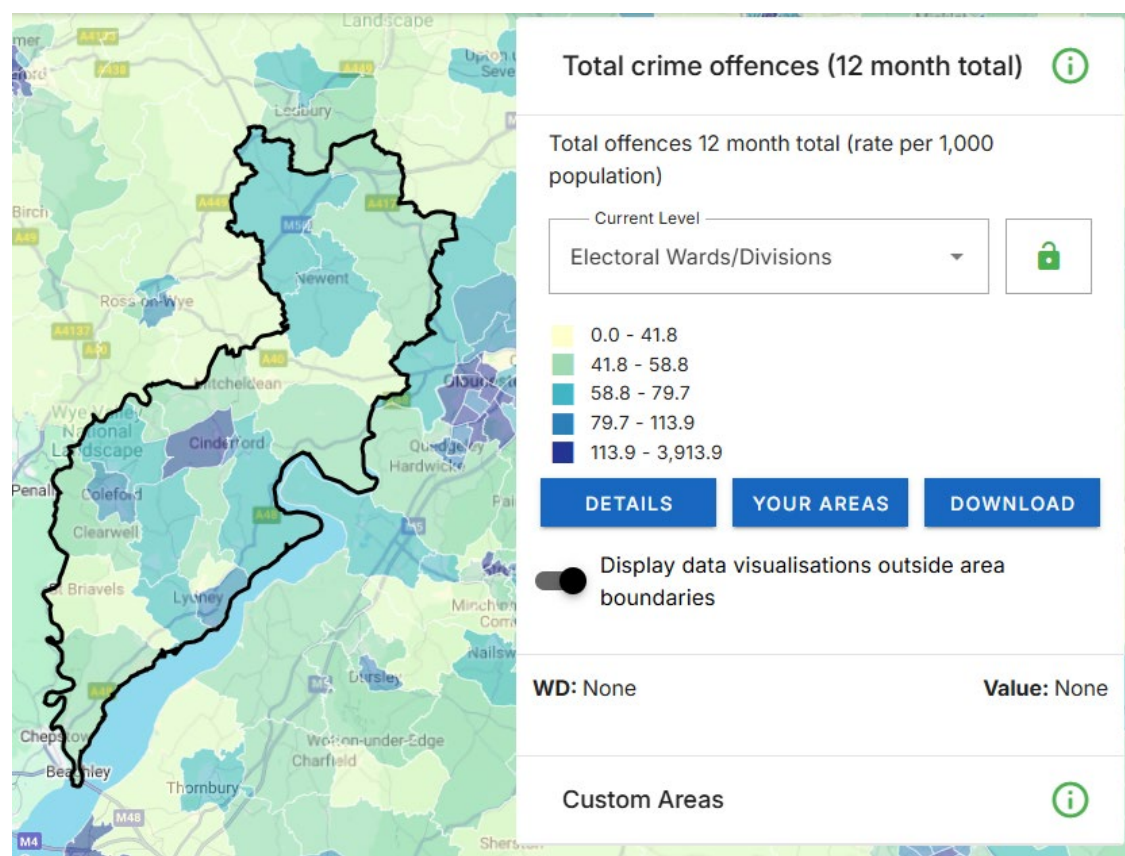
- 7.1 Overall, the district experiences much lower crime rates than the England average. Below the table shows counts and rates for a selection of main crime types and anti-social behaviour, comparing the Forest of Dean against England and Gloucestershire between March 2024 and February 2025. (Source: Police Data taken from Local Insight England Summary Report for Forest of Dean June 2025 (www.localinsight.org).) This data highlights that there were 4,769 total crime offences in Forest of Dean between Mar-2024 to Feb-2025, with the overall crime rate being 65.3 per 1,000 population. This is lower than the average across England (91.1) and lower than the average across Gloucestershire (86.4).

Indicator	Forest of Dean		England		Gloucestershire	
	Count	Rate	Count	Rate	Count	Rate
Total Crime	4,770	68.6	5,200,169	96.4	56,380	90.8
Anti-social Behaviour	1,089	14.9	814,042	14.3	11,582	17.7
Bicycle Theft	20	0.3	48,579	0.9	596	0.9
Burglary	183	5.8	211,260	9.0	2,216	7.9
Criminal Damage	286	3.9	376,760	6.6	3,530	5.4
Drug Crime	76	1.0	159,157	2.8	1,134	1.7
Other Crime	144	2.0	112,715	2.0	1,414	2.2
Other Theft	298	4.1	364,725	6.4	3,676	5.6
Shoplifting	117	1.6	435,820	7.6	4,188	6.4
Possession of Weapons	33	0.5	47,440	0.8	415	0.6
Public Order	324	4.4	363,677	6.4	4,343	6.7
Robbery	13	0.2	65,676	1.1	361	0.6
Theft from person	4	0.1	120,926	2.1	249	0.4
Vehicle Crime	142	1.9	296,166	5.2	2,227	3.4
Violent Crime & Sexual Offences	2,041	27.9	1,783,226	31.2	20,449	31.3

- 7.2 Crime is an important feature of deprivation that has major effects on individuals and communities. The [Indices of Deprivation \(IoD\) Crime Domain](#) (latest issue is from 2019 at the time of writing this report) measures the risk of personal and material victimisation at local level in four ways. The following indicators are included: Violence, Burglary, Theft and Criminal Damage and measures by the number of crimes recorded per 1,000 at risk population. It is notable that the Forest of Dean has a higher 'Anti-social behaviour incidents' number compared to the England average. Furthermore, it can be seen below that the Forest of Dean is not the highest within Gloucestershire, but it is at a higher risk level from crime and exceeds that of England as a whole.

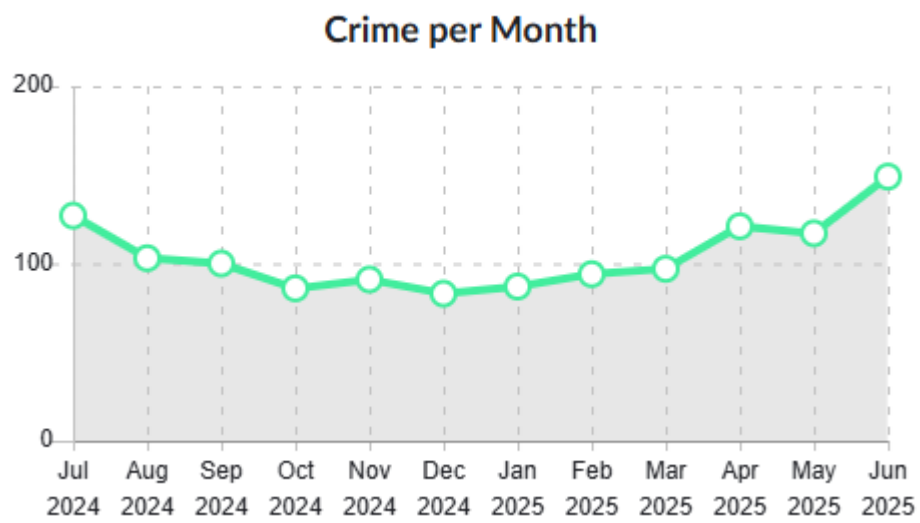


- 7.3 The following map illustrates the distribution of crime offences geographically across the district in a 12-month period (this period runs from June 2024 to May 2025). Unsurprisingly, the highest incidence of crime is clustered around three of the four market towns of Cinderford, Coleford and Lydney, which all have crime offences in the higher quintiles for Gloucestershire. Newent has a lower total of crime offences. Source: Local Insight map.

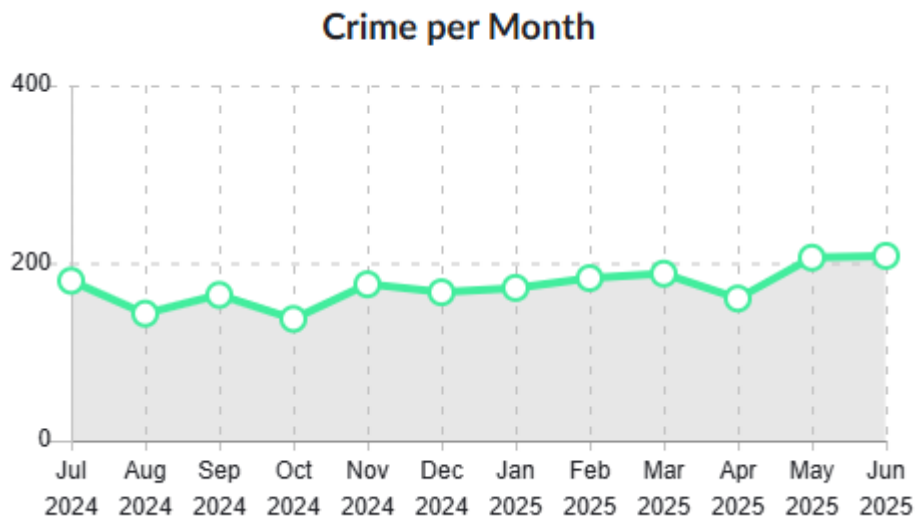


- 7.4 The following graphs show the total number of all reported crimes per month for each of the four main market town areas of the district, over a 12 month period (July 2024 to June 2025). Note that the areas are larger than just the town centres. It can be seen that Cinderford has a higher number of reported crimes per month on average compared to the other forest towns. (Source: [Gloucestershire Constabulary](#))

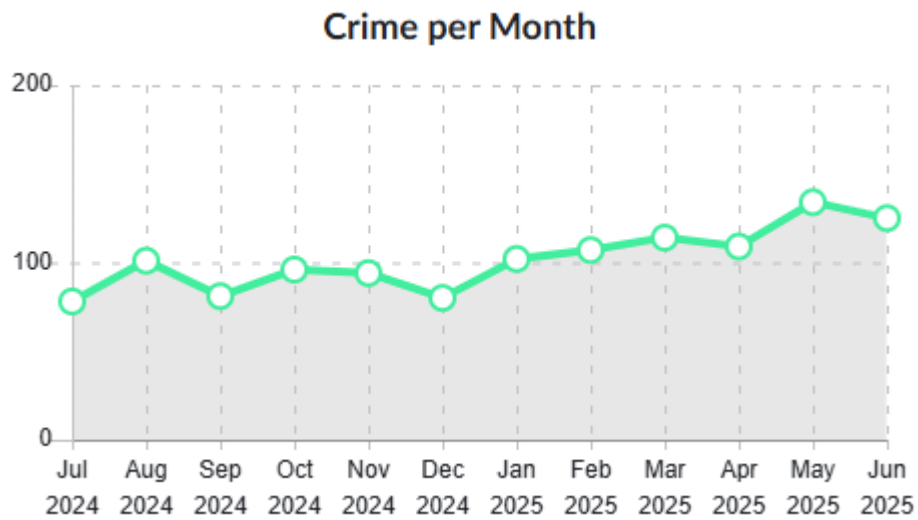
Coleford:



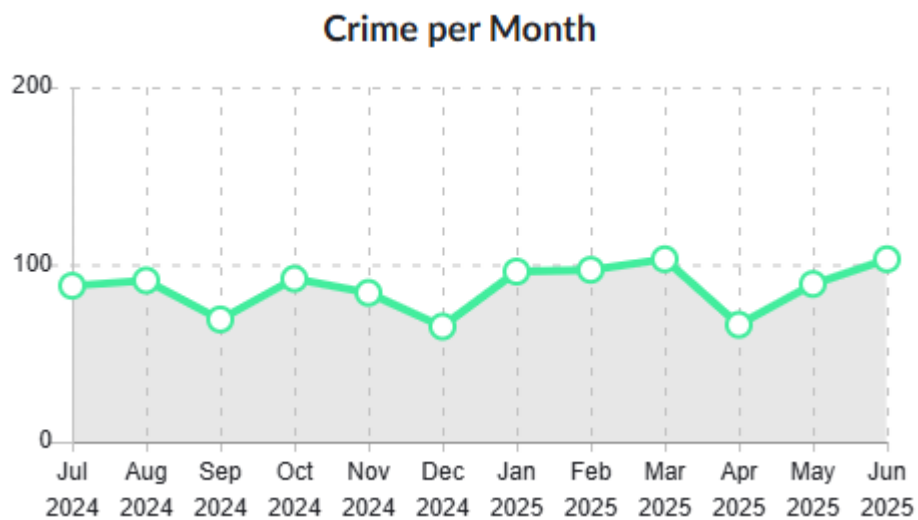
Cinderford:



Lydney:



Newent:



8. Education

- 8.1 Approximately 19% of people have no qualifications in Forest of Dean (taken from 2021 census) compared with ca. 15% in Gloucestershire and 18% in England. The data below also highlights that there is a lower percentage of people in the Forest of Dean with the Highest Level (Level 4/5) of qualifications compared to Gloucestershire and England as a whole. (Source: Local Insight Forest of Dean Summary Report June 2025, www.localinsight.org).

Level of Qualification						
Indicator	Forest of Dean		England		Gloucestershire	
	Count	Rate	Count	Rate	Count	Rate
No Qualifications	11,520	19.18%	8,317,789	18.08%	80,754	15.17%
Apprenticeship	4,055	6.75%	2,446,935	5.32%	29,334	5.51%
Other	1,644	2.74%	1,268,468	2.76%	13,409	2.52%
Level 1	6,452	10.74%	4,456,198	9.69%	51,195	9.62%
Level 2	9,314	15.51%	6,126,130	13.32%	76,114	14.30%
Level 3	10,498	17.48%	7,784,977	16.92%	91,859	17.26%
Level 4/5	16,568	27.59%	15,606,458	33.92%	189,619	35.62%

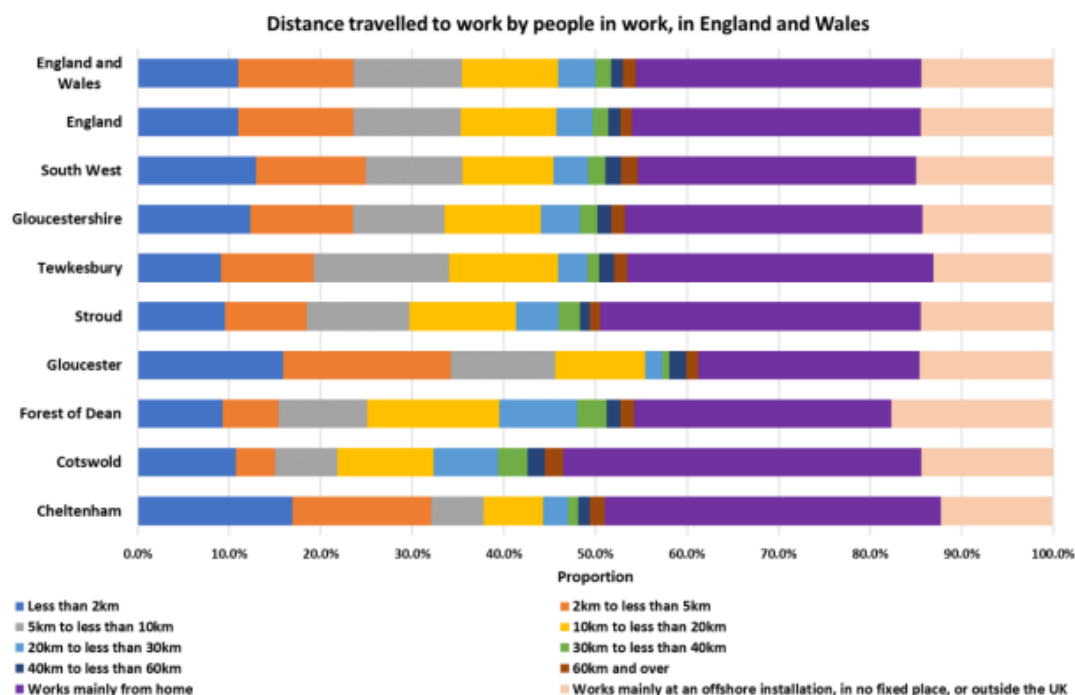
N.B.:

- **Level 1:** Equivalent to GCSE grades 3-1 (D-G) or traineeships. This level provides foundational knowledge and skills for routine work activities.
- **Level 2:** Equivalent to GCSE grades 9-4 (A*-C) or intermediate apprenticeships.
- **Level 3:** Equivalent to A Levels, T Levels, or advanced apprenticeships.
- **Level 4:** Equivalent to the first year of a degree, HNC (Higher National Certificate), or higher apprenticeships.
- **Level 5:** Equivalent to the second year of a degree, HND (Higher National Diploma), Foundation Degree, or higher apprenticeships.

9. Transport, Commuting and Internet Access

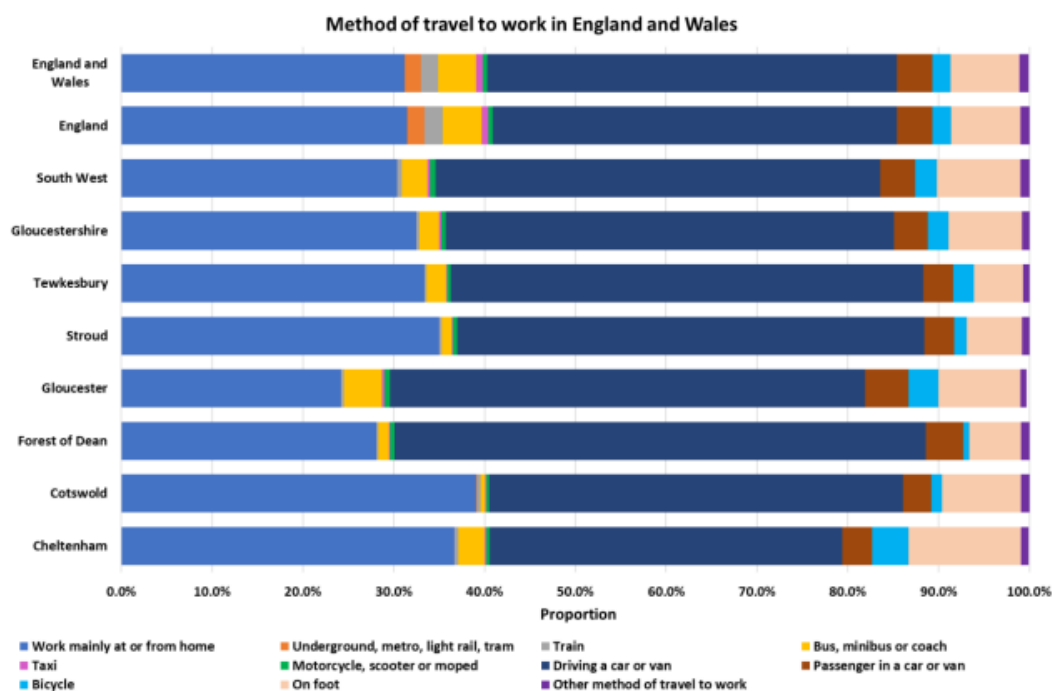
Commuting

- 9.1 The graph below shows that a significant proportion of people in the Forest of Dean work mainly from home, which is a long-term consequence of the Covid crisis. It also shows that it has a smaller percentage of people working less than 2km away, possibly owing to the rural nature of the district. An interesting fact is that there is a higher percentage of people working mainly at an offshore installation, in no fixed place or outside the UK when compared to nearby districts.



Source: GCC Labour market and travel to work briefing, taken from the [Census 2021](#)

- 9.2 The following graph demonstrates how people mainly travel to work and compares the Forest of Dean with nearby districts and the whole of Gloucestershire, the South West and England as a whole. This data shows that:
- Fewer people work mainly from home when compared to other districts and the whole of England (with the exception of Gloucester city).
 - A higher proportion of people in the Forest of Dean drive a car or van to their place of work, which denotes the rural nature of the district and the fact that local employment is not so readily available.
 - As expected for a rural district, when comparing it to the cities of Gloucester or Cheltenham, a smaller percentage of people use the bus or walk to work.



Source: GCC Labour market and travel to work briefing, taken from the [Census 2021](#)

Car ownership

- 9.3 Car ownership also has a bearing on where people work and what facilities they can access. Multiple car-ownership is high when compared to Gloucestershire and the whole of England, as can be seen from the table below. Again, this is a reflection of the rural nature of the district and the need to travel to work and services, where public transport is unlikely to be a suitable or available option. (Source: Local Insight England Summary Report for Forest of Dean June 2025 (www.localinsight.org)).

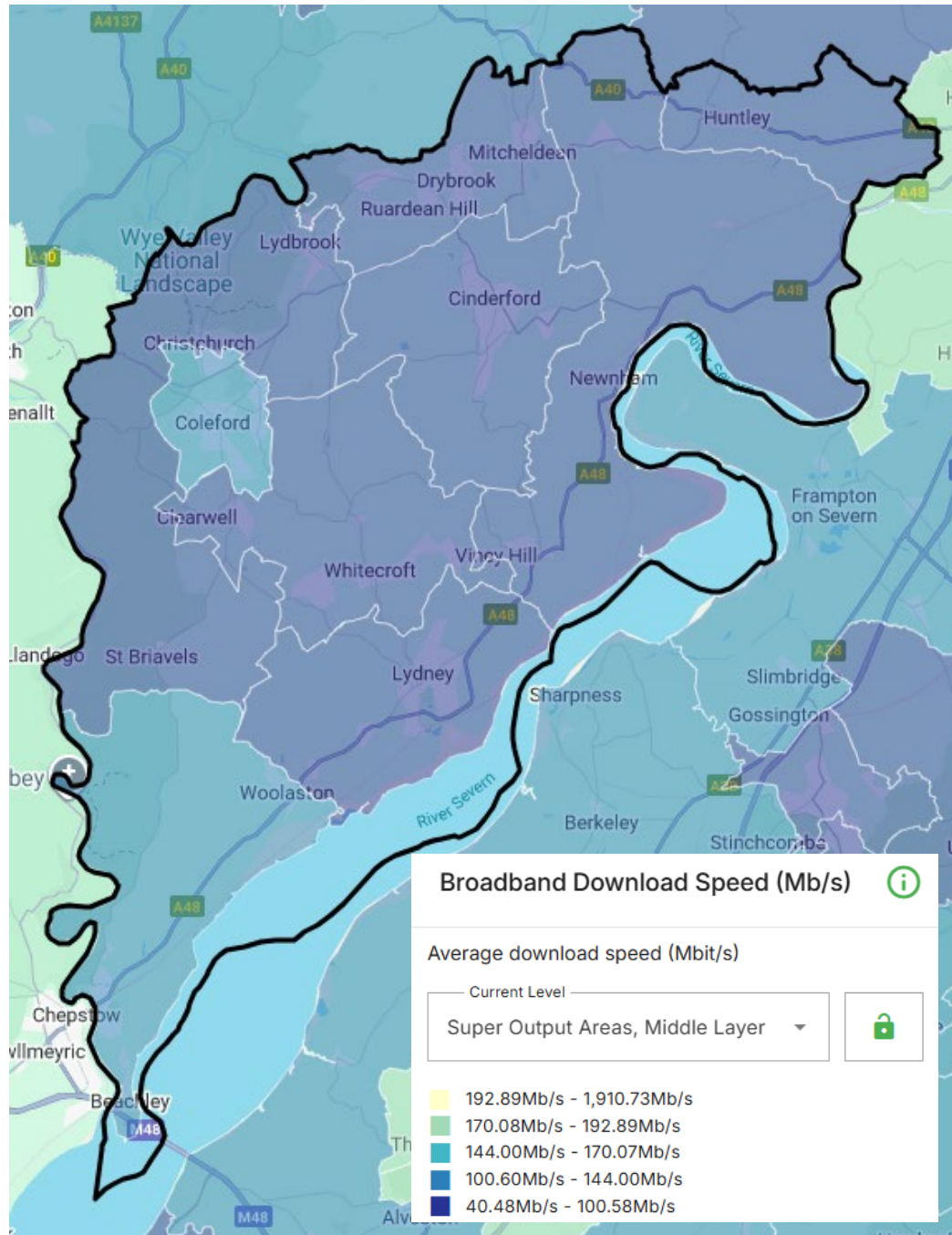
Car or Van Ownership						
Indicator	Forest of Dean		England		Gloucestershire	
	Count	Rate	Count	Rate	Count	Rate
No Car	3,918	12.50%	5,516,098	23.54%	41,734	14.94%
1 Car	11,914	38.01%	9,674,645	41.28%	112,950	40.42%
2 Cars	10,431	33.28%	6,106,970	26.06%	89,808	32.14%
3+ Cars	5,057	16.13%	2,138,372	9.12%	34,934	12.50%

Source: Census 2021

Internet Access

- 9.4 Good quality broadband speeds are becoming ever more necessary for personal and business use, particularly with an increase in home working. The map below shows the Broadband Download Speed (Mb/s) across the district at Middle Layer Super Output Areas (MSOA) (Source: Ofcom www.localinsight.org). What is noticeable is that large swathes of the district have the lowest broadband speeds with pockets to the south and around

Coleford fairing marginally better. However, the UK average maximum download has increased from 170 Mbit/s in 2023 to 223 Mbit/s in 2024 (www.ofcom.org.uk), and therefore most of the Forest of Dean appears to be at a disadvantage compared to the average UK broadband user.



10. Progress of the Local Plan and Emerging Local Plan

- 10.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that Authorities' monitoring reports must detail 'the timetable specified in the local planning authority's local development scheme for the document's preparation'.

Document	Status
Forest of Dean District Core Strategy	Adopted February 2012
Forest of Dean District Allocations Plan	Adopted June 28 th 2018
Coleford Neighbourhood Development Plan	Made 1 st October 2018
Cinderford Area Action Plan	Adopted February 2012
Lydney Neighbourhood Development Plan	Made 1 st March 2016
Longhope Neighbourhood Development Plan	Made 1 st March 2018
Berry Hill, Christchurch & Edge End Neighbourhood Development Plan	Made 1 st March 2018
Coleford Neighbourhood Development Plan	Made 1 st October 2018
Mitcheldean Neighbourhood Development Plan	Made 1 st March 2020
Alvington Neighbourhood Development Plan	Made 1 st June 2021
Huntley Neighbourhood Development Plan	Made 1 st October 2023
Dymock Neighbourhood Development Plan	Made 11 th October 2024
Forest Edge South Neighbourhood Development Plan	Made 11 th October 2024

- 10.2 The following Neighbourhood Development Plans were in development over the **April 2024-March 2025** period:

- Newent – became a designated Neighbourhood Area on 22nd August 2018
- Churcham – became a designated Neighbourhood Area on 6th March 2025
- Lydney - is reviewing their Neighbourhood Development Plan (NDP2)
- Coleford - is reviewing their Neighbourhood Development Plan (NDP)

- 10.3 The timeline for the new Local Plan 2021-2041 (likely to change to 2021-2043) is below. It is subject to change and new iterations as the plan making progresses. It has already seen some unexpected delay owing to Covid 19 and the required uplift in housing delivery numbers following the revisions to the December 2024 National Planning Policy Framework (standard method calculation for housing requirement). It does, however, provide a goal and indication of how the process is expected to proceed. This information was circulated amongst the Planning Portfolio Group of the Forest of Dean councillors and is also published on the Council's website.

Milestone and explanation of milestone	Date/Expected date
Potential Issues and Options consultation The Issues and Options consultation represented the first public consultation stage in the update process, this is a non-statutory stage of consultation.	Completed Autumn 2019
Preferred Options consultation The Preferred Option and Second Preferred options sought views on the options evaluation of possible alternatives , potential sites and policies	Completed Winter 2021 Autumn 2022
Consultation on draft Plan (Regulation 18) This statutory stage includes a six week consultation on a draft Plan, which will set out the Council's preferred strategy for accommodating future growth. Comments made at this stage will help to shape the next stage of the Plan	Completed Summer 2024
Consultation on Revised Strategy and Preferred Options (Regulation 18) This involves a six week consultation on revised preferred options, in light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024 and standard method housing figure.	Summer 2025
Consultation on revised draft Plan (Regulation 18) This includes a six week consultation on a revised draft Plan, which will set out the Council's revised preferred strategy for accommodating future	Winter 2025
growth. Comments made at this stage will help to shape the next stage of the Plan	
Publication of Submission Draft Local Plan (Regulation 19) This involves the publication of the Plan in a form which the Council believes to be sound and which it intends to submit for examination. This stage includes a further six week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan.	Summer 2026
Submission (Regulation 22) This is when the plan is submitted by the Council to the Secretary of State. The evidence base and the representations made during the Submission Plan consultation are also provided to the Secretary of State. The Examination of the Local Plan starts at this point.	Autumn 2026
Examination and Main Modifications The examination involves an independent Planning Inspector testing the plan for legal compliance and soundness. This process includes an examination in public when public hearings are held.	Winter 2026/2027
Adoption The final stage in the process is the formal adoption of the Plan by the Council. Once adopted it forms part of the development plan for the area and will guide future development.	Spring 2027

11. Core Strategy & Allocations Plan

- 11.1 The adopted Core Strategy is the principal document in the new Local Plan for the Forest of Dean, and sets the vision, spatial strategy and policies for development in the District for the period up to 2026. It contains the following key elements:
- An overall vision setting out how the district and places within it should evolve;
 - Strategic objectives for the area focusing on key issues including housing and employment;
 - A strategy for the delivery of these objectives, setting out where, when and how development will be delivered;
 - An explanation of how the process will be monitored.
- 11.2 The Core Strategy and its Sustainability Appraisal were adopted on 23 February 2012. This follows the documents being declared 'Sound' by an Independent Planning Inspector, who deemed it to be in accordance with Regulation 24(2) and Regulation 36 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The Core Strategy replaced the Forest of Dean District Local Plan Review 2005 (as saved by the Secretary of State's Direction of 21 October 2008).
- 11.3 All other Development Plan documents must conform to the Core Strategy. As the Core strategy provides a foundation for all other documents in a Local Development Framework, it is generally one of the first documents to be prepared.
- 11.4 The subsequent sections will step through the main elements of the Core Strategy; describing the monitoring provisions for them as stated in Part 8. Policy CSP.17: Monitoring and Implementation, and providing measures and a discussion about how this policy is tracking against its goals.
- 11.5 The Allocations Plan was adopted on the 28 June 2018. The role of the Allocations plan is to update and show how the strategy for the Forest of Dean will be implemented and to provide detailed policies including settlement boundaries.
- The Allocations Plan will 1) update the housing requirement from the Core Strategy, 2) show how the policies in the Core Strategy will be implemented, 3) make allocations for development, 4) detail protective designations and 5) provide detailed guidance for development.
- 11.6 The framework for the Core Strategy has been used as the framework for this report. Whilst the Allocations Plan is an equally important part of the Local Development Framework, it does not provide such a good monitoring framework. It provides some district-wide general policies which re-iterate the Core Strategy, but the majority of it is very detailed, site specific, desired development outcomes for the different localities of the district.
- 11.7 It should be noted that the Council cannot currently demonstrate a 5 year housing land supply (1.93 years) and therefore the housing policies within the Core Strategy are out of date.

12. Strategic Vision of the Area

Objective in Core Strategy	How can the Core Strategy achieve this?
To be a thriving and sustainable community.	This principle underpins the whole Local Development Framework.
Providing quality environments throughout the district -to protect the environment for the benefit of the community and in order to attract new businesses.	This will be achieved by guiding the location of new development and requiring high standards of design; steering development away from protected areas and ensuring all development respects historic form and landscape qualities. CSP.1 Design and environmental protection CSP.2 Climate change CSP.4 Development at settlements
Develop a more self-contained and diverse local economy including tourism-to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs and improving the services and facilities that are accessible.	This will be achieved by discouraging out-commuting and encouraging more sustainable transport patterns. It will also encourage a diversity and variety of employment sites located across the district. CSP.4 Development at Settlements CSP.7 Economy
Providing homes including affordable homes -to meet the housing needs of the community.	The Core Strategy required 5126 dwellings by 2026 and seeks to maximise the delivery of affordable homes. The need for affordable homes over this period was calculated as 3525 required by 2026. Due to viability, the actual delivery is much lower than this. Since the Core Strategy was written, the need for affordable housing has been upgraded to be significantly higher than this original target. CSP.5 Housing provides more detail on housing delivery and implementation, and measures for tracking how we are performing against these policy targets.
Facilitate regeneration -to support a stronger more sustainable economy in a better-quality environment.	This statement is particularly relevant to the four main market towns of Cinderford, Coleford, Lydney and Newent. It is also strongly tied to the regeneration project at Cinderford, as an exemplar of development which promotes the district's assets. CSP.4 Development at settlements CSP.5 Economy CSP.8 Retention of community facilities CSP.9 Recreational and amenity land Cinderford Northern Quarter Area Action Plan
Creating safer communities with better facilities.	This statement relates to crime statistics as well as emergency access to all settlements within the district, and how these two things can be influenced by planning decisions.

	This will be achieved by promoting good, safe design of new areas as well as promoting vibrant and healthy town centres. CSP.4 Development at settlements CSP.5 Economy CSP.8 Retention of community facilities CSP.9 Recreational and amenity land
--	--

12.1 The overall vision for the Core Strategy is:

The Forest of Dean will be a thriving sustainable community with a high-quality environment, a developing local economy including tourism, housing which meets the needs of residents (including affordable homes) and safer communities.

The existing complementary nature of the three southern forest towns will be reinforced to ensure Coleford, Lydney and Cinderford work together with their hinterlands to provide a more sustainable future. Much of the planned change will be in the towns, especially Lydney and Cinderford, with improved shopping and services meeting the needs of the existing and new population. Improved town centres, services meeting the needs of the existing and new population. Improved town centres, services and a wider range of employment will reduce commuting and other journeys. Newent will become a more effective local centre through improvements in the centre and additional employment. The quality of the countryside and the built environment will be maintained through the careful promotion of the economy, and safeguarding of the landscape.

12.2 To progress from the vision to a series of policy objectives, it is necessary to break the vision down into relevant sections. These then become the strategic objectives of the Core Strategy. The core policies provide the means to implement these objectives, and then each core policy has a monitoring method, which will be assessed and unpacked in the subsequent sections of this report.

13. Planning Applications

- 13.1 The total number of full planning applications dealt with are as below. It must be noted that for the purposes of this Annual Monitoring Report, these include only full, outline, change of use, permission in principle (PIP), prior notifications (such as agricultural, conversions to dwellings, offices, etc), variation of conditions and approval of reserved matters. These statistics do not include householder applications (small scale domestic), listed building consent applications, notifications from other national bodies (such as telecommunications) or Certificate of Lawfulness (existing and proposed).

Total applications determined – 260

**This is down from 355 applications
in the previous 12 months.**



Core Strategy Policies:

14. Policy CSP.1 Design and Environmental Protection

Implementation

All developers and local authority

Monitoring Method

Use of policy and supporting guidance to secure design quality – extent of loss of protected habitats and other areas, e.g. Floodplain.
Also measure new green infrastructure provided.

CSP.1 was referred to in 77% of all reports (201 out of 260 applications) for the 2024-2025 period.

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

However, even this policy is down from 93% in the preceding 12 months.



14.1 The policy also refers to environmental considerations, which are included in the table below:

Protected site (including historic and natural sites)	This is largely achieved through the consultation referral process. Applications on listed sites and development within conservation areas are referred to the Council's Conservation Advisor for comments. Other protected sites such as Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSI), ancient woodland and other protected areas are referred to the Council's internal Ecologists for comments, as well as potentially consulting Natural England regarding Appropriate Assessments. Observations are represented in the officer's report 100% of the time (where comments are made) and generally within the final decisions (particularly refusals).
National Landscapes (formally Areas of Outstanding Natural Beauty (AONB))	The National Landscape designation applies to the Wye Valley and the Malvern Hills located in the south west and the northern most extent of the District respectively. Permitted development rights are limited within National Landscapes and development impacts of scenic values are weighted more highly. Planning applications within the National Landscapes are assessed against the relevant National Landscape (AONB) management plan, and whilst this does form part of the balance of decision making, it is not regarded as highly as other planning instruments. National Landscape (AONB) Management Plans do have a particular status and local planning authorities are required to take them into account – however, their content covers matters not wholly within the planning domain, and therefore they are likely to be assigned a lesser weight in the planning balance, as compared to other landscape designations.

Areas of flood risk	Flood risk is considered through the development management process. Depending on the scale of the development, applications are referred to the Gloucestershire County Council as the Lead Local Flood Authority (LLFA) (for development over 10 houses) or the Council's own flood risk engineers. Severe flooding in the Forest over the last few years has proved that there are a considerable number of properties at risk of flooding when experiencing prolonged periods of wet weather and/or flash flooding, and that number is expected to rise. All major developments now have a planning condition attached (part of the larger drainage conditions) which states that the developer is responsible for managing surface and groundwater during the construction phase.
Areas of land contamination	Development proposals on brownfield sites and contaminated land are referred to Council's internal Contaminated Land Officer, who applies conditions to ensure that appropriate site remediation works occur.
Development impact of water quality and water resource use	Major developments are referred to the local water/drainage suppliers (either Severn Trent or Welsh Water), the Environment Agency and Natural England to advise on water quality and resource use impacts. Severn Trent and Welsh Water tend not to object to development proposals, but will apply conditions where relevant. There is strain on aging, sewage infrastructure from expanding urban areas and district wide population growth which will continue to accumulate over time and may become a limiting factor for development in the future, unless major capital works investment is secured for a comprehensive overhaul of some networks. The Strategic Flood Risk Assessment (SFRA) Level 1 was reviewed in 2020 and further revised SFRA and Water Cycle Study (WCS) is currently commissioned. Issues are now arising with water quality. Two of the main causes, particularly for the River Wye catchment is from chemicals running off agricultural land, such as phosphates being emitted from intensive poultry units. Furthermore, there have been concerns about outfalls from Severn Trent Water and Welsh Water directly into the rivers. Neighbouring local authorities (Monmouthshire and Herefordshire) have had to take action.
Areas which are unstable due to past mining activities or ground instability	Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.
Waste minimisation and management	Plastics, tins, cans and aerosols Plastics, tins, cans and aerosols collected from the kerbside are taken to a Materials Recovery Facility for sorting. Then they are sent for processing. Recycled plastic can be made into drainage pipes, compost bins, water butts, carrier bags and fibres for clothing such as fleeces and carpets. Mixed cans and plastics are sent to: • Biffa, Derby • Pro Environmental, Nottingham • Printwaste, Cheltenham • Suez, Berkshire • Thamesdown Recycling, Swindon Glass

	Glass is 100% recyclable with no loss of quality. All glass collected from the Forest of Dean is sent to Recresco's facility, where the end product mainly goes to make glass insulation products. • Recresco Ltd, Cheshire Textiles There are a number of textile banks throughout the district which can be used to recycle clothing and paired shoes and we also collect from the kerbside. The collected materials are taken to A-TeX's (formerly Soex) warehouse in Germany where they are sorted into different grades. Most items are then sent abroad to developing countries where they are sold at markets to be re-worn. Items which are not suitable to be reused as clothing are broken down so that their fastenings, trimmings and fibres can be recycled. Paper and cardboard Recycled paper and cardboard is made into new paper and cardboard products. • Palm Paper Ltd, Norfolk • Printwaste, Cheltenham • Whites, Norwich • Ecogen Recycling, Hampshire Electrical appliances Metals will be extracted for resale and where possible other materials, such as plastic, will be captured for recycling. Waste electrical and electronic equipment (WEEE) is taken to: • Repic, Bristol Batteries • ERP, Normanton Food waste Food waste is taken to Severn Trent Green Power's anaerobic digestion plant in Gloucestershire where it is treated. At the plant any caddy liners will be removed. The food waste is mixed and pulped to create a thick liquid which is then pasteurised to kill any harmful bacteria. As the food waste breaks down it produces biogas (a mixture of methane and carbon dioxide) which is extracted and fed back to the grid. Once the gas has been removed a liquid food fertiliser (known as 'digestate') remains which can be used on local farmland. Digestate is high in valuable nutrients such as nitrogen, phosphorus and other elements required for healthy plant growth and fertile soil. Garden waste Garden waste collected from the kerbside is taken to Rose Hill Farm, Dymock where it is composted to make a nutrient rich soil improver. The green waste is shredded and then turned at regular intervals. Any contamination is separated from the compost by passing the material over screens. The compost is high in valuable nutrients required for fertile soil and is used on local farms. Bags of soil improver are available to purchase from the Household Recycling Centres for a small charge (currently £3.50 for a 40ltr bag). Cartons
--	--

	Cartons (such as tetra paks) can be recycled at five sites across the district. The material is then taken to a mill in Halifax where the components are separated before being recycled into board packaging (fibres) and garden furniture (composite plastics). Find out more about the Alliance for Beverage Cartons and the Environment (ACE UK) and Sonoco Alcore. Data Reporting We report on the weight (in tonnes) of the material it collects and the destination of where the recycling is taken to central Government on a quarterly basis. This information is available to the public at www.wastedataflow.org.
Pollution, mitigation and management	Air quality across the Forest of Dean District remains very good, with measured levels of nitrogen dioxide (NO₂) generally well within national limits. We have one Air Quality Management Area (AQMA) in the District, which is Lydney and was declared in July 2010. It was identified that traffic congestion (at the T-junction between the High Street and the Bream Road) was the most likely cause of the nitrogen dioxide (NO₂) levels which exceed the national air quality objectives at the time the AQMA was declared.

- 14.2 Generally, the policy is called up in relation to the design aspects of the developments. The policy only provides generic design principles to assist in the assessment of development proposals; however, it does emphasise the importance of good design of development and provides a backstop against development which is insensitive or inappropriate to the immediate environment on design grounds.
- 14.3 The general nature of this policy means that design considerations are not always given the weighting they deserve, particularly, in relation to new housing estates, when considered against the very pressing drivers of housing delivery against 5-year land supply. This may be because without clear and prescriptive guidance on design, refusal of new housing on design grounds may not always hold up at appeal. It is noted that CSP.1 is less heavily relied upon in applications and appeals for larger housing development, where arguably design is more critical over a large scale. It should also be noted that AP.4 of the Allocations Plan is also a specifically design-led policy, and this will be considered in more detail in the Allocations Plan Policies section of this report.
- 14.4 The planning framework also includes Forest of Dean district Residential Design Guides (general and householder). These provide a clear benchmark and examples of good design outcomes, however they are over twenty years old and need updating to be in accordance with the National Design Code. This work is underway, but throughout the 2024-2025 period, the new design guidance is very much at a scoping stage.
- 14.5 Over the last couple of years there has been a lot of national activity around achieving Biodiversity Net Gain (BNG) through planning permissions. Biodiversity Net Gain is an approach to development that leaves biodiversity in a measurably better state after development than before, after first avoiding and minimising harm. From 12 February 2024 all major developments in England have to deliver 10% BNG and from 2 April 2024 all developments (except for some [exceptions](#), such as householder applications) have to deliver 10% BNG.

- 14.6 This requirement does not replace, but is in addition to, the existing policy and legal requirements related to biodiversity and development. Planning applicants will need to provide information on the biodiversity value of their application site and how they plan to deliver 10% BNG as part of their application. In most cases, BNG should be provided on the development site (particularly where proposals impact designated sites, irreplaceable habitats or priority habitats), but in some cases, and in agreement with the council, it may be necessary to provide the net gain off-site. This could be on land within the planning applicant's control or via another landowner or BNG broker. The council has worked with the [Gloucestershire Nature and Climate Fund](#) to enable a supply of potential off-site BNG delivery locations. Source: <https://www.fdean.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>
- 14.7 With regards to Green Infrastructure (GI), the Core Strategy only provides cursory references it; however, the Allocations Plan policy AP.8 provides a dedicated policy. There are various projects in development which when completed will greatly assist the bench-marking and monitoring of ecological values and wildlife populations across the county, including key sites in the Forest of Dean district. For example, Gloucestershire Local Nature Partnership (GLNP) has mapped biodiversity values including habitat enhancements and wildlife corridor linkage opportunities called the Nature Recovery Network, which can be found online here: <https://naturalcapital.gcerdata.com/>
- 14.8 The GLNP is also developing a draft strategic framework for Green Infrastructure (GI) across the county of Gloucestershire.
- 14.9 The Council's ecologists are able to use the current policy framework to broker site-scale biodiversity enhancements at present. However, with the benefit of wider district and region wide GI and BNG strategies and mapping, the Local Policy Framework may be able to broker landscape scale ecological outcomes which will be much more significant in term of promoting the biodiversity resilience in the face of climate change. Neighbourhood development plans are another potential vehicle in which Parish scale green strategies for environmental enhancements.
- 14.10 The District Licensing Route -Newts. The District Council is a member of the NatureSpace District Licensing Team (and the Newt Conservation Partnership), which was set up in 2018. It was established to create and restore high quality aquatic and terrestrial habitat for the NatureSpace great crested newt District Licensing scheme. District Licensing is a new approach to compensating for habitat lost to development and is an alternative to "traditional" mitigation methods.
- 14.11 Only two years after the scheme began, great crested newt presence was recorded in nearly two-thirds of compensation sites and in 36% of ponds created or restored to compensate for developer impacts. Monitoring is also providing evidence of the wider benefits of our work for priority species like common toad and other freshwater wildlife. These early results are encouraging and illustrate the potential for the District Licensing scheme to contribute meaningfully to great crested newt conservation. Source : [NatureSpace District Licensing Scheme Monitoring Results 2019-2020](#)
- 14.12 A development can be authorised under the great crested newt district licence (approved by Natural England). The applicant does not necessarily need to obtain any great crested newt surveys and would be licensed (with certain obligations) to start works without applying for a separate licence from Natural England. If great crested newts are found during works, they can be moved out of harm's way (to best practice mitigation principles) without having to stop

works and apply for a Natural England licence. The scheme is voluntary and is delivered on the behalf of the FoDDC by NatureSpace and The Newt Conservation Partnership.

- 14.13 From January 2024, a new scheme to help recreational impacts on the Severn Estuary (SAC, SPA and Ramsar sites) through a Recreation Mitigation Strategy (<https://www.fdean.gov.uk/planning-and-building/wildlife-and-biodiversity/habitats-regulations-assessment-severn-estuary/>). It was recognised that new developments within the Forest of Dean District have the potential to impact on internationally important biodiversity sites including the [Severn Estuary SAC, SPA and Ramsar](#), from visitors (walking, biking, exercising dogs, etc) and the recreational impact is likely to increase as more houses and holiday accommodation are built, leading to more visitors.
- 14.14 It is crucial that ways are found to prevent and mitigate this damage, the strategy sets the Severn Estuary Zone of Influence (zoi) at 6.2km based on an analysis of visitors to the site. All planning applications (and prior approvals) for residential or holiday accommodation within the 6.2km zoi, will be subject to Habitats Regulations consideration.
- 14.15 Planning applicants of the types of development listed within the Zone of Influence can submit their own shadow Habitats Regulations Assessment detailing the likely recreation impacts caused by the development and the mitigation that will be put in place to address those impacts. These shadow HRAs can be costly and complicated assessments to prepare, and it can be difficult to demonstrate that any proposed mitigation could adequately address the impacts on the SAC. Alternatively, applicants can choose to opt into the district council's strategic solution. To enable planning applicants to mitigate the impacts of their development on the SAC, financial contributions can be made by planning applicants to help pay for the mitigation measures set out in the Strategy.
- 14.16 The Strategy details mitigation measures (on-site e.g., rangers and signage) along with costings for these measures. The cost of the strategic mitigation contribution has been calculated at £286 (July 2023) per unit subject to CPI (+ admin charge – currently £125).

15. Policy CSP.2 Climate Change

Implementation

Developers

Monitoring Method

Development proposals evaluated against a checklist of measures.

CSP.2 was referred to in 49.6% of all reports (129 out of 260 applications) for the 2024-2025 period.

This is slightly down from 54.4% in the preceding 12 months.



15.1 Both adaptation and mitigation strategies must be considered when it comes to factoring climate change into decision making and this is acknowledged through the CSP.2 Climate Change policy.

15.2 The policy includes the following elements of both climate change adaptation and mitigation:

Policy Element	Progress of Implementation through Development Management
Water Management including: • Rainwater harvesting and greywater reuse • Sustainable drainage systems (SuDS) • Managing flood risk	Climate change is likely to exacerbate flooding throughout the district. Strategic flood risk assessments (SFRA) for the district have been undertaken and form the basis of the flood zone mapping. A further update of the SFRA and a Water Cycle Study (WCS) are currently being updated for the emerging Local Plan. Incorporation of rainwater harvesting and grey water recycling systems into developments appears to be relatively underutilised in new developments, despite statements encouraging its uptake in this policy.
Heating and cooling including: • Passive solar gain • Orientation of buildings	The integration of passive solar design into new development still appears to be relatively underutilised. Developers appear to be more concerned about fitting the maximum number of dwellings on a site, rather than the number of units being determined by orientation and best passive solar gain. This is generally much easier for the development of a single or a small number of units.
Biodiversity, including: • Green Infrastructure • Biodiversity enhancements • Habitat protection	Biodiversity enhancements are being made on a development site scale through the Council's Ecologists (who comment on planning applications); however, opportunities to broker landscape scale habitat enhancements and linkages (GI) remain relatively unrealised and are more likely to occur through strategic planning for housing allocations. Development

	permissions generally protect the existing environment, including the Forest of Dean edge and forest waste, however, there are still many piecemeal incursions generated from outside the planning domain, such as household boundary treatments.
--	---

- 15.3 A key area for climate change adaptation is managing flood risk. Weather patterns are changing, with what was traditionally the typical seasonal spread of rainfall becoming less and less common. The district is experiencing a less stable and predictable rainfall pattern, and the risk of erratic and extreme weather events are expected to increase. Over the last several years, there has been more intense summer rainfall, causing flash flooding. Furthermore, the prolonged wet period over winter, results in a constant saturation of the ground, which can also result in flash flooding. Overall, the weather is hotter and drier, meaning that rivers and streams are becoming unseasonably low.
- 15.4 As funding to local government continues to be reduced, there is little prospect of securing the resources required for the comprehensive overhaul of aging stormwater drainage infrastructure remains elusive. This situation is compounded by both climate change and development pressures. Flood risk assessments currently include a requirement to factor to 40% additional water than the traditional rainfall profiles to accommodate projected climate change impacts, and retention basins are integrated into new development to factor for this.
- 15.5 Another serious challenge for climate change mitigation is the level of car traffic in the district, and its relationship with planning decisions and development outcomes. Despite best efforts to promote self-containment; out-commuting continues to rise and employment uses in the Forest of Dean District continue to decline. Major peak time traffic congestion is occurring at both ends of the A48, where it extends into Chepstow and where it joins with the A40 leading into Gloucester.
- 15.6 Renewable energy systems are another key area of climate change mitigation, but they are not directly referred to in this policy as they are dealt with in CSP.3 Sustainable energy in developments.

16. Policy CSP.3 Sustainable Energy Uses

Implementation
Developers

Monitoring Method

Percentage achieved measured against policy requirements. Other contributions from smaller developments monitored and recorded.

CSP.3 was referred to in 3.8% of all reports (10 out of 260 applications) for the 2024-2025 period.

This is down from 8.5% in the preceding 12 months.



- 16.1 This policy provides a very clear target of 10% of the energy generated from each home was to come from sustainable/renewable sources, increasing to 20% over the life of the policy. This was implemented in the three years since the Core Strategy's adoption, from 2012-2015. The policy objective aligned with the UK government's strategy "Code for sustainable homes"-which is an environmental assessment method for rating and certifying the performance of new homes in the United Kingdom, which was adopted in 2006 with a view to encouraging continuous improvements in sustainable home building. However, this policy was superseded in 2015, when the UK government aimed to consolidate these standards into the building regulations. This also superseded the element of CSP.3 *Sustainable energy use within development proposals*.
- 16.2 However, the general principles of supporting renewable energy installations and generation, whether a micro-generation on a building or domestic scale, or larger commercial energy development for wind, solar and biogas are still supported by this policy.
- 16.3 In the 2024/2025 period, the following energy developments were dealt with:

Application reference	Development	Address	Approved/Refused
PI672/23/FUL	Installation of solar photovoltaic panels on roof	La Masia Stantway Court Stantway Lane Westbury On Severn	Approved
P0115/24/FUL	Proposed ground mounted solar panels	Birchamp House Newland Coleford	Approved
P0617/24/PJ14PA	Prior notification for the installation of 161 no. solar PV panels to existing roof, via mounting rails. Plus relevant internal electrical works and installation of inverter to connect to the grid.	Whitecross Leisure Centre Church Road Lydney	Prior Approval Approved
P0929/24/FUL	Installation of eleven solar panels on roof.	The Patch Hollywell Lane Brockweir	Approved

P0973/24/FUL	Installation of six solar PV panels to detached garage.	Thatch Cottage Old Pike Staunton	Approved
PI621/22/FUL	Conversion of Building to tourism Unit with roof mounted pv array and ground mounted pv array and erection of extension and associated works. Demolition of existing building.	Taynton Court Farm Kents Green Road Taynton	Approved
P0417/24/FUL	Reinstatement of former waterwheel for generating electricity. Installation of steel overshot waterwheel gearbox and generator, 2m elevated launder and a small weatherproof noise reducing cabinet over gearbox and generator.	Flaxley Mill Flaxley Road Mitcheldean	Approved

- 16.4 The most recent Department for Business, Energy & Industrial Strategy (BEIS) local authority CO₂ emissions data for the Forest of Dean District, published in June 2021, shows net CO₂ emissions in 2019-20 of approximately 438.9 ktCO₂ (kilotonnes of carbon dioxide), equating to around 5.1 tCO₂e (tonnes of carbon dioxide equivalent) per resident. This relates to emissions arising directly from activity within the district's territory, and is equal to the Gloucestershire average but higher than the average for the South West region (4.6 tonnes). Between 2018 and 2019, total net CO₂ emissions fell by 17.3 kt CO₂ (3.8%), showing that the district is making progress towards the Council's goal of carbon neutrality by 2030. However, it is still far short of what will be required to achieve the 2030 goal - an average annual reduction of 39.9 kt CO₂ (9.1% annual reduction on 2019 total). Source: Forest of Dean District Council Climate Emergency Strategy and Action Plan 2022-25
- 16.5 CSP.3 of the Core Strategy sought to create a clearer policy framework, which included a 10% carbon reduction target for new homes, which was underpinned by the UK government's Code for Sustainable Homes. However, in 2015, there was an intention to integrate these targets into building codes as a mandatory requirement, and now lies outside of the domain of the Local Policy Framework. Whilst these sorts of targets on carbon reduction are now not within the policy frameworks, clearer design guidelines could assist with the orientation of streets and buildings at the application stage.
- 16.6 Whilst Development Management and Building Regulations can improve the efficiency standards of new buildings, this will only impact upon a small portion of the total housing stock of the district. Therefore, any significant reduction in household carbon emissions will also require retrofitting the existing housing stock. There is an opportunity for the emerging Local Plan to respond to reinstate this original policy and to perhaps push this to further limits. The Council has declared a climate emergency and currently a large amount of work is going on to understand how the District can reach net zero by 2030. This includes a Toolkit

to assist developers and home owners on introducing carbon reducing measures, including retrofitting. This toolkit can be found on the Council's website: [Toolkit](#)

17. Policy CSP.4 Development at Settlements

Implementation	Monitoring Method
Developers and local authority; Public agencies providing finance, Utility companies and Service providers.	Percentage of new housing within settlement boundaries (expect to remain constant or increase). Overall monitoring of housing sites, against trajectory. Measure of distribution against those indicated in policies below. Where external funding is involved, its expenditure on projects and their completion will be monitored. Provision of services and development of service providers will be monitored as development and in the case of potential constraints.

CSP.4 was referred to in 63.8% of all reports (166 out of 260 applications) for the 2024-2025 period.

This is the same as 70.4% in the preceding 12 months.



- 17.1 Most of the new housing should be located within the defined settlement boundary of the Local Development Framework, according to both local and national planning policy. There are a few exceptions to this rule which are supported on policy grounds (such as conversions and agricultural dwellings), and whilst they are becoming more common (especially conversion), for the most part development proposals located outside the defined settlement boundary will be considered to be in the open countryside and should be subsequently refused. This is the most effective and clear mechanism within the Local Plan which largely controls and directs the form of future growth and settlement pattern. However, it must also be highlighted that currently the Council cannot demonstrate a 5-year housing land supply and as such, applications for dwellings in the open countryside must be evaluated using the 'tilted balance' (as per the National Planning Policy Framework guidance), i.e. considering more in detail the overall sustainability of the proposal. This can lead (and has led) to dwellings being located in the open countryside, contrary to the overall aims of the Local Plan.
- 17.2 The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which was underpinned by a total target of 330 new dwellings per year until the December 2024 changes to the National Planning Policy Framework, which has now substantially increased that target to 600 dwellings per annum over the plan period, set by central government to meet the UK's housing need.

Plan year	Year	Net Housing Completions
1	2005/6	233
2	2006/07	205
3	2007/08	405
4	2008/09	310
5	2010/11	228
6	2011/12	265
7	2012/13	230
8	2013/14	343
9	2014/15	372
10	2015/16	303
11	2016/17	247
12	2017/18	256
13	2018/19	270
14	2019/20	336
15	2020/21	358
16	2021/22	493
17	2022/23	516
18	2023/24	431
19	2024/25	327
20	2025/26	0
	Total	6128

Net Housing completions from 2012 – 2024/2025 Source: Forest of Dean District Council – Housing Data (Local Plans) 2025

17.3 Overall there has been a reduction in the number of completions recorded in this year. A total net figure of 327 (342 gross) housing completions was recorded for 2024/25 compared with 431 for the previous year and 516 for the year before that. The Plan has a requirement to provide 6600 dwellings over the 20 year period (2006-2026) and the net total now provided is 6128. In order to provide the entire Local Plan requirement over the next year (to the end of the plan period) 472 dwellings would need to be completed.

17.4 It should also be noted that up until December 2024 (when the NPPF changed the standard method of housing calculation), the requirement was 330pa. However, since December 2024, the housing requirement has increased to 600pa.

17.5 The number of gross completions recorded shows:

Settlement	Number of gross completions
Cinderford & Ruspidge (inc. R&S)	31
Coleford (West Dean & Coleford Parish)	40
Lydney	90
Newent	56
Bream	3
Drybrook & Harrow Hill	3

Mitcheldean	3
Newnham on Severn	1
Jos Green/Lydbrook/Worrall Hill	2
Whitcroft/Pillowell/Yorkley/Yorkley Slade	1
Alvington	1
Huntley	11
Longhope	18
Sling	2
Westbury on Severn	1
Brierley	2
Bromsberrow Heath	1
Hartpury	12
Newland	1
Redmarley	4
Ruardean Hill	1
Ruardean Woodside	1
Viney Hill	1
Outside settlement (open countryside)	56

- 17.6 The trajectory table shows estimates for future completions ([housing trajectory](#)) can be found on the Council's website), and a future supply of between 1.81 and 1.93 years. The actual availability figure may vary as sites presently allocated come forward and is likely to increase. It is unlikely that there will be no completions within five years on sites that do not at present have detailed permission.
- 17.7 Larger housing developments are leveraged for additional infrastructure and services within towns through developer contributions, which have the potential to further enhance the quality of existing towns and villages for the benefit of both current and future residents.
- 17.8 The following table depicts the housing targets, completions and outstanding balances for the four main towns and other villages in the Forest of Dean District from 2024/25. Source: Forest of Dean District Council Housing Data (Local Plans) 2024.

Town (housing target as per the Core Strategy)	Completed and Under Construction in 2024/2025 (the figures are gross completions during the year and the number under construction at the end of the year (ie. 31 st March 2025))
Lydney	80 completions 73 under construction
Cinderford & Ruspidge (C)	29 completions 15 under construction
Cinderford and Ruspidge (R&S)	2 completions 8 under construction
Coleford (Coleford parish)	35 completions 11 under construction
Coleford (West Dean)	5 completions 10 under construction

Newent	56 completions 20 under construction
TOTAL	217 completions 137 under construction

Major Villages	10 completions 4 under construction
Group Villages	3 completions 5 under construction
Service Villages	33 completions 21 under construction
Small Villages	23 completions 9 under construction
Outside Settlement Boundary	56 completions 90 under construction

18. Policy CSP.5 Housing

Implementation

Developers and registered social landlords (RSLs)

Monitoring Method

Distribution and number of dwellings completed;
Affordable dwellings completed;
Number of affordable houses delivered against potential number that policy allow;
Approximate mix between settlements;
Percentage of new house building on previously developed land and measurement of density.
To be used for assessing overall provision, distribution, type, tenure and for relating the number of completed dwellings against employment land/employment.

CSP.5 was referred to in 41.5% of all reports (108 out of 260 applications) for the 2024-2025 period.

This is marginally down from 41.7% in the preceding 12 months.



18.1 In the Forest of Dean District, the following developments as of the end of the financial year 2024/25 (this is commitments to 31st March 2024 and yearly completions) were collated:

Gross completions	342 (442 last year)
Net completions	327 (431 last year)
Gross not started	2090 (1632 last year)
Gross under construction	266 (308 last year)
Gross for outstanding and under construction	2356 (1940 last year)

Source: Forest of Dean District Council – Housing Data (Local Plans) 2025

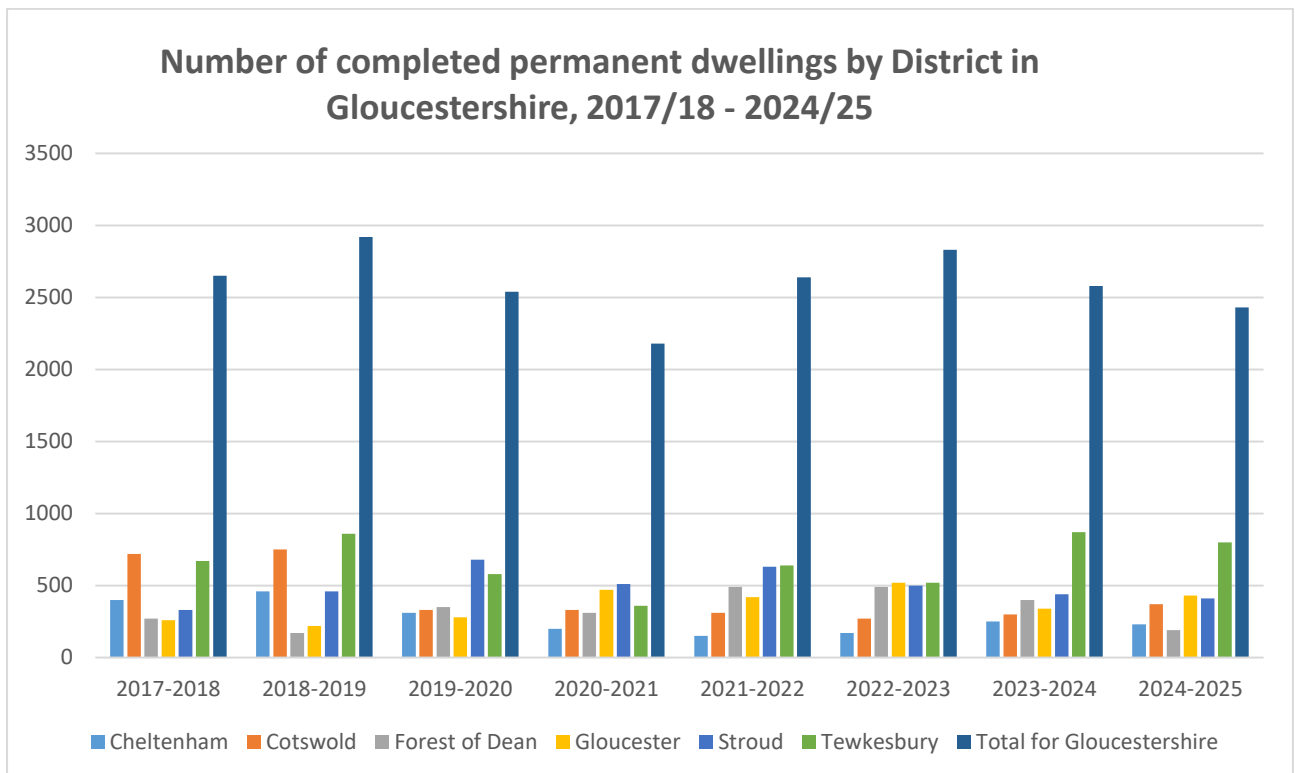
18.2 These housing completion figures are further split into permissions granted on Greenfield, Brownfield or Infill sites. Greenfield is a term that refers to undeveloped land, whereas brownfield is a construction term that describes previously developed land, which are typically old industrial areas. Infill refers to development within existing built up and functional urban areas and is typically much smaller in scale than the other two categories. The following table represents the split between Greenfield and Brownfield over the 2024/25 period.

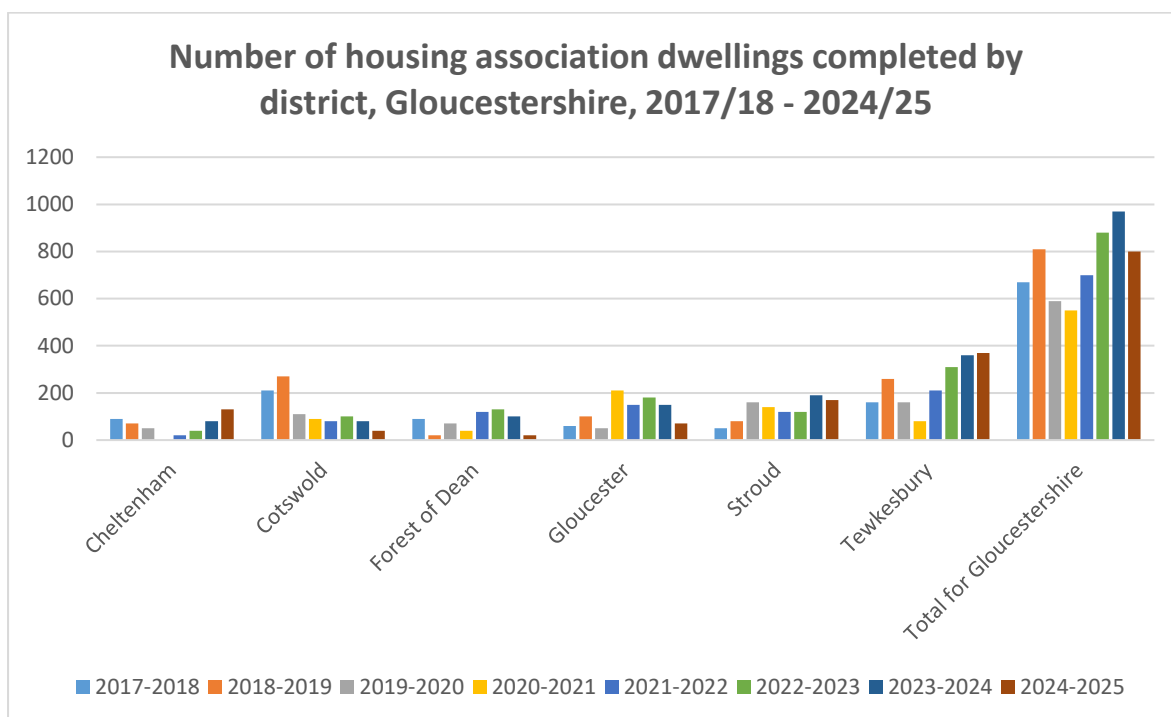
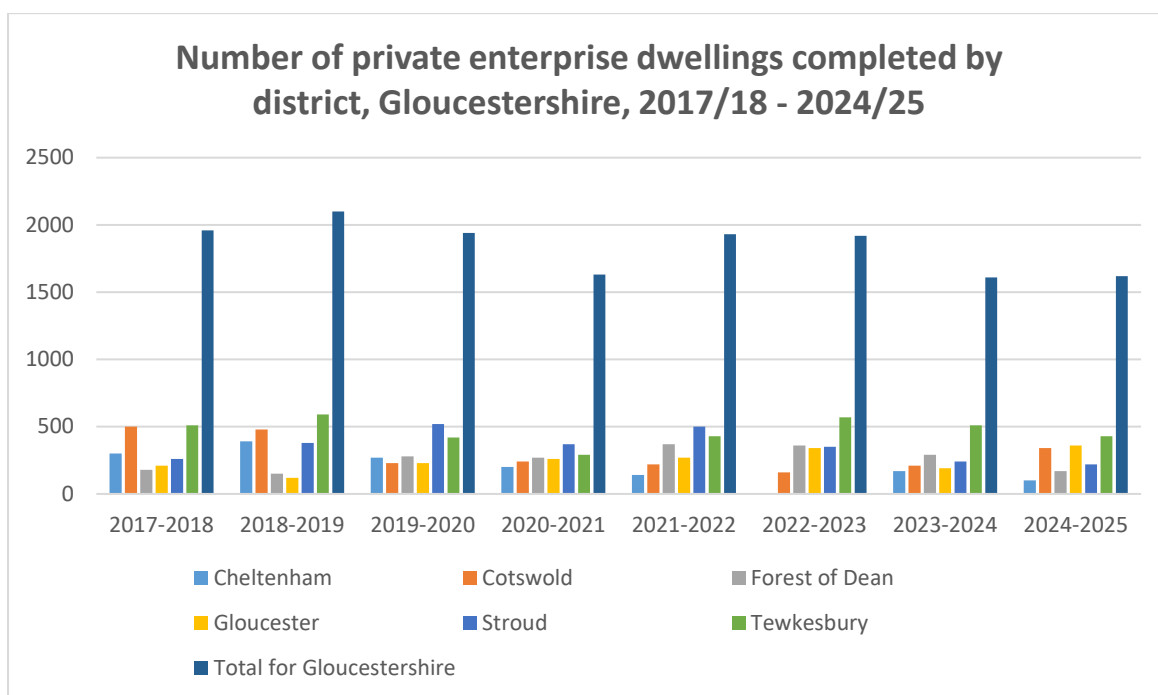
	Brownfield		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
1st Quarter (Apr to Jun)	38	43	22	22	60	65
2nd Quarter (Jul to Sept)	22	22	8	8	30	30
3rd Quarter (Oct to Dec)	27	31	9	9	36	40
4th Quarter (Jan to Mar)	42	48	159	159	201	207
Cumulative Total	129	144	198	198	327	342

Breakdown of Housing Delivery by Quarter over Greenfield and Brownfield (previously developed land) for Forest of Dean District for 2024/25. Source: Forest of Dean District Council Housing Data (Local Plans) 2025.

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

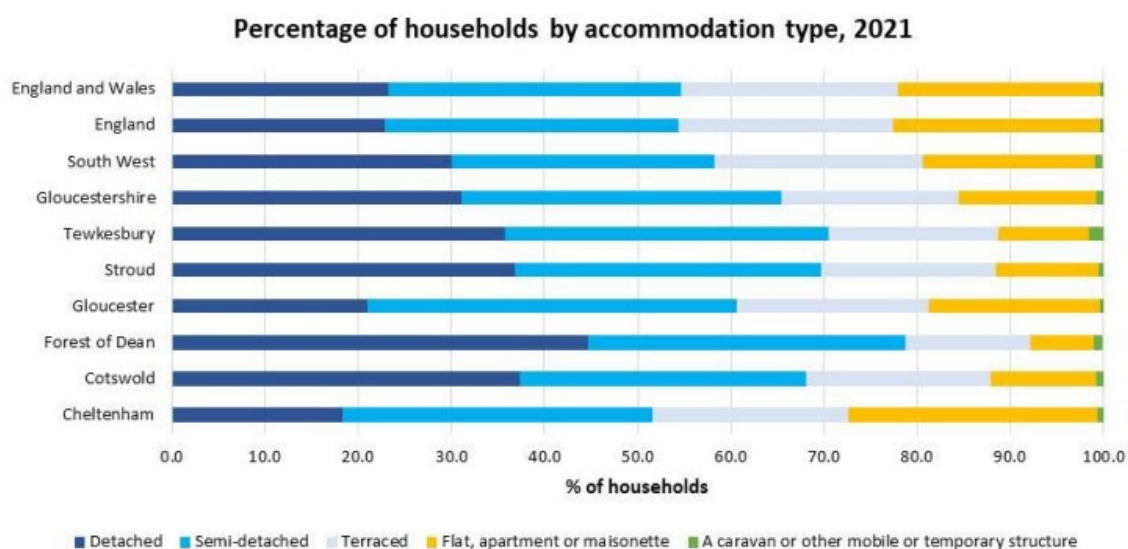
- 40% affordable housing contribution on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district;
- Average development density of 30 dwellings per ha;
- Tenure mix 70:30 in favour of rented accommodation sought;
- Total of up to 70 affordable dwellings district wide per year.
- The following tables represent how many dwellings have been completed (private and housing association) in the district as compared with other districts in Gloucestershire, over 8 consecutive years.





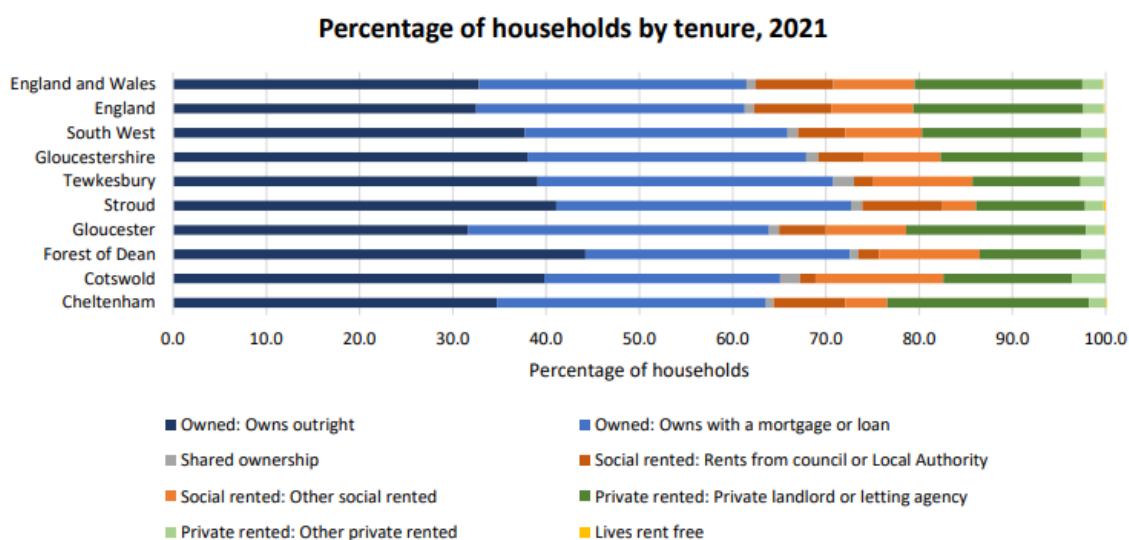
Source: All of the data for the 3 graphs above has been taken from the gov.uk website ([Live Tables on Housing \(Table 253\)](#)).

- 18.4 The graphs below show that the Forest of Dean has a higher percentage of detached dwellings compared to other districts, as well as England and Wales. It also has a smaller percentage of flats and a higher percentage of ownership. Note that this data is from the 2021 census.



Source of both tables (above and below):

<https://www.gloucestershire.gov.uk/media/h55pn3ft/housing-briefing.pdf>



Rough sleepers

- 18.5 Whilst there is a significant, identified housing need in the district, the number of rough sleepers continues to remain low in 2023, and has halved in the Forest of Dean since 2023. Homelessness is still an issue, albeit in low numbers, and tends to be in the form of staying with friends and relatives.

Year	Cheltenham	Cotswold	Forest of Dean	Gloucester	Stroud	Tewkesbury
2017	9	1	1	15	2	2
2018	2	5	1	6	4	1
2019	9	7	3	17	2	2

2020	6	5	0	11	5	1
2021	8	1-4	0	7	1-4	1-4
2022	8	2	0	14	2	2
2023	5	0	4	19	1	2
2024	7	1	2	28	2	2

Snapshot Count/Estimate of rough sleepers in district, 2017-2024 (on a single night in autumn).

Source: www.gov.uk website ([Tables on Rough Sleeping](#)).

- 18.6 The average property price for all dwelling types in Forest of Dean was £303,987 between Mar-2024 to Feb-2025. This is lower than within England (£356,508) and lower than the average within Gloucestershire (£375,728) (Source: Local Insight FOD report June 2025).

Affordable Housing

- 18.7 Average house prices at Q4 of the financial year for the district were as follows:

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
2024/25	£436,200	£259,509	£204,509	£107,556	£312,276
2023/24	£420,373	£246,189	£253,804	£107,000	£329,277
2022/23	£439,703	£271,242	£227,068	£148,778	£331,646
2021/22	£414,876	£231,121	£214,046	£135,695	£309,730
2020/21	£401,515	£223,405	£205,785	£109,528	£314,517
2019/20	£342,717	£194,927	£166,975	£139,623	£257,194
2018/19	£320,259	£198,825	£164,832	£102,750	£245,285

Source: Forest of Dean District Housing Data (2025)

- 18.8 These figures represent the average house prices for the fourth quarter of each period, and not over the whole 12 months. Nonetheless, these figures illustrate that house in the Forest of Dean District had been consistently tracking upwards over the years. However, some decreases in house prices were seen during the 2023/2024 4th quarter, particularly with regards to detached, semi-detached and flat/maisonette types of housing. The cost of housing has increased for detached, semi-detached, and very marginally for flat/maisonettes, however, terraced properties have seen a drop in price. Nevertheless, these house prices are beyond many local people's reaches, thus the need to secure affordable housing as a portion of net housing development.
- 18.9 The NPPF defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent; b) Starter homes; c) Discounted market sales housing; d) Other affordable routes to home ownership.

Affordable Housing Delivery

18.10 For the period 1 April 2024 – 31st March 2025, **30** affordable homes were **delivered** (down from 128 in the previous period). These new affordable homes were **delivered** in the following locations:

Parish	No. of units
Berry Hill	15
Huntley	4
Lydney	6
Milkwall	1
Newent	4

The Delivery (completed dwellings) of affordable housing in the Forest of Dean District in the 2024-2025 financial period. Source: Forest of Dean District Housing Data (2025)

18.11 The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2023/24, 22 rented (down from 92 last year) and 8 shared ownership (down from 36 last year) dwellings were delivered in the following formats:

1 bed	6 (down from last year's figure of 27)
2 bed house	15 (down from last year's figure of 45)
3 bed house	6 (down from last year's figure of 37)
4 bed house	2 (much higher than last year's figure of 19)
5 bed house	1 (higher than last year's figure of 0)
Total	30 (down compared to last year's total of 128)

Breakdown of delivered housing type by Number of Bedrooms for 2024/25. Source: Forest of Dean District Council Housing Data (2025).

Affordable Housing Permissions

18.12 During 2024/25, a further 16 affordable housing units were **permitted** (as opposed to delivered). This is a significant decrease from 107 in the previous year. These have been permitted in the following locations:

Parish	No. of units
Hartpury	10
Milkwall	6

Affordable housing permitted in 2024/25 in the Forest of Dean District. Source: Forest of Dean District Housing Data (2025)

Shared Ownership = 4, First Homes = 2

18.13 In 2024/25, out of the 6 permitted affordable housing for rent – 4 were shared ownership and 2 were First Homes.

18.14 The number of deliveries (30) in the 2024/2025 period will not meet the need for affordable housing, which has been identified in the Local Housing Needs Assessment of 2019. The LHNA document determines that there is a need for 110 affordable homes per annum. The last two years saw the delivery of at least this number of affordable homes, however, this year has experienced a significant drop in numbers. Furthermore, given that there was only 16 units permitted in this year, this will not greatly help with next year's housing need, even if they are delivered in that period.

Housing Need

- 18.15 The delivery of affordable housing tends to be concentrated in several centres, whilst the identified need as per the Affordable Housing register is spread across the district, on the basis of people's first, second and third preferences. Across the Forest of Dean district, the total number of households on the waiting list at 31 March 2025 is **1686** (it was 1638 in the last period). This need is categorised into the following types of housing requirements:
- 18.16 New delivery is only one aspect of provision of affordable housing. Each year between 300-500 existing affordable homes spread right across the district will become available for renting as they become empty.
- 18.17 The following table demonstrates the housing need per parish. This is based on applicant's area of preference and applicants are able to choose 3 areas of preference:

Parish	Number of affordable houses needed
Alvington	52
Awre	82
Aylburton	83
Bromsberrow	14
Churcham	11
Cinderford	468
Coleford	558
Drybrook	179
Dymock	43
English Bicknor	15
Hartpury	32
Hewelsfield & Brockweir	3
Huntley	37
Kempley	9
Littledean	87
Longhope	57
Lydbrook	61
Lydney	566
Mitcheldean	185
Newent	214
Newland	41
Newnham	74
Oxenhall	4
Redmarley	23
Ruardean	58
Rudford & Highleadon	8
Ruspidge & Soudley	0
St. Briavels	33
Staunton (Coleford)	11
Staunton/Corse	27
Taynton	6

Tibberton	19
Tidenham	138
Upleadon	7
West Dean	467
Westbury-on-Severn	49
Woolaston	33

Housing Need by Parish Location. Source: Forest of Dean District Council Housing Register 2025

18.18 The table below demonstrates the number of households on the Council housing register for affordable housing for rent (with the total households on the housing waiting list at 31st March 2025 being 1686).

Households requiring 1 bedroom	940
Households requiring 2 bedrooms	447
Households requiring 3 bedrooms	226
Households requiring more than 3 bedrooms	73

Affordable Housing Requirements in the FoD. Source: Forest of Dean District Housing Data (as at 31st March 2025)

18.19 The ratio of affordable housing compared with market delivered is 30 affordable houses of the 327 net dwelling units completed for 2024/25. This represents 9.18% of the total new housing stock for the district being affordable homes, which is not the policy target of 40% on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district, and does not exceed the target of approximately 70 affordable homes per year. This year has not been a good year in terms of delivery.

18.20 It is noted that the above provides a snapshot of 2024/25 only, and it is recognised that housing, and particularly the delivery of affordable housing, does not occur in a linear fashion and as such the effectiveness of planning policies and the delivery of affordable housing should just be considered within the context of a long time period.

19. Policy CSP.6 Sites for Gypsies, Travellers and Travelling Show People

Implementation

Developers; Potential Occupiers; Public Bodies

Monitoring Method

Monitor permissions granted and development of sites against prevailing need assessment.

CSP.6 was referred to in 0% of all reports (0 out of 260 applications) for the 2024-2025 period.

This is down from 0.56% (2) of applications in the preceding 12 months.



- 19.1 The [Gloucestershire Gypsy and Traveller Accommodation Assessment November 2022](#) provides data on housing needs within Gloucestershire. The data within the report shows that there is:
- A Travelling Show people accommodation need for the years between 2021-2041 in the Forest of Dean of 8 plots (a total of 83 needed plots throughout the whole of Gloucestershire).
 - A need for 42 pitches for Gypsy and Travellers (Ethnic definition) for the years between 2021-2041 in the Forest of Dean (a total of 240 needed pitches throughout the whole of Gloucestershire).
- 19.2 The policy situation is that applications will be assessed against the Core Strategy policy CSP.6 which sets out criteria for gypsy and travellers as well as the different requirements for show people's accommodation.

20. Policy CSP.7 Economy

Implementation

Developers; Local Authority; and Public Agencies

Monitoring Method

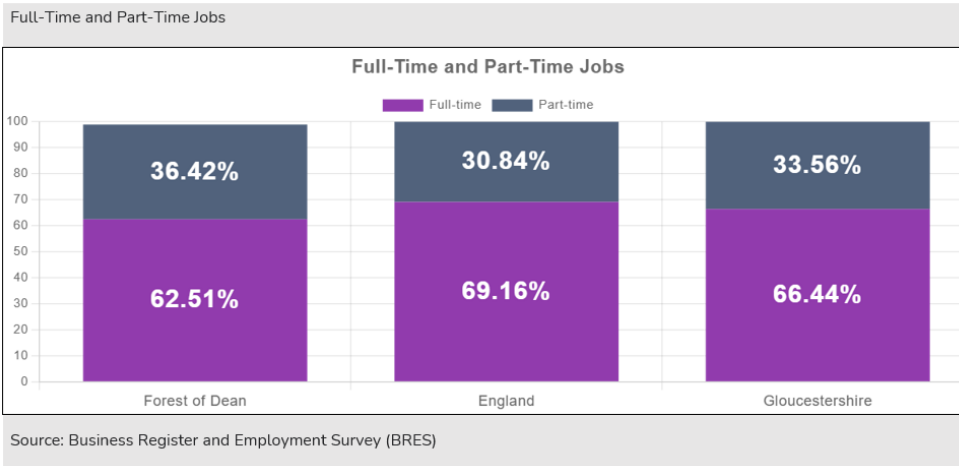
In the long term, changes in the employment structure, eg. increase in service sector will be recorded, as well as changes from employment. Where possible, numbers employed will be recorded and extend of land developed. The implementation of tourism related development will also be monitored, to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against a checklist of adaptation measures.

CSP.7 was referred to in 30.4% of all reports (79 out of 260 applications) for the 2024-2025 period.

This is slightly down from 33% in the preceding 12 months.



- 20.1 An indicator for the sustainability of a settlement is employment density (ie. the number of jobs compared to total population). Not all people will choose to live and work within the same settlement, but settlements with a higher employment density will offer the best opportunity to be able to do so, minimising pressure on transport. Settlements with low employment density will inevitably limit residents' options, requiring them to commute further to work. Jobs density reflects the number of jobs located in the local area as a percentage of the working age population in that area. Data is taken from the Business Register and Employment Survey (BRES) of approximately 80,000 businesses and weighted to represent all sectors of the UK economy. In Forest of Dean, the jobs density has remained stable, from 0.53 in 2009 to 0.46 in 2023. This latest figure is similar to the proportion in England (0.79) and similar to the proportion in Gloucestershire (0.79). (Source: Local Insight England Summary Report for Forest of Dean June 2025 (www.localinsight.org)).
- 20.2 There are approximately 12,046 full-time jobs and 7,018 part-time jobs in the Forest of Dean. The proportion of full-time jobs in the Forest of Dean (62.51%) is lower than the proportion in England (69.16%) and lower than the proportion in Gloucestershire (66.44%) (Source: Local Insight England Summary Report for Forest of Dean June 2025 (www.localinsight.org)).



Source: Local Insight Summary Report Forest of Dean District June 2025

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

Employment and unemployment (Jan 2024-Dec 2024)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
All People				
Economically Active†	44,900	83.9	81.0	78.6
In Employment†	44,900	83.9	78.6	75.5
Employees†	36,500	69.7	66.8	66.0
Self Employed†	8,400	14.2	11.4	9.3
Unemployed (Model-Based)§	1,400	2.9	3.0	3.8

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

Employment Generators

20.4 The profile of the number of jobs per industry or sector for 2024 (see table below) reveals how the economy is changing and how the Forest of Dean District employment base compares to the rest of the South-West region and Great Britain as a whole and highlights any notable differences.

Employment by occupation (Jan 2024-Dec 2024)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Soc 2020 Major Group 1-3	20,900	46.5	52.8	53.4
1 Managers, Directors And Senior Officials	#	#	11.2	11.1
2 Professional Occupations	12,200	27.2	26.6	26.9
3 Associate Professional Occupations	4,500	9.9	14.9	15.3
Soc 2020 Major Group 4-5	8,200	18.3	18.3	18.0
4 Administrative & Secretarial Occupations	#	#	8.0	9.3
5 Skilled Trades Occupations	5,500	12.2	10.3	8.6
Soc 2020 Major Group 6-7	6,800	15.1	14.1	14.3
6 Caring, Leisure And Other Service Occupations	#	#	8.6	8.4
7 Sales And Customer Service Occs	#	#	5.4	5.9
Soc 2020 Major Group 8-9	9,000	20.1	14.8	14.3
8 Process Plant & Machine Operatives	#	#	5.4	5.5
9 Elementary Occupations	6,000	13.3	9.4	8.8

Source: ONS annual population survey

Sample size too small for reliable estimate (see definitions)

Notes: Numbers and % are for those of 16+

% is a proportion of all persons in employment

[compare other areas](#)

[query dataset...](#)

Employee jobs (2023)

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

Employee Jobs By Industry

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

Source: ONS Business Register and Employment Survey : open access

- Data unavailable

Notes: % is a proportion of total employee jobs excluding farm-based agriculture

Employee jobs excludes self-employed, government-supported trainees and HM Forces

Data excludes farm-based agriculture

Source: [Employment by Occupation](#)

- 20.5 The most dramatic differences of these is the 3,500 employee jobs in the manufacturing sector, (which has reduced from 4,500 in 2020) which in terms of percentage share of total jobs, puts the Forest of Dean district at around double the rate of both the South West and Great Britain. This may be accounted for by the large manufacturing employers like the Suntory (Ribena/Lucozade) factory in Coleford and manufacturers based at Vantage Point in Mitcheldean. Some of these manufacturing jobs may be outside of the district, and Forest of Dean residents commute to access them. Jobs in construction, retail, and education are also above both regional and national averages.
- 20.6 Conversely, residents employed in professional, admin, financial and insurance activities are lower for the Forest of Dean District than the wider region and country. This wider picture indicates the strong working class/blue collar roots of the district still remain.

UK Business Counts (2024)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (Numbers)	South West (%)
Enterprises				
Micro (0 To 9)	3,375	90.6	210,165	89.0
Small (10 To 49)	300	8.1	21,625	9.2
Medium (50 To 249)	45	1.2	3,590	1.5
Large (250+)	5	0.1	780	0.3
Total	3,725	-	236,160	-
Local Units				
Micro (0 To 9)	3,595	86.8	232,675	84.0
Small (10 To 49)	485	11.7	36,720	13.3
Medium (50 To 249)	60	1.4	6,815	2.5
Large (250+)	5	0.1	920	0.3
Total	4,140	-	277,120	-

Source: Inter Departmental Business Register (ONS)

Note: % is as a proportion of total (enterprises or local units)

Source: [UK Business Counts](#)

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

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

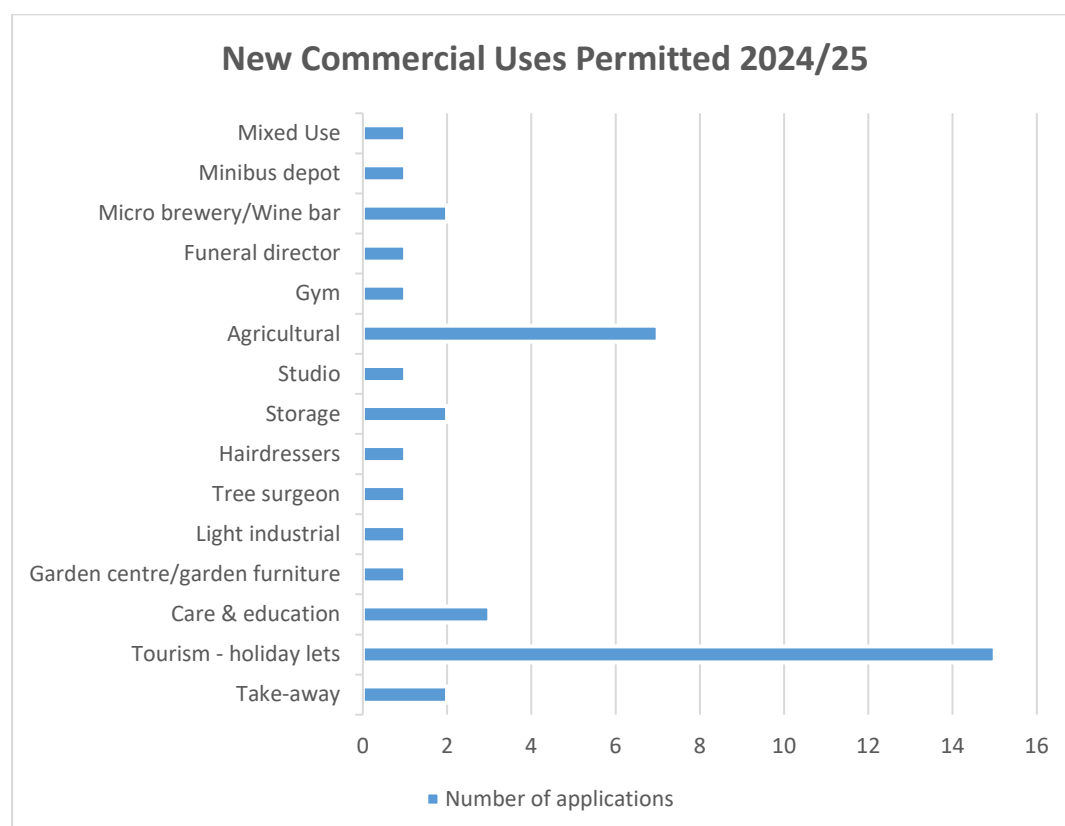
Source: ONS annual survey of hours and earnings - workplace analysis
Notes: Median earnings in pounds for employees working in the area.

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

20.8 It can be seen from the table above that employees earn less in the Forest of Dean in comparison to the South West and Great Britain as a whole and male workers are paid more than female workers.

Commercial Uses

20.9 The following chart displays the breakdown of applications **approved** using policy CSP.7 for **new** commercial uses only in the 2024/25 year (nb. some applications which quote CSP.7 involve the loss of commercial uses and are therefore not counted here).



Source: New commercial uses permitted (number of applications using policy CSP.7). Forest of Dean District Council planning application database 2025.

20.10 The District Council has determined **79** applications for commercial development (those involving the economy in some way) for the period 2024/25. This is lower than the previous year (117 applications). As can be seen from the bar chart above, the trend continues that the majority of the permitted applications for new commercial uses involve tourism in some way, which is holiday lets in the main. This is followed by agricultural/equestrian proposals. Most of these types of applications for tourism tend to be located outside of the settlement boundaries, which illustrate how small, self-contained holiday lets in the open countryside have come to dominate the visitor accommodation offer in the district. Policy CSP.7 promotes tourism which conserves heritage and the environment, however, whilst some holiday let units may be conversions of existing buildings, others are entirely new build structures. It is noted that the planning department does not maintain a record of the total number of holiday lets in the district, but it perhaps should be questioned as to whether there will be a natural saturation point whereby the authority will see a rise in number of applications to convert the holiday lets into residential dwellings, which would have a knock on effect for the sustainability credentials for the open countryside locations. Nevertheless, the district is still experiencing high numbers of visitors to the area, potentially still benefiting from the trend of 'staycations' rather than travelling abroad. It is, however, notable that there is a distinct lack of high-quality visitor accommodation available in the main towns and settlements.



20.11 Only 7 of the applications received (both permitted and refused) for new commercial uses were within a designated employment area or town (not always within the town centre boundary):

- Change of use from offices to hot food takeaway – Newerne Street, Lydney (Approved)
- Change of use from dwelling to small children's home – Onslow Road, Newent (Approved)
- 2 restaurants with takeaway – Perrygrove Road, Coleford (Refused)
- Mixed use development (including employment area) – Gloucester Street, Newent (Allowed at Appeal)
- Change of use to a community gym – Foxes Bridge, Cinderford (Approved)
- Change of use of building to operating centre/minibus depot – Newtown Units, Cinderford (Approved)
- Change of use from retail to wine bar – Broad Street, Newent (Approved)

20.12 It is clear that the majority of the commercial proposals are **not** within the designated employment areas (which is highlighted by the number of agricultural and tourism uses).

Other noticeable trends are:

- Agricultural applications remain consistently high
- Tourism uses form the majority of the commercial enterprise applications
- It is noticeable that there are fewer applications made for retail, business, industrial uses, however, this is very likely down to the fact that there are now increased permitted development rights for these types of proposals.

Loss of commercial uses:

20.13 Sometime applications result in the loss of a commercial enterprise, and these generally involve conversions into residential accommodation. The table below shows that there were only 2 full applications this year to change the business use to residential, however, one was refused.

Application Number	Description of Proposal	Location	Approved or Refused?
P0524/24/FUL	Part change of use of existing ground floor (retail shop) to form 1 bedroom flat unit and a 2 storey rear extension to provide 2 additional residential flat units (revised resubmission)	5 Heywood Road Cinderford Gloucestershire	Approved
PI241/24/FUL	Change of use from a pub to a residential dwelling with minor internal alterations, no external alteration other than removal of public house signs	Royal Oak Inn Park Hill Whitecroft Lydney	Refused

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

20.14 It is important to consider that conversion of barns/outbuildings into dwellings is classified as Permitted Development (subject to certain criteria under Part 3, Class Q of the GPDO). 7 PQ3PA applications were received in this period. 4 applications had prior approval approved and 3 applications were determined as prior approval not required. The details of the applications are below:

Application Number	Description of Proposal	Location	Approved or Refused?
P0498/24/PQ3PA	Prior approval for the conversion of existing agricultural building to residential dwelling house (Use Class C3) and associated building operations reasonably necessary for the conversion	Old Rock Farmhouse Kempley Road Dymock	Prior Approval Refused
P0620/24/PQ3PA	Prior approval for the conversion of an agricultural building to provide a single two-storey dwelling and for building operations reasonably necessary for the conversion	Agricultural Building Chelten Elms Boughspring Lane Tidenham Chase	Prior Approval Approved
PI066/24/PQ3PA	Prior approval for the conversion of an existing rural building to one residential dwelling (C3) and associated building operations reasonably necessary for the conversion	Eastwood Lodge Farm Parkhill Woolaston	Prior Approval Refused

P0802/24/PQ3PA	Prior approval for the conversion of an agricultural barn to provide a single dwelling and for building operations reasonably necessary for the conversion	Little Hagloe Barn Etloe Blakeney	Prior Approval Approved
PI017/24/PQ3PA	Prior approval for the conversion of an existing agricultural building to a residential dwelling	Woodside Farm Buttersend Lane Hartpury	Prior Approval Refused
P0723/24/PQ3PA	Prior approval for the conversion of a detached agricultural barn to residential (C3) and for building operations reasonably necessary for the conversion	Knaving Cots Blaisdon Road Westbury On Severn	Prior Approval Approved
PI479/24/PQ3PA	Prior approval for the conversion of an existing agricultural building to a residential dwelling which may include extension of the building and/or building operations reasonably necessary for the conversion (revised submission)	Woodside Farm Buttersend Lane Hartpury	Prior Approval Approved

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

20.15 The conversion of offices, light industrial and storage units into dwellings is also classified as Permitted Development (subject to certain criteria under Part 3, Classes O, P and PA of the GPDO). No applications of these types were received during this year, which is 5 less than last year.

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

20.16 The conversion of commercial, business and service units is also classified as Permitted Development (subject to certain criteria under Part 3, Classes MA of the GPDO). 2 applications of these types were received and approved in this period, which is 2 more than last year.

Application Number	Description of Proposal	Location	Approved or Refused?
P0741/24/PM3PA	Prior approval for the change of use of Class E building to Class C3 (dwellinghouses) (6 dwellings).	Stone Building To The Rear Of 15 High Street Lydney	Approved
P0178/25/PM3PA	Change of use from a hair salon into a single two bedroom dwelling	KCL Hair Salon 3 Mill End Mitcheldean	Approved

Existing capacity

20.17 There is significant employment land and infrastructure existing in the Forest of Dean district, with large industrial areas and trade parks in Cinderford, Lydney, Coleford and Mitcheldean in particular. Whilst some of these have high occupancy rates, many are under used and contain many vacant units. If the demand is not there, then allocated new employment areas will not necessarily deliver more employment. The current Local Plan allocates 100 hectares of land for employment, and the emerging Local Plan is expected to allocate more.

20.18 The Forest of Dean District Council (FoDDC) area covers approximately 50,000 hectares, of which approximately 5,000 hectares are designated as employment land. This land is used for a variety of purposes, including:

- Industrial uses, such as manufacturing, warehousing, and logistics
- Commercial uses, such as offices, retail stores, and restaurants
- Public sector uses, such as schools, hospitals, and government offices

20.19 The following table shows the breakdown of employment land usage within the FODDC area:

Land use	Percentage of total employment land
Industrial	40%
Commercial	35%
Public sector	25%

20.20 The Forest of Dean District has a relatively low proportion of employment land. In 2021, employment land accounted for 10% of the total land area in the district. This is lower than the average for the South West region (12%) and for England as a whole (13%).

20.21 The following figure provides an overall district picture across all existing designated employment sites, as it stood in 2022 (latest figures). As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have sometimes been put into bands rather than number estimates, to reflect the wide margins for change and variation for these estimates.

Total estimated employees	Total estimated infill capacity	Average estimated occupancy rates
8,300-9,680 employees	87ha	63%

Estimated employees/ infill and occupancy of designated employment sites. Source: Forest of Dean District Local Plans Team data

20.22 In brief, the following can be said:

- Employment areas of Forest Vale in Cinderford, Vantage Point in Mitcheldean and Mead Lane in Lydney are well utilised and accommodate some large employment generators. These sites provide a significant source of local employment for the district.
- Vantage Point at Mitcheldean is a very large, well utilised site, accommodating a large range of businesses from local to national significance. The combination of large and small employers offers a valuable source of employment, resulting in the business park being the most active employment area across the Forest of Dean. Despite the site being active and well-utilised, there are a few vacant units, ranging from small and large industrial/warehouse units and office space.
- Newent's business parks are well utilised. Recently some businesses such as Newent Ladder and Fencing have closed down.
- Some existing employment areas are almost derelict, and only used for storage and vehicle parking uses, with minimal occupancy by tenant businesses. These include Whitecliff Quarry in Coleford, Staunton Rd Coleford and Land at Stowfield in Lydbrook.
- New employment sites delivered through Lydney east and Cinderford Northern Quarter master planned developments have had very little uptake.

20.23 Pairing new housing development with new employment opportunities to reduce out-commuting continues to be a significant challenge for local planning authorities and policy makers. The alternative is to create new residential enclaves which have little prospect of accessing employment within their own town or district. While established employment sites are still active within the district, most vary from half to about 80% capacity. As established areas are underutilised, there seems like little prospect that new employment areas will be in demand.

20.24 The continued number of tourism applications over the 2024/25 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, and this trend is set to continue.

21. Policy CSP.8 Retention of Community Facilities

Implementation

Local Authority

Monitoring Method

Number of facilities that are protected by the policy but which may also be lost through planning permission being granted.

CSP.8 was referred to in 3.8% of all reports (10 out of 260 applications) for the 2024-2025 period.

This is down from 4.5% in the preceding 12 months.



21.1 In the 2024/25 period, the following applications using CSP.8 (community facilities) were decided:

Application Reference	Description	Address	Approved or Refused?
PI251/23/FUL	Change of use from single dwelling (C3) to small childrens home (C2).	18 Onslow Road Newent	Approved
PI354/23/FUL	Change of use of part of the existing E(a) shop to Fish and Chip shop.	Bailey Hill Stores Bailey Hill Yorkley	Approved
P0303/24/FUL	Erection of 3 no. dwellings with associated works	Land At Lydney Rugby Football Club Regent Street Lydney	Refused
PI330/23/FUL	Change of use of former Methodist Church into a single residential dwelling. Erection of first floor extension, demolition and erection of replacement single storey rear extension and erection of garage and associated landscaping works.	Woolaston Methodist Church Woolaston Common Woolaston	Approved
P0584/23/OUT	Outline application for mixed Use development comprising the following individual, severable and self-contained elements: i) up to 375 residential dwellings. ii) 1 form entry primary school including nursery. iii) employment area (up to 7,800 sq m	Land At Gloucester Street Newent	Refused

	gross internal floor area within Use Classes E(g), B2, and B8). iv) local centre (up to 865 sq m gross internal floor area within Use Classes E(a), E(b), E(c), E(d), E1 and hot food takeaway (Sui Generis). Associated works; ancillary facilities and infrastructure; open space; recreation facilities and landscaping. Vehicular accesses from Gloucester Street and Oak Tree Way.		
P0524/24/FUL	Part change of use of existing ground floor (retail shop) to form 1 bedroom flat unit and a 2 storey rear extension to provide 2 additional residential flat units (revised resubmission)	5 Heywood Road Cinderford	Approved
P0862/24/FUL	Conversion of existing public house (Sui Generis) to provide three terraced dwellings (Use Class C3) utilising the existing access from Oldcroft Road, including associated parking and landscaping.	Nags Head Inn Oldcroft Road Yorkley Slade Lydney	Non-determination
PI291/24/FUL	Change the use of the building from Use Class E (Retail) to Sui generis (Wine Bar) and associated works.	21 Broad Street Newent	Approved
PI131/24/FUL	Conversion of existing baptist chapel into single bedroom dwelling	The Old Baptist Chapel Kempley Dymock	Refused
PI241/24/FUL	Change of use from a pub to a residential dwelling with minor internal alterations, no external alteration other than removal of public house signs	Royal Oak Inn Park Hill Whitecroft Lydney	Refused
PI172/24/FUL	Variation of condition 02 (approved plans) of planning permission P0787/24/FUL to allow inverted dormers to be replaced with roof lights.	Forest Hills Golf Club Mile End Road Mile End Coleford	Approved
PI069/24/FUL	Variation of condition 06 (working hours) of planning	The Liam Bond Golf Academy	Approved

	permission P0723/16/FUL to allow an increase in working hours.	Tidenham Chepstow	
PI278/24/FUL	Variation of condition 02 (approved plans) of planning permission PI330/23/FUL to allow installation of first floor window, covered porch at front and rear, and removal of x1 rooflight.	Woolaston Methodist Church Woolaston Common Woolaston	Approved
PI531/24/FUL	Variation of condition 04 (operating hours) of planning permission PI060/24/FUL for amendments to operating hours. 07.30hrs - 21.30hrs Monday to Friday, 07.30hrs - 21.00hrs Saturdays, and 07.30hrs - 16.00hrs Sundays and Bank Holidays.	Woolaston Court Main Road Woolaston Lydney	Approved

21.2 The applications which are highlighted in the table above shows the number of community facilities which were affected/lost through planning permission for conversions/re-development. It is notable that shops and places of worship, particularly in rural locations are systematically lost over time.

22. Policy CSP.9 Recreational and Amenity Land

Implementation

Local Authority

Monitoring Method

Loss of protected land, area and number of sites.

CSP.9 was referred to in 5% of all reports (13 out of 260 applications) for the 2024-2025 period.

This is up from 3.4% in the preceding 12 months.



- 22.1 This policy relates to the protection of existing recreational and amenity land as well as the creation of new public open space to be delivered by new development. Amenity land includes 'forest waste' which is smaller areas of remnant forest surrounding the protected areas of the Royal Forest of Dean. These areas provide a distinctive, scenic backdrop to many parts of Forest towns and villages and provide valued recreational opportunities to residents.
- 22.2 The Core Strategy and the Allocations Plan together contain policies which protect amenity land (including all forest waste whether or not it is explicitly identified on the policies map). The plans incorporate Important Open Areas (IOAs) and the Important Open Areas Keynote and accompanying Schedule of Important Open Areas, published March 2015, provide a more detailed framework for the protection of specific areas of recreational and amenity land. The open spaces and play spaces are currently being reviewed.
- 22.3 The following table provides the data on the applications received during this financial period, all of which involved recreational land (referencing CSP.9):

Application Reference	Address	Description	Refused/Approved
PI711/22/FUL	Land at Southend Lane Newent	Erection of 9 dwellings with associated garages, landscaping and parking.	Approved
PI535/23/FUL	The Temple Old Monmouth Road Longhope	Erection of one new dwelling with associated parking and landscaping.	Approved
PI404/24/FUL	Oldcroft Road Yorkley Oldcroft	Erection of residential dwelling with associated works.	Refused
PI143/24/FUL	1 Sunnyside Oakwood Road Bream	Erection of one self-build dwelling	Refused
P0376/24/FUL	Land Adjacent To Hartpury C Of E School Gloucester Road Hartpury	Erection of bungalow, garage and parking (resubmission)	Refused

P2100/21/FUL	Land At Ellwood Road Milkwall Ellwood Road Milkwall	Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works.	Approved
P0599/24/FUL	Severn View Parkend Walk Sling	Erection of self-build dwelling and provision of new parking area to Severn View.	Approved
P0584/23/OUT	Land At Gloucester Street Newent	Outline application for mixed Use development comprising the following individual, severable and self-contained elements: i) up to 375 residential dwellings. ii) 1 form entry primary school including nursery. iii) employment area (up to 7,800 sq m gross internal floor area within Use Classes E(g), B2, and B8). iv) local centre (up to 865 sq m gross internal floor area within Use Classes E(a), E(b), E(c), E(d), EI and hot food takeaway (Sui Generis). Associated works; ancillary facilities and infrastructure; open space; recreation facilities and landscaping. Vehicular accesses from Gloucester Street and Oak Tree Way.	Allowed at Appeal
P0281/24/FUL	Lynwood Highfield Road Bream	Erection of one detached dwelling and associated works.	Refused
P0439/24/FUL	Hayes Manor Farm Viney Hill Lydney	Change of use of existing residential annexe for use as a holiday let	Approved
P0293/22/FUL	Land off Over Old Road Hartpury	Erection of 26 No. dwellings (including 10 no. affordable homes and 1 no. custom/self-build plot) with associated parking, landscaping and construction of a new vehicular access.	Approved
PI586/23/FUL	Land off Jubilee Lane Bream	Erection of a detached dwelling	Approved
P0015/24/OUT	Land At The Swan Ledbury Road Staunton	Outline application for erection of up to 17no. dwellings (up to 10no. self-build dwellings and 7no. affordable dwellings) with associated access, car parking and landscaping, play area, and improvements and external alterations to Staunton and Corse Community Hub (some matters reserved)	Allowed at Appeal

22.4 Overall, there has been no loss of forest waste or Important Open Areas through the above approved applications. Some of the applications for residential development have included new/improved open space.

Settlement Policies

23. Policy CSP.10 Cinderford

CSP.10 was referred to in 3.1% of all reports (8 out of 260 applications) for the 2024-2025 period.

This is slightly down from 3.4% in the preceding 12 months.



23.1 Of the 8 applications, there was approval for:

- Erection of a self-build dwelling with garage and demolition of existing building
- Erection of 6 flats with associated parking, landscaping and works
- Erection of 3 bedroom detached self-build dwelling with associated works
- Part change of use of existing ground floor (retail) to form 1 bedroom flat unit and a 2 storey rear extension to provide 2 additional residential flat units (revised resubmission)
- Erection of a dwelling with associated parking, landscaping and works

Hierarchy Status

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

Description

23.3 Cinderford is the traditional heart of the Forest of Dean District, with a strong industrial history. As a community, Cinderford is the only location in the district which features in the top quintile for deprivation index in the UK. The town is socially and economically suppressed, with low rates of development while conversely there is growing need for affordable housing.

23.4 Aims to regenerate the town through a new purpose built, multi-function precinct in the northern quarter seeks to reverse the slow decline of this centre within the current Development Plan. However, the future of the Cinderford Northern Quarter Area Action Plan went under review by FoDDC Councillors with a decision to leave the allocations of any future development in the area to the Local Plan to decide, whilst acknowledging there are limited existing permissions on the site (which have been extant for some time with little prospect of being built out at this point). The draft Local Plan 2021-2041 has reduced the area of the Northern Quarter into 2 parts and no further expansion is envisaged:

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

- 23.5 No planning applications have been received in this period for the Cinderford Northern Quarter (Policy CSP.11).
- 23.6 Cinderford is directly accessible from the neighbouring village of Littledean, and has become contiguous with adjoining community of Ruspidge, which has joined with the larger centre and now forms its southern tail. It is these outlying settlements which have enjoyed greater development activity in the past decade, whilst the traditional centre of Cinderford has remained relatively dormant.

Target	Completed 2024/2025	Comments
Housing – 1050 dwellings over plan period	29 Cinderford & Ruspidge (C) 2 Cinderford & Ruspidge (R&S)	Cumulative total of 313 from 2012/13 (Core Strategy adoption) to 2024/25. A further 23 are under construction and 361 have permission.
Affordable Housing – 40% sought on sites of 10 units/0.3ha or more.	0	No affordable units have been completed over this period.
Employment land – ca. 26ha identified	N/A	Cinderford has the largest employment site in the district at Forest Vale, and this will be added to by more employment land in the Northern Quarter. There are large brownfield sites within Forest Vale which could be redeveloped into major industrial facilities.
Area action plan – 175 dwelling/units, 6.1ha employment land/recreation/tourism space/green infrastructure.		First stage (college) is complete, however, there has been no uptake of any further housing or employment land. There is no uptake of the new employment land.

Town Centre

Regeneration in Cinderford Town Centre

- 23.7 In June 2021, the FoDDC successfully secured capital grant funding from the Levelling Up Fund. Part of the funding (totalling £880,000) is being spent in Cinderford town centre, regenerating a number of key buildings and bringing them back into use to provide modern co-working spaces for start up businesses and new community facilities, arts and events space. The former HSBC bank, Rheola House and the Methodist Church which is a Listed Building and a local heritage asset have been/are being refurbished to provide great spaces for residents to meet, work and socialise in, boosting town centre footfall.

Town Centre Audit

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

- Footfall
- Car parking
- Retail and Commercial Offer
- Trader Types
- Culture and Leisure Offer
- Events
- Reported Crime
- Markets
- Charity Shops
- Vacant Shops
- Town Centre Investment
- Evening/Night-time Economy

Employment Land

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

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Cinderford/ Ruspidge	Forest Vale/Valley Rd/Linear Park/Northern Quarter	AP36 AP37 AP38	2500-3000	80%	10ha	Forest Vale/ Northern Quarter are the largest employment areas in the district and include well utilised business estates, which accommodate both a number of small and larger businesses. There are a number of under-utilised spaces across the site, with Broadmoor Park representing the largest, with only two

						businesses occupying a large number of units. Additionally, there are a number of vacant units across the site ranging in size, with some either being for sale or to let.
	Lightmoor Business Park	AP20	21	100%	0.9ha	Forest Product Ltd is the sole business at Lightmoor Business Park, offering a fairly large employment site, resulting in a valuable asset for employment and services to the town of Cinderford and adjoining Ruspidge.

2024-2025 Significant Development

23.10 Cinderford has not seen any applications for major developments over the last 12-months, the majority of the applications citing policy CSP.10 have been for single or small numbers of units around the town and in nearby Ruspidge.

Appeal Outcomes

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

24. Policy CSP.12 Lydney

CSP.12 was referred to in 2.3% of all reports (6 out of 260 applications) for the 2024-2025 period.

This is up from 1.7% of applications in the preceding 12 months.



24.1 Of the 6 applications, there was approval for:

- Erection of a new self-build 5 bed dwelling with off road parking and associated work (revised scheme)
- Erection of five houses and private driveway
- Erection of a four bed dwelling with off road parking and associated works
- Variation of Conditions 2 (approved plans), 3 (materials) and 10 (Landscape Specification and Management Plan) to enable amendments to visitor parking location, materials and a plot boundary, discharge of Condition 25 (bicycle storage) relating to planning permission P1186/22/FUL
- Approval of Reserved Matters (Layout and access) following outline permission P0745/18/OUT (Infrastructure phases 1, 2 and 3). (Revised description).

Hierarchy Status

24.2 According to the 2021 census, Lydney has a population of 10,043 but with more development having occurred since then, more permissions in the pipeline, and the likelihood of there being more allocations in the emerging local plan it could rapidly eclipse Cinderford and Coleford to become the largest centre of the Forest of Dean district. It currently supports the satellite villages of Alvington and Aylburton to the south.

Description

24.3 Lydney is considered to be the gateway to the forest. Lydney has been subject to some significant development activity in recent years, with a large area of land being developed in the east of Lydney.

24.4 Lydney is positioned close enough to the Severn Bridge to benefit from the tolls having been lifted a few years ago, and this, along with its proximity to Bristol, has stimulated the growth of the town and its property market.

Target	Completed	Comments
Housing – 1900 dwellings over plan period	90	Cumulative total of 1228 completions from 2012/2013 (CS adoption) to 2024/25. A further 73 are under construction and 369 have permission.
Affordable Housing – 40% sought on sites of 10 units/0.3ha or more.	6	7% of dwellings completed in 2024/2025 were affordable.

Employment generating uses – 30ha identified 15ha at Hurst Farm and 5ha as part of the east of Lydney development, and 7ha at Mead Lane.		Mead Lane is 60% occupied with estimated infill opportunity of 1.2ha plus 12.45 ha on adjoining allocated site. Hurst Farm is 95% occupied (with 0.2ha estimated infill opportunity) Lydney harbour industrial estate is at 50% capacity with 2.6ha infill opportunity.
---	--	---

Town Centre Audit

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

- Footfall
- Car parking
- Retail and Commercial Offer
- Trader Types
- Culture and Leisure Offer
- Events
- Reported Crime
- Markets
- Charity Shops
- Vacant Shops
- Town Centre Investment
- Evening/Night-time Economy

Employment Land

24.11 Below the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Lydney and provides an oversight of the number of employees and occupancy rate. Generally, Lydney has small but active employment areas, which is estimated to be operating at good occupancy rates.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Lydney	Allaston Grove		10	90%	0.49ha	Allaston Grove Sawmills accommodates small independent businesses. The site could be redeveloped for better space efficiency, which

						currently contains a large amount of shipping containers and disused vehicles.
	Hurst Farm		20	95%	0.2ha	Hurst Farm is a relatively compact, and well occupied site, accommodating small, independent businesses in 7 industrial buildings on site. The site fills the area but one corner could possibly accommodate another unit.
	Lydney Harbour Ind. Est.	AP44	300-400	50%	2.6ha	Lydney Industrial Estate is a well-established and large, but fairly under-utilised site, with up to half of all business units unoccupied. Mabey Bridge is the largest facility on site, with approx. 160 employees. Throughout the site there are a number of vacant units, creating a large empty space.
	Mead Lane/Light House/Trade Park	AP49 AP50	700-750	60%	1.2ha plus 12.45 on adjoining allocated site	Mead Lane is a large employment area but is currently fairly under-utilised. The site accommodates a number of large employment generators on an international, national and local scale. The Light House Trade Park does have a number of vacant units, with the businesses being dispersed across the site. Whilst towards the south of Mead Lane,

						there are a large number of businesses which provides quite a large pool for employment. There may be opportunities to subdivide existing lots, several of which are loosely accommodated within very large lots. There is an employment land allocation in the existing Allocations plan, adjacent to the established industrial area of Lydney, which is yet to be developed.
	Taurus Crafts	AP18	60	80%	2.561ha	Taurus Crafts is a multi-use facility which accommodates a range of independent designer-makers and artisan businesses. It is a well utilised site with minimal capacity for infill. There is a plant nursery with greenhouses at the rear of the site.
	Pine End Works	AP43	0	0	10.63	This site is a brownfield site which is currently subject of a comprehensive planning application for redevelopment.
	East of Lydney	AP47	0	0	4.85ha 20.94ha	Allocated employment site in the Allocations Plan, which is yet to be developed. This site is within the bypass and has the potential to be

						integrated with new housing allocations in Lydney East. A further large site across the bypass has also been allocated for employment uses, and planning permission has been granted, but the site has not yet come forward.
	Former Foundry site	AP48	0	0	5.7ha	This site is a brownfield site which could potentially be redeveloped subject to planning consent. A recent permission for part has provided a new use for the former foundry Jones Food Company.

2024/2025 Significant Development

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

- Approval of Reserved Matters (Layout and access) following outline permission P0745/18/OUT (Infrastructure phases 1, 2 and 3). (Revised description)

Appeals Outcomes

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

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/ Comments
APP/P1615/W/24/3337556 P0778/23/FUL	Land adjacent to Car Park, Station Road, Lydney	Temporary Use for Open Storage (B8)	Allowed	AP.51	The Inspector found when visiting that there were spaces in the main station car park and noted that the use proposed would address issues of anti social behaviour	Short-term economic benefits have a role to play.

					and provide short term economic benefits to Network Rail. A unilateral undertaking was presented indicating that the level of use of the station car park would be monitored so that if issues arose the lease for the appeal use could potentially cease. As such the Inspector considered there was the ability for the site to comply with the Local Plan allocation in the future and a temporary permission for five years was given.	
--	--	--	--	--	---	--

25. Policy CSP.14 Coleford

CSP.14 was referred to in 2.3% of all reports (6 out of 260 applications) for the 2024-2025 period.

This is up from 1.7% of applications in the preceding 12 months.



25.1 Of the 6 applications, there was approval for:

- Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale) of outline permission PI681/21/OUT for the erection of 2 dwellings with associated works. Discharge of Conditions 2 (foul and surface water drainage), 3 (site levels), 4 (access, EV and cycle facilities), 5 (materials), 6 (landscaping) and 10 (biodiversity)
- Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission PI360/21/OUT for the erection of 5 dwellings, construction of vehicular access and associated works. Discharge of Conditions 4 (site sections and levels), 5 (Construction Method Statement), 6 (Construction Ecological Management Plan), 7 (Surface Water Drainage Scheme) and 9 (external lighting)
- Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works.
- Change of use of outbuilding within residential curtilage Use Class C3 to hairdressers Use Class E (Retrospective)

Hierarchy Status

25.2 Includes settlements forming an arc around Coleford – including Berry Hill in the north to Milkwall in the south.

Description

25.3 Coleford is a compact settlement, which supports a large number of satellite communities, including Berry Hill, Broadwell, Coalway, Milkwall and Five Acres. The core settlement is relatively small but when aggregated with these outlying settlements, it is a very significant centre within the context of the Forest of Dean District. Coleford is also an important administrative centre for the Forest of Dean, which includes the Forest of Dean District Council offices as well as the Forestry England headquarters for management of the Statutory Forest of Dean. It is also well placed to serve as a centre for local tourism, as its location is closely inter-related with the Forest boundary. Its forest edge location however, does constrain the settlement in terms of further development.

Target	Completed	Comments
Housing – 650 dwellings over plan period	35 (Coleford Parish) 5 (West Dean)	Cumulative total of 738 from 2012/13 (Core Strategy adoption) to 2024/25. A further 21 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	0 for Coleford. 15 units for nearby Berry Hill (which is in West Dean)	
Employment generating uses		Established employment areas made up from Pingry Farm, Tufthorn Ave, Mushet, Lawnstone House and Suntory. Tufthorn is nearly at full capacity, but more allocated land owned by Suntory is largely vacant.

- 25.4 As part of the Government's Levelling Up Fund awarded to the Forest of Dean District Council, the £9m proposal for the Five Acres site will create a new leisure and community hub brings a derelict site back into use providing modern leisure, community and business facilities for the area, a new 4 court sports hall and an artificial all-weather sports pitch. The leisure and community hub would house a satellite site for Hartpury University and Hartpury College, bringing specialist education opportunities for young people to the Forest. The wider site will be developed in partnership with West Dean Parish Council and will also include modern workspaces for local businesses and help promote active travel by connecting existing walking and cycling routes.

Town Centre Audit

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

- Footfall
- Car parking
- Retail and Commercial Offer
- Trader Types
- Culture and Leisure Offer
- Events
- Reported Crime
- Markets
- Charity Shops
- Vacant Shops
- Town Centre Investment
- Evening/Night-time Economy

Employment Land

- 25.6 Below, the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Coleford and provides an oversight of the number of employees and occupancy rate. Tufthorn Avenue & Mushet Industrial Park are well utilised and busy employment sites, well located close to the Coleford Town Centre and the B428 road. Generally, expansion of the employment area is constrained by housing on three sides. Nearby Pingry Farm provides a possible overflow location to accommodate new employment opportunities for Coleford.

Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Pingry Farm	AP6I	15-20	100%	0ha	Site Summary: Pingry Farm is a fairly large business site, allocated for the retention of employment generation. The sole business on the site is JBH Associates Ltd, however there may be future potential to accommodate other business units within this facility. A significant part of the site is used for warehousing, stock keeping and heavy machinery.
Tufthorn Ave	AP67	550-600	80%	0.7ha	Tufthorn Avenue is a well utilised employment area, which is allocated site for employment generating uses. The site is almost fully occupied, accommodating both small and large employment generators such as Forterra Formpave and Travis Perkins. There are four units that appear to be unused in 2021, whilst to the rear of the site; there is a corner block that could offer an opportunity for infill.
Mushet Ind Park	AP6I				Big site with 8 business occupying it.
Lawnstone House	AP56	180		0	The Lawnstone House site accommodates the Forest of Dean District

					Council, which (through Publica, Ubico etc) employs 150 people. The site also contains the Coleford job centre plus. An infill area at the front of the site has been developed with new buildings which include 10 dwelling units and three commercial premises.
Suntory Factory (and land adjoining)	AP60	360	50%	6.73ha	The Suntory factory site contains the Ribena/ Lucozade factory which is the largest employer in the town of Coleford. The land adjoining the Suntory factory is a large allocated site of almost 7ha which could accommodate several more large employment generating uses, as well as an employment area adjoining which cater for any overflow from nearby Tufthorn Ave.
Whitecliffe Quarry		15	10%	0.25ha	Whitecliffe Quarry is a medium sized, with a number of possible vacant units, which may currently be being used as storage. The main purpose of the site is for storage and a transport depot.
Staunton Road	AP62	<10	5%	0.6ha	Staunton Rd is a very large and mostly unused site, with the main purpose being for storage and vehicle parking, used by Stowfield Quarry opposite. Currently, the site offers a little employment generation, and seems to present a significant redevelopment opportunity.

2024/2025 Significant Development

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

P0460/24/APP - Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission P1360/21/OUT for the erection of 5 dwellings, construction of vehicular access and associated works. Discharge of Conditions 4 (site sections and levels), 5 (Construction Method Statement), 6 (Construction Ecological Management Plan), 7 (Surface Water Drainage Scheme) and 9 (external lighting) - Land To The East Of Harpers Close, Coalway Road, Coalway

P2100/21/FUL - Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works. - Land At Ellwood Road Milkwall, Coleford

Appeal Outcomes

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
APP/P1615/W/23/3333618 P0682/23/FUL	Land adjacent to 6 Bowens Hill Road, Coleford	The development proposed is described on the application form as, "Proposed detached dwelling, associated parking and landscaping".	Dismissed	AP.1, CH.1 and CH.2 (Coleford NDP), CSP.4	The Inspector supported the Council position on impacts on amenity to the properties known as 6 and 8 Bowens Hill, these having a lawful residential use to be in multiple occupancy, and that the area now being sought for development would result in a loss to the only viable amenity area that was afforded to the occupants of these properties. The Inspector having regard to the surrounding highway network and existing parking conditions, as well as the parking provisions provided within the site, failed to share the Council's view on parking. The Inspector acknowledged that the Council are unable to demonstrate a 5-year housing land supply and that the	Council does not have a 5 yr Housing Land Supply.

					proposal would offer social and economic benefits through its construction and occupation. However, when balancing matters, as the Council had, the Inspector gave significant weight to protecting amenity, and said that none of the benefits associated with the proposal outweighed this matter and dismissed the Appeal.	
APP/PI615/W/24/3338398 PI003/22/FUL	Land east of Perrygrove Road and South of Tufthorn Avenue, Coleford	Delivery of 2x restaurants with takeaway and drive through, along with the construction of associated infrastructure.	Dismissed	CSP.14, CSP.7, AP.61, Coleford NDP CE2	The Inspector found that the appellants evidence (to demonstrate that there were not suitable sites within or closer to the town centre) was not robust enough to demonstrate that more suitable policy compliant locations were not available. Other issues, such as highways and ecology were overcome during the appeal.	Town centre takes precedence for such uses.
APP/PI615/W/24/3341217 PI762/22/OUT	Colefordia n Willets Ltd, Edenwall Road, Coalway	Outline application for the erection of No.7 dwellings.	Dismissed and outline permission refused. (Appeal was made against non-determination of the application.)	CSP.4, CSP.7, AP.4, CNDP CE2	Detailed evidence of active marketing has not been provided or evidence to demonstrate why short term re-use or mixed employment and housing is not feasible or viable. The Inspector thus concluded that the proposal would have a harmful effect on the land available for employment. IT was also concluded that the scheme did not	CSP.7 and CNDP.2 are paramount. Marketing evidence must be provided by applicants. Use of PDL is a significant benefit which has substantial weight.

					provide suitable provision of parking.	
APP/PI615/W/24/3355043 P0269/24/FUL	Barn, Joyford, Coleford	Works to an existing stone barn including alterations and raising of external walls and addition of a new roof with associated new fenestration.	Allowed	CSP.4, AP.1, CSP.2	The Inspector supported the Appellants claims that the barn was and has been used for agricultural purposes. Therefore , also agreeing that its location in the open countryside, in light of its appearance of an agricultural barn, was not unreasonable. Its use therefore being suitable to its location. The Inspector also concluded that its appearance (they consider agricultural) did not harm the character and appearance of the surrounding countryside.	The Inspector ignored the Council position on there being insufficient information provided by the Appellant to demonstrate that there was an actual need for an agricultural building at this site. Policy CSP.4 does not detail what matters constitute the proposal to be justified.

26. Policy CSP.15 Newent

CSP.15 was referred to in 1.5% of all reports (4 out of 260 applications) for the 2024-2025 period.

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



Of the 4 applications, there was approval for:

- Change of use of existing residential annexe to holiday let (retrospective).
- Erection of 9 dwellings with associated garages, landscaping and parking.

Hierarchy Status

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

Description

26.2 Newent is an important centre servicing the Northern catchment of the district. This position has helped to sustain steady growth in the town. Growth is limited however, by tight and well-defined town centre with limited land around it.

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

Target	Completed	Comments
Housing – 350 dwellings over plan period	56	Cumulative total of 740 from 2012/13 (Core Strategy adoption) to 2022/23. Nb. The eventual number will well exceed the early Core Strategy figure of 350. A further 20 dwellings are under construction.
Affordable housing – 40% sought over sites of 10 units/0.3ha	17	30% of new dwellings completed were affordable.
Employment generating uses – 5ha identified		Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocation (4,2ha) east of the site which is yet to be developed. The Ross Road business park is dominated by the Two Rivers Housing site which accommodates over 150

		employees. The site is fully occupied.
--	--	--

Town Centre Audit

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

- Footfall
- Car parking
- Retail and Commercial Offer
- Trader Types
- Culture and Leisure Offer
- Events
- Reported Crime
- Markets
- Charity Shops
- Vacant Shops
- Town Centre Investment
- Evening/Night-time Economy

Employment Land

26.11 Below, the table (FoDDC Employment Sites Table 2023) shows the employment land in and around Newent and provides an oversight of the number of employees and occupancy rate. Newent has a small but active employment area.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation	Estimated Infill Opportunities	Active Tenants/Notes
Newent	Compton Green		10	50%	0.132ha	Large but under-used site. The number of businesses makes up less than 25% of the site (predominantly storage).
	Newent Business Park (Town Farm, Gloucester Road)	AP78 65-130	65-130	100%	4.22ha	Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocation (4,2ha) east of the site which

						is yet to be developed.
	Strawberry Hill Business Park		47	90%	0ha	Small, compact site, but is well utilised. Accommodates variety of independent businesses. No vacant units.
	Ross Road, Newent		200			Dominated by Two Rivers Housing accommodating over 150 employees. Fully occupied site.

2024/25 Significant Development

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

Appeals Outcomes

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

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/ Comments
APP/PI615/W/24/3336848 PI541/23/FUL	33 Ford House Road, Newent	Change of use from agricultural and equestrian land to caravan park to include up to 9 No. static holiday homes without complying with condition attached to planning permission Ref. PI667/21/CO U.	Dismissed	CSP.1, AP.4	Inspector had same conclusion as the previous appeals on the site, stating that without new evidence or convincing fresh arguments, that is insufficient reason to depart from the previous decision which was soundly based. (The condition is considered reasonable and necessary with regards to the effects of noise).	A second appeal cannot be used as a 'second bite of the cherry'.
APP/PI615/W/23/3325667 PI643/22/PQ 3PA	Furnace Farm, Furnace Lane, Newent	The development proposed is prior approval for the proposed change of use of agricultural building to	Dismissed	Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted	The Inspector recognised that the existing agricultural barn was a simple structure of a steel frame with the lower sections comprising of simple blockwork	The inspector highlighted that Planning Practice Guidance (PPG) states that it is not the intention of the permitted development right to allow

		2no. dwellinghouses (Class C3) and associated operational development.		Development) (England) Order 2015 (as amended) (the GPDO)	and wooden slates under a sheet metal roof, and concluded that the works required, which included a new roof, infilling or gaps between wooden slats on exterior wall, amongst other matters would go beyond that which were reasonably necessary, and therefore, considered that these works went beyond that which could be considered acceptable for this type of application.	rebuilding work which would go beyond what is reasonably necessary, and that it is only where the existing building is already suitable for conversion to residential use that it would be considered to have the permitted development right.
APP/PI615/W/24/3348402 P0584/23/OUT	Land at Gloucester Street, Newent	Mixed-use development comprising: 1) Up to 375 residential dwellings 2) 1 primary school including nursery 3) Employment area (7,800 sqm) within Use classes E(g), B2 and B8 4) Local centre within use classes E(a), E(b), E(c), E(d), E(e) and hot food takeaway Associated works	Allowed	None quoted in appeal	Lower end of less than substantial harm scale to heritage. Some limited short-term visual and landscape harm, however, would not be at a level to conflict with relevant development plan policies.	Conflict with how GCC calculated the requested school places.
APP/PI615/W/24/3352122 P1251/23/FUL	18 Onslow Road, Newent	Appeal against a condition on planning permission for change of use from single dwelling (C3) to small children's home (C2). Condition	Allowed (deletion of condition)	CSP.I, AP.I	Inspector considered that condition No 5 (noise control plan) would be sufficient to control any concerns raised regarding noise and disturbance.	Be wary of temporary conditions when other conditions may successfully control concerns.

		was 'temporary permission to enable the LPA to assess any adverse noise impacts and general disturbance... '			Inspector did not find the number of visits, movements and activity would be likely to result in any materially harmful effects upon the living conditions of the occupiers of neighbouring properties. For the above reasons, the Inspector concluded that condition No 2 is neither reasonable nor necessary.	
--	--	---	--	--	---	--

27. Policy CSP.16 Villages

CSP.16 was referred to in 18% of all reports (64 out of 260 applications) for the 2024-2025 period (which is down on last year's 22.5%).



27.1 Below are a small number of examples of the types and locations of where some of the applications within villages were during the 2024-2025 period. The list is not exhaustive but gives a flavour of the types of applications which have been submitted.

Blakeney – small village with few facilities

Reference Number	Approved/Refused	Description of Proposal	Address
P0374/24/OUT	Approved	Outline application for the erection of a single self/custom build dwelling with all matters reserved	The Lowfields Church Way Blakeney

Blaisdon – small village with very few facilities

Reference Number	Approved/Refused	Description of Proposal	Address
PI218/24/FUL	Refused	Conversion of existing barn to self-build residential dwelling, including removal of storage containers and shed, with associated landscaping	The Stables Blaisdon

Bream – large village, closely related to Lydney.

Reference Number	Approved/Refused	Description of Proposal	Address
P0332/24/OUT	Refused	Outline application for the erection of up to 30no. residential dwellings with associated highway access and infrastructure (all matters reserved except access)	Land on the North Side of Lydney Road Bream
PI143/24/FUL	Refused	Erection of one self-build dwelling	1 Sunnyside Oakwood Road Bream

P0390/24/FUL	Approved	Proposed dwelling and associated works	Blue Rock Cottage Blue Rock Crescent Bream
P0602/24/FUL	Refused	Erection of 7 self-build dwellings and associated car parking and landscaping	Cross Keys Garage High Street Bream
P0281/24/FUL	Refused	Erection of one detached dwelling and associated works. Demolition of existing garage.	Lynwood Highfield Road Bream
PI586/23/FUL	Approved	Erection of a detached dwelling	Land off Jubilee Lane Bream

Dymock – small village with some services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0094/24/FUL	Approved	Erection of detached bungalow with associated parking, landscaping and works (revised scheme)	The Laurels Kempley Green Kempley Dymock

Ellwood – small village with very limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI317/24/FUL	Approved	Erection of a self-build detached dwelling and single storey garage	Winscombe, Land At Bromley Road Ellwood

Hartpury – small village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0376/24/FUL	Refused	Erection of bungalow	Land adjacent to Hartpury C of E School Gloucester Road Hartpury
P0293/22/FUL	Approved	Erection of 26 No. dwellings (including 10 no. affordable homes and 1 no. custom/self-build plot) with associated parking, landscaping and construction of a new vehicular access.	Land Off Over Old Road Hartpury

Longhope – a small village with some services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI047/24/FUL	Approved	Conversion of the Coach House to a mix of uses comprising 2 dwellings (Use Class C3), a tea room/cafe (Use Class E) and a hairdressing/beauty salon (Use Class E). Regularisation of 4no. rooflights and increase in ridge height. (Part-retrospective).	Coach House At Longhope Manor House Church Road Longhope
PI535/23/FUL	Approved	Erection of one new dwelling with associated parking and landscaping.	The Temple Old Monmouth Road Longhope
P0271/24/OUT	Refused	Outline application for residential development of up to 44 dwellings including means of access into the site and associated highway works (some matters reserved)	Land West Side of Church Road Longhope

Mitcheldean – a large village which has the benefit of 26ha of employment land and a range of local services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI272/24/FUL	Refused	Change of use to create a two bedroomed dwelling with a single storey extension (revised scheme)	The Old Dairy Jubilee Road Mitcheldean
PI630/23/OUT	Refused	Erection of up to 5 dwellings with associated works (re-development of brownfield site)	Haulage Transport Depot Plump Hill Mitcheldean

Sling – small village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0448/24/FUL	Approved	The redevelopment of a former builders yard to create 9 new	Laurels Business Park Parkend Walk Sling

		dwellings with associated hard and soft landscaping.	
P0599/24/FUL	Approved	Erection of self-build dwelling and provision of new parking area to Severn View.	Severn View Parkend Walk Sling

Staunton – small village physically conjoined to Corse village with limited services.

Reference Number	Approved/Refused	Description of Proposal	Address
P0015/24/OUT	Allowed at Appeal	Outline application for erection of up to 17no. dwellings (up to 10no. self-build dwellings and 7no. affordable dwellings) with associated access, car parking and landscaping, play area, and improvements and external alterations to Staunton and Corse Community Hub (some matters reserved)	Land at The Swan Ledbury Road Staunton

Tibberton – small village with few services.

Reference Number	Approved/Refused	Description of Proposal	Address
PI348/23/FUL	Approved	Erection of two dwellings, new access, landscaping, drainage and other associated works. Demolition of an existing barn and outbuilding.	Barn At Meredith Lane Tibberton

Woolaston (including Netherend) – small village with limited services

Reference Number	Approved/Refused	Description of Proposal	Address
PI715/22/OUT	Approved	Outline application for the erection of No. 11 dwellings with improvements to existing vehicular access, provision of access way and	Alans Cottage Netherend Woolaston

		associated parking, landscaping and works. (All matters reserved)	
PI525/23/FUL	Approved	Erection of no.2 three bedroom dwellings with associated parking, landscaping, cycle storage and work.	Netherend Inn Netherend Woolaston
PI330/23/FUL	Approved	Change of use of former Methodist Church into a single residential dwelling. Erection of first floor extension, demolition and erection of replacement single storey rear extension and erection of garage and associated landscaping works.	Woolaston Methodist Church Woolaston Common Woolaston

Whitecroft – village with some services

Reference Number	Approved/Refused	Description of Proposal	Address
PI241/24/FUL	Refused	Change of use from a pub to a residential dwelling with minor internal alterations, no external alteration other than removal of public house signs	Royal Oak Inn Park Hill Whitecroft

28. Allocations Plan Policies

- 28.1 The Allocations Plan was adopted on the 28 June 2018. During the monitoring period of 1st April 2024 to 31st March 2025, the district wide Allocations Plan policies were referred to in the majority of all planning reports.
- 28.2 The table below demonstrates the number of applications which have been evaluated using the different Allocations Plan policies and what the general outcomes have been. This provides an indication of how widespread the use of each AP policy is and what lessons we can take from its use within the evaluation process.

AP Policy	Number/% of references in planning reports (out of 260 applications)	Development Outcomes
AP.1 Sustainable Development	201 (77%)	This policy is cited in a very large proportion of planning reports, which is to be expected given the general and fundamental intent of the policy. It accords with the basic premise of the NPPF for the presumption in favour of sustainable development.
AP.2 Renewable Energy	5 (1.9%)	This is a more specific renewable energy policy, which builds upon and clarifies the intent of CSP.2 and CSP.3. It is generally used for applications involving renewable energy proposals. The use of this policy has decreased from 2.5% of the total applications in the last year.
AP.3 Mixed Uses & Proximity	4 (1.5%)	This policy has been cited more times than last year (0.8%). It has been mainly used for applications changing uses to employment.
AP.4 Design of Development	196 (75%)	Similar to CSP.1, this policy is cited in a majority of all planning reports, as it is a simple policy approach to providing general principles of good design for all types of proposals. However, it was used more frequently than in the previous year (68.7%).
AP.5 Historic Character & Local Distinctiveness	63 (22%)	This policy is mainly cited where a proposal impacts on heritage assets and their settings, generally listed buildings, non-designated heritage assets and Conservation Areas. The number of applications citing this policy is on a par with last year (22% of applications).
AP.6 Locally Distinctive Areas	8 (3%)	Provides a policy mechanism for development proposals which fall within designated Locally Distinctive Areas.

		Applications in this period are mainly for change of uses and erection of new dwellings. The % of applications citing this policy is very similar to last year (2.8%).
AP.7 Biodiversity	148 (56.9%)	This policy refers to national and European guidance on designated habitat sites. It is referred to in just over half of the planning reports, many of which are not within or adjoining designated wildlife sites. This policy is engaged for a wide range of development types, such as single to multiple dwellings, agriculture, tourism and commercial. The % of applications citing this policy is higher than last year (51%).
AP.8 Green Infrastructure	113 (43.46%)	This policy is referred to in slightly more than the 41.4% of reports the previous year.
AP.9 Herefordshire & Gloucestershire Canal	1 (0.4%)	Outline application for mixed Use development (up to 375 dwellings), primary school, employment area and local centre. Refused but allowed at appeal.
AP.30 – Cinderford Town Centre	1 (0.4%)	Permission for part change of use of existing found floor shop to form 1 bedroom flat and 2 storey rear extension to provide 2 residential flats.
AP.36 – Forest Vale Employment Area	1 (0.4%)	Permission for change of use to a community gym
AP.39 – Lydney Town Centre	3 (1.15%)	Permitted change of use from offices to hot food takeaway. Refusal of 5 houses. Permission for subdivision of first floor flat.
AP.47 - East of Lydney	1 (0.4%)	Approval of Reserved Matters (Layout and access) following outline permission P0745/18/OUT (Infrastructure phases 1, 2 and 3). (Revised description).
AP.61 – Tufthorn Avenue and Pingry Farm – Employment Sites	1 (0.4%)	Refusal for the development of site to provide no. 2 restaurants with takeaway and drive through with the construction of associated infrastructure (Resubmission)
AP.64 – Land at Ellwood Road	1 (0.4%)	Permission for 47 dwellings
AP.69 - Coleford Locally Valued Landscape	1 (0.4%)	Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission PI360/21/OUT for the erection of 5 dwellings
AP.71 – Newent Town Centre: Mixed Development Allocation	1 (0.4%)	Permission for change of use from retail to wine bar
AP.78 – Gloucester Road, Newent	1 (0.4%)	Outline application for mixed Use development (up to 375 dwellings), primary school, employment area and local centre. Refused but allowed at appeal

AP.109 Staunton and Corse Locally Valued Landscape	1 (0.4%)	An outline application for erection of up to 17no. dwellings (up to 10no. self-build dwellings and 7no. affordable dwellings and improvements to Staunton and Corse Community Hub refused but then allowed at appeal.
AP.112 – Housing Site, Ash Way, Woolaston	1 (0.4%)	Permission for the erection of 11 dwellings.

29. Appeals Outcomes

29.1 There have been 44 appeals decided between 1st April 2024 to 31st March 2025 for full application proposal types (not householder). Of the 44 appeals:

- 13 have been allowed in full
- 31 were dismissed

	Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy Ref	Reason for Outcome	Lessons Learned/Comments
I	APP/P1615/W/23/3323815 (P0150/23/FUL)	Land north of the Royal Exchange, Gloucester Road, Hartpury	Erection of three dwellings, construction of improved vehicular access and closure of existing vehicular access. The proposal sought to amend an approved scheme for three dwellings. The council issued a minor material amendment permission for changes to the scheme and the applicant challenged via an appeal two	Allowed	None quoted in appeal	With regard to the condition 03 relating to the access, the Inspector found that the wording used in the condition was not precise and as such in the appeal decision amended the condition's wording as it was deemed to be a necessary condition. In terms of the time limit condition 01, minor material amendment applications are not designed to be used to extend the time limit for a development to be implemented (which runs to 3	On face value the appeal was allowed but in reality the Inspector endorsed both the councils position on the time limit and shared the view that the highway condition was necessary.

			conditions imposed on the new permission relating to the time limit and the access.			years), and as such when issued the three year date for implementation is based on the time limit of the original application that was sought to be amended. The Inspector found that the councils decision to use the original three year date from that first permission was correct.	
2	APP/PI615/W/23/3322553 P0975/22/FUL	The Yard, Deanside, Mount Pleasant, Parkend	The development proposed is three detached dwellings, car parking and manoeuvring.	Dismissed	CSP.1, CSP.2, CSP.4, AP.1, AP.4	The Application was refused on 5 grounds relating to its location outside of any settlement boundary, substandard design impacting of the character and appearance of the area, land stability, failure to demonstrate that protected species would be safeguarded and insufficient information relating to surface water flooding. The Inspector considering these matters found in favour of the Council	Inspector acknowledged that whilst the Council cannot currently demonstrate a 5-year supply of deliverable sites for housing, that on balance the adverse impacts would significantly and demonstrably outweigh the public benefits that three dwellings could provide.

						on all but the matter associated with surface water flooding,	
3	APP/P1615/W/23/3331764 P0358/23/FUL	Boxbush Barn, Oxenhall Lane, Gorsley	The development is proposed is the continued use of former barn as a dwelling (C3 use).	Dismissed	CSP.4, CSP.5, CSP.7, CSP.16	The inspector noted that the location is very rural and within the open countryside, with a lack of alternative modes of transport, thus conflicting with Development Plan Policies CSP.4, CSP.5 and CSP.16 (not sustainable). Inspector also noted that whilst evidence suggests that the building has not been used for holiday purposes, nonetheless that is the use for which planning permission was granted and there was a loss of a unit of tourism, which, due to its location, be likely in demand had it been available. Thus considered there to also be conflict with Policy CSP.7.	Tourism is important and Inspector did not consider the public benefits or the benefits from a single dwelling towards housing supply outweighed the conflict with the Development Plan as a whole.
4	APP/P1615/W/23/3329616 P1775/22/FUL	Wild Oak Farm	The development proposed is	Dismissed	CSP.1, CSP.4, CSP.5, CSP.16	The inspector, identified that any	Important to establish that a former dwelling

		Little London Longhope	described as 'erect a new dwellinghouse, the majority of which would be within the envelope of the extant walling (i.e., ruins). The existing extant walling would be repaired and/or partially reconstructed and/or completely reconstructed to form low cladding to the new dwellinghouse.'			residential use of the site had long since been abandoned, future occupants would be highly dependent on the motor vehicle and the erection of a dwelling at this rural location would create harm to the intrinsic character and appearance of the landscape. The Inspector dismissed the appeal advising that these matters are provided significant weight against the proposal that was not outweighed by any public benefits. T	has been abandoned in these types of cases.
5	APP/PI615/W/24/3337647 PI369/23/PIP	No 1 Wintles Hill Cottage, Wintles Hill, WOS.	The development proposed is permission in principle for a residential development of 1 no detached self-build dwelling house with electric vehicle charging facilities.	Allowed	CSP.5, CSP.1, CSP.2	Whilst noting some services and facilities would not be easily accessible for future occupants, the Inspector found that there are alternative modes of transport that could be used at this location reducing reliance on the motorcar, and therefore found no	Other modes of transport such as public buses etc. are considered by Inspector to make a location sustainable.

						conflict with the Development Plan Policies and considered the site sustainable.	
6	APP/PI615/W/23/3327819 P0319/23/FUL	New House, Woolaston Common, Woolaston	The development proposed is described on the application form as, "Change of use for a segment of land currently unused under the applicants' ownership to be included within the residential curtilage of the main house".	Dismissed	CSP.I, AP.4,	The inspector corrected the Appellants view of the land sought for the change of use as being described as waste land by confirming that it is in fact agricultural land and considered that the proposal would result in an imposing feature in the street scene at this location. The Inspector fully supported the Council position.	The quality and use of the land is important, as is the impact on landscape.
7	APP/PI615/W/23/3335722 PI616/22/FUL	The Flat, The Haven, Hart Lane, Ruardean	The development proposed is conversion of first floor flat and ground floor garage to dwellinghouse with associated internal and external alterations including	Dismissed	FoD RDG, CSP.I, AP.I, AP.4	At the time of the Inspectors site inspection it was recorded that works had commenced but had not yet been completed. The Inspector agreed with the Council's position and acknowledged that whilst the	Inspector still believes the Forest of Dean Residential Design Guide still has valuable content which remains consistent with national guidance.

			amendments to fenestration (part-retrospective)			Council's residential design guidance is dated it remains consistent with National Guidance, and the need to provide a high standard on amenity for future occupants which the proposal fell substantially below and dismissed the appeal.	
8	APP/PI615/W/23/3325667 PI643/22/PQ3PA	Furnace Farm, Furnace Lane, Newent	The development proposed is prior approval for the proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and associated operational development.	Dismissed	Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO)	The Inspector recognised that the existing agricultural barn was a simple structure of a steel frame with the lower sections comprising of simple blockwork and wooden slates under a sheet metal roof, and concluded that the works required, which included a new roof, infilling or gaps between wooden slats on exterior wall, amongst other matters would go beyond that which were reasonably necessary, and	The inspector highlighted that Planning Practice Guidance (PPG) states that it is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary, and that it is only where the existing building is already suitable for conversion to residential use that it would be considered to have the permitted development right.

						therefore, considered that these works went beyond that which could be considered acceptable for this type of application.	
9	APP/PI615/W/23/3329921 P0249/22/FUL (Enforcement Notice)	Land opposite Yorkley Court, Lydney Road, Yorkley	The development proposed is creation of a new vehicle access and closure of existing.	Dismissed	CSP.1, AP.4, AP.7, AP.1, AP.8	The site has a nil planning use and has an existing enforcement notice covering it which was acknowledged by the Inspector. The Inspector also recorded that at the time of their site inspection, that significant works had been undertaken to the hedgerow. The Inspector agreed that the hedge made a positive contribution to the area and its loss conflicts with the Development Plan Policies. In relation to biodiversity, the Inspector highlighted that there is no dispute that there are records of bats and dormice not too far away from the site,	The importance of hedgerow in the landscape and biodiversity is clear.

						and in the absence of information confirming otherwise from the Appellant, was not satisfied that the proposal would have an acceptable effect on ecology.	
10	APP/PI615/W/3313059 P0830/22/FUL	Bullo Dock, Bullo Pill, Newnham	The development proposed is described on the application form as, "Retrospective Application for use of Caravan for Security and Seafarer Welfare".	Dismissed	CSP.4, CSP.5, CSP.16, AP.1, AP.4, CSP.1, CSP.2	The Inspector agreed with the Council that the site is not sustainable and the occupants of any residential development would be highly reliant on the motor car, contrary to the NPPF and the Development Plan. The Inspector also concluded that the development would have an unacceptable and harmful effect (less than substantial) on the setting and significance of the Grade II listed building, known as Dock and Lock Walls, and that the highway junction from the access road to the Dock provides a	

						seriously substandard level of visibility, and as such any increased use would create an unacceptable impact on highway safety. The Inspector concluded that the site and its use failed to meet with the criteria of Section 14 of the NPPF.	
11	APP/PI615/W/23/3331416 PI350/22/FUL	Land North of Stream Lane, Upleadon	The development proposed is a temporary ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.	Dismissed	AP.2, CSP.1	The Inspector acknowledged that the proposal would introduce a utilitarian element into this area, in support of the Councils position, having a significant adverse effect on the landscape character of this area, being visually prominent from surrounding public vantage points. The Inspector also noted that harm to the character and appearance of the area, whilst not being permanent, would endure for 42 years,	Agricultural land quality is an important issue to consider.

						far exceeding what is regarded as long term. The Inspector recorded that the proposal would create (less than substantial harm to a Listed Building) which weighed against the proposal. Finally, in considering the use of the best and most versatile agricultural land (BMV), the Council had no compelling evidence to contradict the survey work undertaken by the Appellant and that the land classification was no higher than grade 3b, which does not constitute BMV land, this was also the Inspectors view.	
12	APP/PI615/W/23/3335637 PI724/22/FUL	Ty Lydia, Land adjacent to Rosewood, Belmont Rd, Hewelsfield Common	The development proposed is the restoration of a stone building to form a 1-bed holiday let and associated works including the	Allowed	CSP.4, CSP.1, AP.4, AP.7, AP.8, AP.1	The Inspector noted that the proposal would be modern in appearance, but in their judgement this would not be harmful to the character and appearance of the	The Inspector noted that the Development Plan Policies do not require a business plan for such proposals to be submitted, and remarked on the fact that the Core Strategy

			creation of a new access, drainage works and landscaping.			rural area. In relation to Regulation 55 the Inspector stated that: <i>“Regulation 55 of the Habitats Regulations sets out the circumstances where NE can issue a licence for an otherwise unlawful activity in respect of European Protected Species such as bats. The licencing tests include imperative reasons of overriding public interest, whether there are satisfactory alternatives and where the derogation would not be detrimental to the maintenance of the populations of bats at a favourable conservation status in their natural range...[And that]... However, the Morge judgement has established that planning permission should ordinarily be granted, except where the proposal is unlikely to be licensed. The licencing requirements</i>	Identifies that growth employment in tourism in the District has been lower than the regional average. It should be pointed out that it is some 12 years now since the adoption of the Core Strategy, but without any new Policies addressing this matter this is the evidence available to the Inspector.
--	--	--	---	--	--	---	---

						<i>are in addition to the need for planning permission and are subject to a separate process. Furthermore, NE has commented and not objected to the proposal, to which I give great weight. I have had regard to my duties under Habitat Regulations 9(1) and 9(3) and considered the three tests. In light of my findings above and the mitigation proposed, I have little reason to believe that the development is unlikely to be licensed."</i> The Inspector did not agree with the Council on any of the grounds and allowed the Appeal.	
13	APP/PI615/W/23/3333618 P0682/23/FUL	Land adjacent to 6 Bowens Hill Road, Coleford	The development proposed is described on the application form as, "Proposed detached dwelling,	Dismissed	AP.1, CH.1 and CH.2 (Coleford NDP), CSP.4	The Inspector supported the Council position on impacts on amenity to the properties known as 6 and 8 Bowens Hill, these having a lawful	Council does not have a 5 yr Housing Land Supply.

			associated parking and landscaping”.			residential use to be in multiple occupancy, and that the area now being sought for development would result in a loss to the only viable amenity area that was afforded to the occupants of these properties. The Inspector having regard to the surrounding highway network and existing parking conditions, as well as the parking provisions provided within the site, failed to share the Council’s view on parking. The Inspector acknowledged that the Council are unable to demonstrate a 5-year housing land supply and that the proposal would offer social and economic benefits through its construction and occupation. However, when balancing matters, as the Council had, the Inspector gave	
--	--	--	--------------------------------------	--	--	--	--

						significant weight to protecting amenity, and said that none of the benefits associated with the proposal outweighed this matter and dismissed the Appeal.	
14	APP/PI615/W/23/3333774 PI106/23/FUL	Harts Farm, Chapel Lane, Redmarley	The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.	Allowed	CSP.1, AP.1, CSP.4, CSP.7, AP.4	The Inspector acknowledged that whilst previous case law (<i>Finney v Welsh Ministers & Others</i> [2019] EWCA Civ 1868), held that an application under section 73 of the 1990 Act may not be used to obtain a permission that would require a variation to the terms of the 'operative' part of the planning permission, that is the description of the development for which planning permission had originally been granted, that a more recent case (<i>Freddie Reid vs SSLUHC</i> [2022] EWHC 3116 (Admin)), had not	Planning applications of this type should refer to up to date case law where appropriate.

						been taken into consideration which enabled a different approach to be considered. The Inspector considered that the Council did not take this into account at the application stage and therefore the Council's position was flawed. The Inspector found no conflict with National guidance or the Development Plan.	
15	APP/P1615/W/23/3329458 P0271/22/FUL	Land south of Murrells End Farm, Murrells End, Hartpury	The development proposed is installation and operation a of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with inverter units, substation, site access, internal access tracks, security measures, access gates, other	Dismissed	CSP.1, AP.1, CSP.2, AP.4, AP.5, AP.2, AP.7, AP.8	The Inspector did not consider that there would be any long-term landscape harm and that mitigation planting would mitigate the visual impacts whilst the development was operational. Neither did the Inspector consider that there would any detrimental harm to surrounding living conditions of occupants as a result of the	Again, considering BMV value of land is important.

			ancillary infrastructure and landscaping and biodiversity enhancements.			development. The Inspector did however consider that there would be less than substantial harm to heritage assets as a result of the proposal, for which great weight is applied. The Inspector found that the Appellant had failed to mitigate harm to skylarks (a priority species having declined 50% over the last 25 years), and had failed to demonstrate that alternative sites and use of lesser valued land had been considered by the Appellant. The Inspector found that the use of the BMV agricultural land (79.6% of the site in this instance) was not therefore justified.	
16	APP/PI615/W/24/3337556 P0778/23/FUL	Land adjacent to Car Park, Station Road, Lydney	Temporary Use for Open Storage (B8)	Allowed	AP.51	The Inspector found when visiting that there were spaces in the main station car park and noted that the use proposed would address issues	Short-term economic benefits have a role to play.

						of anti social behaviour and provide short term economic benefits to Network Rail. A unilateral undertaking was presented indicating that the level of use of the station car park would be monitored so that if issues arose the lease for the appeal use could potentially cease. As such the Inspector considered there was the ability for the site to comply with the Local Plan allocation in the future and a temporary permission for five years was given.	
17	APP/PI615/W/24/3338398 PI003/22/FUL	Land east of Perrygrove Road and South of Tufthorn Avenue, Coleford	Delivery of 2x restaurants with takeaway and drive through, along with the construction of associated infrastructure.	Dismissed	CSP.14, CSP.7, AP.61, Coleford NDP CE2	The Inspector found that the appellants evidence (to demonstrate that there were not suitable sites within or closer to the town centre) was not robust enough to demonstrate that more suitable policy	Town centre takes precedence for such uses.

						compliant locations were not available. Other issues, such as highways and ecology were overcome during the appeal.	
18	APP/PI615/W/24/3336348 P0673/23/OUT	Bullo Pill, Newnham on Severn	Outline application for the erection of new two-bedroom dwelling.	Dismissed	CSP.1, CSP.2, CSP.4, CSP.5, AP.1, AP.4, AP.7, AP.8	Inspector concluded that the proposal would not provide a suitable location for housing having regard to the accessibility to services and facilities. Also concluded that: The domestic appearance of the site would appear as an incongruous addition to the area and would erode the commercial setting of the listed buildings. The proposal would provide a single dwelling, which is a small contribution to the lack of housing land supply. Also issues with flooding, ecology and highway safety.	1 dwelling is a small contribution to 5 yr HLS. Sustainability in terms of services and facilities is paramount.

19	APP/PI615/W/24/3341886 P0438/23/FUL	Wyecliffe House, Old Hill, Tutshill	Construction of 2 bathrooms at attic level between 2 existing roof ranges.	Dismissed	CSP.I, AP.4, AP.5	Inspector concluded that the appeal scheme would undermine the architectural integrity and historic value of the listed building. The sum of public benefits is not sufficient to outweigh the great weight that the less than substantial harm to the designated heritage asset carries.	Even if the changes are hidden, the Inspector considers that listed buildings are designated because of they hold value for their special architectural and/or historical interest. Even less than substantial harm to a designated heritage asset carries considerable importance and weight.
20	APP/PI615/W/24/3339466 PI570/23/PR3PA	Guy Hall Farm, Northington Lane, Awre	Change of use of the existing barn to an indoor electric bike track for children.	Dismissed	Schedule 2, Part 3, Class R of the GDPO, CSP.I	Inspector concluded that that the prior approval details relating to the transport and highway impacts resulting from the proposed use of the barn would not be acceptable. Furthermore, no noise assessment or statement of noise control was provided and no evidence that the noise from cows sheltered in other parts of the barn or	Noise assessments are required for this type of proposal.

						machinery/generators used on farm would be louder than the proposed use. Inspector therefore concluded a noise impact.	
21	APP/PI615/W/24/3341783 PI305/23/FUL	Horsehoe Inn House, Brooms Green, Dymock	Change of use of Bed and Breakfast accommodation to residential use ancillary to main dwelling.	Allowed	CSP.7, CSP.8,	The Inspector found in allowing the appeal that there was no community use and considered that as the employment generated was minimal since the applicants ran the facility themselves and were retiring that there was no conflict with policy CSP.7.	B&Bs may not have employment generation. A viability requirement is not a requirement of CSP.7.
22	APP/PI615/W/24/3342413 P0026/24/FUL	Morse Farm, Morse Road, Drybrook	Agricultural building	Allowed	Schedule 2, Part 6, Class A of the GPDO, CSP.1, AP.1, AP.4	The Inspector found that the Core strategy Policy CSP. 1 did not contain a requirement to assess whether a building is necessary and concluded in her opinion that it was needed. Whilst acknowledging that the building would be visible the Inspector found that it would not be harmful when	No policy basis (particularly in CSP.1) for requirement to demonstrate a need for such a building.

						weighed against existing buildings.	
23	APP/PI615/W/24/3343418 PI203/23/PQ3PA	Cotshill Farm, Lower Ley Lane, Minsterworth	Prior approval for change of use of agricultural building to 1 dwelling.	Dismissed	Class Q, Part 3, Schedule 2 of the GPDO.	Inspector concluded that inadequate information had been provided to clearly demonstrate that the extent of building works would be reasonably necessary to allow conversion of the barn. He considered that most of the external walls as well as the roof of the proposed dwelling would include new build or re-built elements.	Operations works must be reasonably necessary (not extensive re-build).
24	APP/PI615/W/23/3331565 P0346/23/OUT	Land on the north west side of Blue Rock Crescent, Bream	Erection of 4 dwellings.	Dismissed	CSP.1, CSP.2, CSP.9, AP.1, AP.4, AP.7, AP.8	The Inspector considered that the undeveloped and open characteristics of the site (Important Open Area) amongst the existing built environment means that it makes a positive contribution in its current form to the character and appearance of the area. The proposal would significantly alter the site's	This highlights the importance of the Important Open Area designations.

						character and sense of place. Furthermore, the scheme would harm highway safety.	
25	APP/PI615/W/24/3344714 PI021/23/FUL	Land west of Chapel Pitch, Ketford, Dymock	Change of use of land and siting of 1 no. short-term holiday cabin.	Dismissed	CSP.1, AP.4, AP.5	Inspector concluded that the development would have a harmful effect on the character of the area and the appearance of the landscape.	Holiday accommodation clearly does not address shortfall in 5 yr Housing Land Supply. Planting does not necessarily provide enough screening.
26	APP/PI615/W/24/3343376 PI479/23/FUL	Long Meadow, Mill End, Clearwell	Conversion of a barn to form an annexe/workspace, including a single-storey extension with hard and soft landscaping. Change of use of a portion of the field to host a single-storey garage.	Dismissed	CSP.1, CSP.2, CSP.4, CSP.16	Owing to bat roost, the scheme would have a significant adverse effect on the integrity of the SAC and would not accord with The Habitat Regulations. The garage would be an isolated building in an open and undeveloped paddock – discordant feature in the landscape, harming the character and appearance of the area, particularly the Wye Valley National Landscape (AONB).	There are no policies or SPD to justify what size of extension would exceed the threshold for a conversion. The Landscape Character Assessment (November 2002) is not an adopted SPD.

27	APP/PI615/W/24/3337841 P0811/23/FUL	1A/1B Ruspidge Road, Ruspidge, Cinderford	Erection of a third storey extension to create a residential flat with associate works.	Dismissed	CSP.1, CSP.4, AP.1, AP.4 RDG	Inspector considered that the scheme would not have an adverse effect on highways, flooding, drainage or ecology, however, this would not outweigh the harm identified to the character and appearance of the area (unacceptably bulky and incongruous development).	Inspector took into account the Residential Design Guide.
28	APP/PI615/W/24/3336848 PI541/23/FUL	33 Ford House Road, Newent	Change of use from agricultural and equestrian land to caravan park to include up to 9 No. static holiday homes without complying with condition attached to planning permission Ref. PI667/21/COU.	Dismissed	CSP.1, AP.4	Inspector had same conclusion as the previous appeals on the site, stating that without new evidence or convincing fresh arguments, that is insufficient reason to depart from the previous decision which was soundly based. (The condition is considered reasonable and necessary with regards to the effects of noise).	A second appeal cannot be used as a 'second bite of the cherry'.
29	APP/PI615/W/24/3341217 PI762/22/OUT	Colefordian Willets Ltd, Edenwall Road, Coalway	Outline application for the erection of No.7 dwellings.	Dismissed and outline permission refused. (Appeal was	CSP.4, CSP.7, AP.4, CNDP CE2	Detailed evidence of active marketing has not been provided or evidence to demonstrate why	CSP.7 and CNDP.2 are paramount. Marketing evidence must be provided by applicants.

				made against non-determination of the application.)		short term re-use or mixed employment and housing is not feasible or viable. The Inspector thus concluded that the proposal would have a harmful effect on the land available for employment. IT was also concluded that the scheme did not provide suitable provision of parking.	Use of PDL is a significant benefit which has substantial weight.
30	APP/PI615/W/24/3343515 PI706/22/FUL	Land adjacent to Beulah Chapel, Green Bottom, Littledean	Change of use of vacant plot of land from agricultural to class C1 to allow for the installation of single static caravan holiday let unit and associated works.	Dismissed	CSP.1, AP.4, AP.5.	The Inspector concluded that the proposed development would harm the character and appearance of the site and its surroundings and would harm the significance of the NDHA (chapel).	NDHA (Non designated heritage assets) are important features to consider and can carry substantial weight.
31	APP/PI615/W/24/3346275 P0517/23/OUT	Land West of Gloucester Road, Corse	Outline application for 50 dwellings (40% affordable) with public open space, landscaping and SUDS.	Allowed	AP.107, AP.108, AP.109, CSP.1, CSP.4, CSP.5, CSP.16	Inspector concluded that lack of 5 yr HLS outweighed harm to CA and landscape.	Harm to LVL given limited weight. Inspector clearly states that plan-led delivery is no-where near providing the number of housing required for the district.

32	APP/PI615/W/24/3348402 P0584/23/OUT	Land at Gloucester Street, Newent	Mixed-use development comprising: 5) Up to 375 residential dwellings 6) 1 primary school including nursery 7) Employment area (7,800 sqm) within Use classes E(g), B2 and B8 8) Local centre within use classes E(a), E(b), E(c), E(d), E(e) and hot food takeaway Associated works	Allowed	None quoted in appeal	Lower end of less than substantial harm scale to heritage. Some limited short-term visual and landscape harm, however, would not be at a level to conflict with relevant development plan policies.	Conflict with how GCC calculated the requested school places.
33	APP/PI615/W/24/3345402 PI332/23/FUL	Severn Lodge, Church Lane, Alvington	Change of use of existing residential annexe to an independent dwelling with associated works. Regularisation of single storey flat-roofed extension (part retrospective)	Dismissed	CSP.5, CSP.1, AP.5, NDP BE1, BE2 AND NE1	The Inspector concluded that the scheme would fail to preserve the setting of the listed building and that of the conservation area.	Housing supply of around 1.82 is an acute shortfall. An additional home would be an important benefit of the scheme, weighing heavily in favour.
34	APP/PI615/W/24/3346302 P0073/24/FUL	Engine Meadow	Temporary retention of	Dismissed	CSP.1, AP.4, AP.5	By way of its design and the fact that the	Although a positive contribution to

		Lodge, Dymock	dwelling and garage building for up to three years for the essential needs of a rural worker to demonstrate viability of farm business.			creation of a new residential use and its associated paraphernalia results in the domestication of the land, adding to its adverse effects, the Inspector concluded the appeal development has a harmful effect on the surroundings of the listed building, even on a temporary basis.	housing, a single unit attracts only limited weight.
35	APP/PI615/W/24/3353454 P0498/24/PQ3PA	Old Rock Farmhouse, Kempley Road, Dymock	Change of Use of Planning Application for the conversion of an existing agricultural building to a residential dwellinghouse (Use Class C3) and associated operation development.	Dismissed	No local plan policies – Class Q of Schedule 2, Part 3 of GDPO.	Inspector considered that whilst the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building, the proposed development would go beyond building operations reasonably necessary to convert the building into a dwellinghouse. As such it would fail to comply with paragraph Q.1(j) of the GPDO and would not benefit	

						from the permitted development rights under Schedule 2, Part 3, Class Q of the Order.	
36	APP/PI615/W/24/3343555 PI346/23/FUL	Disused Builders Yard to the West of Wyndover, Larksfield Road, Harrow Hill	Erection of a 3 bedroomed dwelling	Allowed	Residential Design Guide	Inspector concluded the development would provide acceptable living conditions in terms of privacy and its garden space, thus according with policies CSP.1, API and AP4.	Inspector considers that the reference to a 21m distance requirement between dwellings is no longer relevant as it is not a requirement in the current development plan. Even though this site was subject to a previous appeal, the Inspector considers that this being a full application (not outline), he has the benefit of the details of the scheme and can make a different decision. Inspector highlighted that CS policies CSP.4, CSP.5, CSP.16 and AP6 contain no provisions relevant to the specific issue of living conditions.
37	APP/PI615/W/24/3347827 PI618/23/FUL	Herridges Orchards, Ketford Rd,	General purpose agricultural building	Dismissed	CSP.1, CSP.4, CSP.7, AP.4, AP.5	Inspector concludes harm to character and appearance,	The fall-back position of the prior notification building

		Poolhill, Newent				prominence in the landscape. The inspector is also not convinced that the needs of the enterprise could not be met by a building or more traditional construction which would be less harmful to the area's character.	would be more acceptable in design (agricultural building in rural landscape).
38	APP/P1615/W/24/3348029 P0308/23/FUL	Forest and Wye Valley Caravan and Campsite, Barse Common, St Briavels	Application for the proposed siting of 41 holiday (caravan) lodges in lieu of 60 touring caravan and glamping pitches, the demolition of all existing facilities buildings and environmental improvements throughout.	Dismissed	Section 85 of the Countryside and Rights of Way Act 2000, CSP.I, CSP.7,	The Inspector concluded a harmful effect of the proposed development on the character and appearance of the area, including the Wye Valley National Landscape (AONB). The proposal would have an urbanising effect due to the permanent physical presence of the lodges, year-round occupation, and additional lighting, conflicting with the rural character of the landscape.	Moderate weight given to economical benefits.

39	APP/PI615/W/24/3353011 P0015/24/OUT	Land at The Swan, Ledbury Road, Staunton	Erection of up to 17 dwellings (up to 10 self-build dwellings and 7 affordable dwellings) with associated access, car parking, landscaping, and play area, alongside improvements and external alterations to the Staunton and Corse Community Hub.	Allowed	CSP.4, CSP.5, CSP.16, AP.109	Inspector was satisfied that the development would be acceptable in scale and sustainably located. She furthermore, found that the development would not harm the character and appearance of the area, including the significance of heritage assets and the ability to appreciate that significance. The scheme would as such preserve the settings of the listed buildings identified.	Inspector was satisfied that the precautionary approach advocated by the appellant within the submitted Reasonable Avoidance Measures and Method Statement (RAMMS) is proportionate. This could form the basis for a more detailed Construction Ecological Management Plan. Inspector considered that the site lies adjacent to bus stops and future occupants would have easy access to a good range of services within the village. Requirement for places at the local primary school can be simply addressed through a contribution.
40	APP/PI615/W/24/3352122 PI251/23/FUL	18 Onslow Road, Newent	Appeal against a condition on planning permission for	Allowed (deletion of condition)	CSP.1, AP.1	Inspector considered that condition No 5 (noise control plan) would be sufficient to	Be wary of temporary conditions when other conditions may

			change of use from single dwelling (C3) to small children's home (C2). Condition was 'temporary permission to enable the LPA to assess any adverse noise impacts and general disturbance....'			control any concerns raised regarding noise and disturbance. Inspector did not find the number of visits, movements and activity would be likely to result in any materially harmful effects upon the living conditions of the occupiers of neighbouring properties. For the above reasons, the Inspector concluded that condition No 2 is neither reasonable nor necessary.	successfully control concerns.
41	APP/PI615/W/24/3348930 PI290/23/FUL	Rectory Fields, Church Lane, Rudford	Change of use of agricultural building to form a single unit of holiday accommodation, including improvement of the existing driveway and access.	Dismissed	CSP.I, AP.9	The Inspector concluded that the private drive would seriously harm the character of the Three Choirs Way, and would seriously undermine enjoyment of the public footpath. Furthermore, the introduction of the proposed private drive would compromise	Regardless of Agent's comments that the reinstatement of the Herefordshire & Gloucestershire Canal is unlikely to happen, the Inspector still chose to protect the route.

						the route of the proposed reinstated HGC .The proposed development conflicts with CS policy CSP.1 and AP policy AP9.	
42	APP/PI615/W/24/3355260 P0862/24/FUL	Nags Head Inn, Oldcroft Road, Yorkley Slade, Lydney	Conversion of existing public house (Sui Generis) to provide three terraced dwellings (Use Class C3) utilising the existing access from Oldcroft Road, including associated parking and landscaping, and demolition of rear extension and outbuildings.	Dismissed	FES NDP (NP.2 & 20), CSP.1, AP.1, AP.7, AP.8	Inspector considered there was not substantive evidence to demonstrate that the public house is not viable or cannot be made so. She considered that the appeal building has sufficient heritage significance to warrant NDHA status, however, the proposed development would not cause harm to the NDHA or its setting. However, in the absence of detailed financial information specifically related to the operation of the public house the Inspector concluded that the proposed development would	Community Assets are valuable. Need to compare the existing domestic paraphernalia with the proposed use (in this case it would not be at odds).

						result in the unjustified loss of a community asset. Contrary to NP Policy 20 and Policy AP.1 of the Forest of Dean District Council Allocation Plan (2018) (AP).	
43	APP/PI615/W/24/3348567 PI347/23/OUT	Land off Knapps Lane, Oak Barn Farm, Knapp Lane, Alvington	Erection of up to 1 no self-build dwelling, and associated works. All matters reserved except for access.	Dismissed	CSP.1, CSP.2, CSP.4, , CSP.5, AP.1, NE.2 (Alvington NDP)	Inspector agreed that the site was not a suitable location due to the conflict with Policy CSP.4 of the Core Strategy, being in the open countryside (outside the settlement boundary). In relation to the character and appearance of the area the Inspector considered that the house was separated away from the existing built forms (dwellings – settlement) at odds with the current pattern of development and interrupt/spoil attractive view of the countryside which could not be	Inspector considers that the Council is failing to deliver on housing land supply.

						overcome by planting mitigation.	
44	APP/P1615/W/24/3355043 P0269/24/FUL	Barn, Joyford, Coleford	Works to an existing stone barn including alterations and raising of external walls and addition of a new roof with associated new fenestration.	Allowed	CSP.4, AP.1, CSP.2	The Inspector supported the Appellants claims that the barn was and has been used for agricultural purposes. Therefore, also agreeing that its location in the open countryside, in light of its appearance of an agricultural barn, was not unreasonable. Its use therefore being suitable to its location. The Inspector also concluded that its appearance (they consider agricultural) did not harm the character and appearance of the surrounding countryside.	The Inspector ignored the Council position on there being insufficient information provided by the Appellant to demonstrate that there was an actual need for an agricultural building at this site. Policy CSP.4 does not detail what matters constitute the proposal to be justified.

30. Neighbourhood Plan Monitoring

30.1 Neighbourhood planning gives communities an opportunity to have a say in how development happens in their area. It gives communities a chance to influence development and what that looks like, protect green spaces and heritage.

30.2 There have been 9 Neighbourhood Development Plans (NDPs) made (adopted) by the Forest of Dean District Council (up until the year 2024-2025 period):

- Alvington
- Berry Hill, Christchurch and Edge End
- Coleford
- Dymock
- Forest Edge South
- Huntley
- Longhope
- Lydney
- Mitcheldean

30.3 As of 31st March 2024, 2 further neighbourhood plans were at different stages of production (Newent and Churcham) and Lydney and Coleford are working on an updated NDP.

30.4 The table below identifies the planning applications which were dealt with in the 2024-2025 period where NDP policies were engaged.

Neighbourhood Development Plan	Application	Policies
Alvington	APP/PI615/W/24/3345402 PI332/23/FUL - Change of use of existing residential annexe to an independent dwelling with associated works. Regularisation of single storey flat-roofed extension (part retrospective) - Appeal dismissed	BE1 – Design Guidance for New Buildings and Extensions in the Alvington Conservation Area BE2 – General Building Design Principles for Development within the Settlement Boundary NE1 - Protecting and Enhancing Local Wildlife
Alvington	APP/PI615/W/24/3348567 PI347/23/OUT - Erection of up to 1 no self-build dwelling, and associated works. All matters reserved except for access. - Appeal dismissed	NE.2 - Protecting and Enhancing Local Landscape Character
Alvington	P0405/24/FUL - Change of use of redundant	HMI - Housing Mix

	workshop to residential dwelling - Permitted	
Alvington	P0550/24/FUL - To seek permission for the change of use to Micro Brewery and refurbishment including the re-cladding of existing walls and roofs, insertion of a mezzanine floor and WC/Shower Room - Permitted	NE1 - Protecting and Enhancing Local Wildlife E1 - Business Conversions E3 - New or expanded business or tourism development
Alvington	PI387/24/FUL - Erection of shepherds hut and ancillary accommodations to use as short term holiday let (Part retrospective). Change of use from an agriculture/equestrian use to a tourism use - Permitted	BE1 and BE2 - Built Environment E2 - Sustainable and Responsible Tourism E3 - New or expanded business or tourism development FI - Reducing Flood Risk NE1 - Protecting and Enhancing Local Wildlife
Alvington	PI245/22/FUL - Variation of Condition 1 (Approved Plans) for substitution of proposed block plan to relocate parking spaces and new drainage details plan. Variation to Condition 8 (Landscaping Scheme) of PI772/18/APP to allow relocation of LAP, alter entrance road from block paving to tarmac and provide area for gas delivery. (Retrospective) - Refused	C2 - New Community and Recreation Facilities FI - Reducing Surface Foul/Water Flooding NE1 - Protecting and Enhancing Local Wildlife NE2 - Protecting and Enhancing Local Landscape Character BE2 - General Building Design Principles for Development within the Settlement Boundary HMI - Housing Mix

Neighbourhood Development Plan	Application	Policies
Berry Hill, Christchurch and Edge End	P0052/24/APP- Approval of reserved matters (appearance, access, landscaping, layout and scale) of outline permission P0834/23/OUT for the erection of one dwelling - Permitted	Housing Policies - HP.1.1, HP.1.3, HP.2.2, HP.4.1, HP.4.2, HP.4.3 Transport Policies - TR.1.1 Countryside & Environment Policies - CE.3.1, CE.3.2, CE.4.1, CE.5.1
Berry Hill, Christchurch and Edge End	PI367/24/FUL - Variation of condition 02 (approved plans) of planning permission PI431/23/FUL for	Housing Policy – HP.1.3

	material amendment to change dormer tiles to recycled wood effect composite dark teak cladding - Permitted	
Berry Hill, Christchurch and Edge End	PI341/24/FUL - Variation of Conditions 2 (approved plans), 16 (Construction Environmental Management Plan), 17 (External Lighting), 20 (Ecology Buffer Zone implementation and phasing details), 21 (Ecological Design Strategy) and 22 (Landscape and Ecological Management Plan) relating to planning permission PI612/23/FUL to allow for the addition of roof mounted photovoltaic panels to all plots, minor amendments to site layout plan and scheme design - Permitted	Housing Policy 2 - To plan for a mix of housing based on current and future demographic and market trends and the needs of different age groups in the community, such as, but not limited to, families with children, older people and people with disabilities as well as people wishing to build their own homes. Housing Policy 3 - Affordable housing to meet the needs of local people. Housing Policy 4 - Ensure that new developments or re-developments are of high-quality design, built to high sustainability standards and reinforce local distinctiveness which meets the needs of all sections of society.

Neighbourhood Development Plan	Application	Policies
Coleford	APP/PI615/W/23/3333618 P0682/23/FUL - Proposed detached dwelling, associated parking and landscaping - Appeal dismissed	CH1 - Small housing development sites CH2 - New Housing Development
Coleford	APP/PI615/W/24/3338398 PI003/22/FUL - Delivery of 2x restaurants with takeaway and drive through, along with the construction of associated infrastructure - Appeal dismissed	CE.2 - Protecting and Supporting the Development of Local Employment Outside the Town Centre
Coleford	APP/PI615/W/24/3341217 PI762/22/OUT - Outline application for the erection of No.7 dwellings - Appeal dismissed	CE.2 - Protecting and Supporting the Development of Local Employment Outside the Town Centre
Coleford	PI104/24/FUL - Erection of dwelling and associated works - Refused	CH1 - Small Housing Development Sites

		CH2 - New Housing Development CNEI - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements CITPAI - Transport and Movement
Coleford	P0986/24/FUL - Change of use from a mixed use residential and funeral directors premises to a funeral directors premises (retrospective) - Permitted	CHEI – Protecting and enhancing local character CNEI – Protecting and enhancing local landscape character in Coleford and its surrounding settlements CE2 – Protecting and supporting the development of local employment outside the town centre
Coleford	P2100/21/FUL - Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works - Permitted	CH2 - New Housing Development CCI - Retaining and enhancing community facilities CC3 - Local green spaces CHEI - Protecting and enhancing local character CNEI - Protecting and enhancing local landscape character in Coleford and surrounding settlements CNE3 - Green infrastructure CITPAI - Transport and Movement CITPA4 - Flooding and increased capacity in water systems
Coleford	P0282/24/FUL - Development of site to provide no. 2 restaurants with takeaway and drive through with the construction of associated infrastructure (Resubmission) - Refused	CE2- Protecting and Supporting the Development of Local Employment Outside the Town Centre CC2- Shops and Services in the Arc of Settlements within Coleford Parish but outside the Town Centre CHEI- Protecting and Enhancing Local Character CITPAI - Transport and Movement CITPA2- Through Routes and Gateways
Coleford	P0123/24/FUL - Change of use of outbuilding within residential curtilage Use Class C3 to hairdressers Use Class E	Policy CE2 - Protecting and Supporting the Development of Local Employment outside the Town Centre

	(Retrospective) - Permitted	Policy CC2 - Shops and Services in the Arc of Settlements within Coleford Parish but outside the Town Centre Policy CHE1 - Protecting and Enhancing Local Character Policy CNE1 - Protecting and Enhancing Local Character in Coleford and its Surrounding Settlements
Coleford	PI369/24/FUL - Variation of Condition 1 (approved plans) relating to planning permission PI112/22/FUL to enable glass screening previously proposed to be changed to 1.7m high horizontal slatted timber panels and to increase width of terrace by 1m - Permitted	CH2 - Protecting and Enhancing Local Character
Coleford	PI220/24/FUL - Variation of Condition 3 (first floor windows) relating to planning permission P0728/20/FUL to retain the changes made to the front (North) first floor windows - Permitted	CNE1 - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements
Coleford	PI367/24/FUL - Variation of condition 02 (approved plans) of planning permission PI431/23/FUL for material amendment to change dormer tiles to recycled wood effect composite dark teak cladding - Permitted	Policy CHE1 Protecting and Enhancing Local Character
Coleford	PI219/24/FUL - Variation of Condition 2 (approved plans) relating to planning permission P0596/23/FUL to reduce the size of the permitted garage – Permitted	Policy CH2 – New Housing Development Policy CHE1 – Protecting and enhancing local character Policy CNE2 – Green Ring Policy CNE3 – Green Infrastructure
Coleford	PI172/24/FUL - Variation of condition 02 (approved plans) of planning permission P0787/24/FUL to allow inverted dormers to be replaced with roof lights - Permitted	CE1 - Supporting Tourism Development CE2 - Protecting and Supporting the Development of Local Employment Outside CC2 - Shops and Services in the Arc of Settlements within

		Coleford Parish but outside the Town Centre CHEI - Protecting and Enhancing Local Character CNEI - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements
Coleford	PI715/23/FUL - Removal of Condition 2 (privacy panel and obscure glazing details) relating to planning permission PI112/22/FUL as not consistent with local precedent created by similar neighbouring recreational areas - Refused	CH2 - Protecting and Enhancing Local Character
Coleford	P0458/24/APP - Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale) of outline permission PI681/21/OUT for the erection of 2 dwellings with associated works. Discharge of Conditions 2 (foul and surface water drainage), 3 (site levels), 4 (access, EV and cycle facilities), 5 (materials), 6 (landscaping) and 10 (biodiversity) - Permitted	Policy CHI – Small housing development sites Policy CH2 – New housing development Policy CC3 – Local Green Spaces Supplementary Guidance
Coleford	P0460/24/APP - Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission PI360/21/OUT for the erection of 5 dwellings, construction of vehicular access and associated works. Discharge of Conditions 4 (site sections and levels), 5 (Construction Method Statement), 6 (Construction Ecological Management Plan), 7 (Surface Water Drainage	Policy CHI - Small Housing Development Sites Policy CH2 - New Housing Development Policy CC4 - Maintaining the Separation and Distinctive Identity of Settlements Policy CHEI - Protecting and Enhancing Local Character Policy CNEI - Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements

	Scheme) and 9 (external lighting) - Permitted	
--	---	--

Neighbourhood Development Plan	Application	Policies
Dymock	None	None

Neighbourhood Development Plan	Application	Policies
Forest Edge South	Appeal dismissed APP/PI615/W/24/3355260 P0862/24/FUL - Conversion of existing public house (Sui Generis) to provide three terraced dwellings (Use Class C3) utilising the existing access from Oldcroft Road, including associated parking and landscaping – Appeal dismissed	Section 5 - Yorkley Policy 1 - Sustainable design and construction in new developments Policy 2 - Green spaces and biodiversity in new developments Policy 6 - Historic environment Policy 7 - Landscape character Policy 16 - Parking for new developments Policy 20 - Existing community facilities
Forest Edge South	PI072/24/FUL - Erection of detached dwelling within existing residential curtilage together with revised access and egress arrangements - Refused	Policy 1: Sustainable design and construction in new developments Policy 2: Green spaces and biodiversity in new developments Policy 4: Renewable and low carbon energy developments Policy 5: Design in new developments Policy 7: Landscape character Policy 9: Infill development Policy 16: Parking for new developments Policy 17: Access for New Developments and Sustainable Transport
Forest Edge South	PI241/24/FUL - Change of use from a pub to a residential dwelling with minor internal alterations, no external alteration other than removal of public house signs - Refused	Policy 1: Sustainable design and construction in new developments Policy 2: Green spaces and biodiversity in new developments Policy 4: Renewable and low carbon energy developments Policy 5: Design in new developments Policy 7: Landscape character

		Policy 16: Parking for new developments Policy 17: Access for New Developments and Sustainable Transport Policy 20: Existing Community Facilities
--	--	---

Neighbourhood Development Plan	Application	Policies
Huntley	None	None

Neighbourhood Development Plan	Application	Policies
Longhope	P0271/24/OUT - Outline application for residential development of up to 44 dwellings including means of access into the site and associated highway works (some matters reserved) – Refused	PE2 - Biodiversity and Landscape H1a - Meeting Local Needs H1d - Developer Contributions H1e - Density of Housing H2a - Design Standards H2b - Secured by Design H2c - Residential Car Parking Spaces AM1a - Traffic Congestion AM2 - Pedestrian Access IF1 - Flood Risk Management IF2 - Water and Waste
Longhope	PI535/23/FUL - Erection of one new dwelling with associated parking and landscaping - Permitted	Policy PE1a - Development within the Conservation Area Policy PE2 - Biodiversity and Landscape Policy H1a - Meeting Local Needs Policy H1c - Infill development Policy H1e - Density of housing Policy H2a - Design Standards Policy H2c - Residential Car Parking Spaces

Neighbourhood Development Plan	Application	Policies
Lydney	P0129/24/FUL - Change of use from offices (Use Class E) to hot food takeaway (Sui generis), steel extraction flue to rear – Permitted	LYD CEN I – Lydney Town Centre Improvements
Lydney	P0303/24/FUL - Erection of 3 no. dwellings with	LYD ENV I - Location of new development

	associated works - Refused	LYD ENV 2- Protecting the natural environment LYD GEN 1- Water management
Lydney	P0225/24/FUL - Erection of a four bed dwelling with off road parking and associated works - Permitted	LYD ENV 1- Location of New Development LYD ENV 2- Protecting the Natural Environment
Lydney	PI694/22/FUL - Erection of five houses and private driveway - Refused	LYD ENV 1 - Location of New Development LYD ENV 2 - Protecting the Natural Environment LYD GEN 1 - Water Management LYD TRAN 1 - Improvements to the Highway Infrastructure
Lydney	PI371/23/FUL - Change of use from residential dwelling (C3) to short term holiday let (Sui Generis) - Permitted	LYD ENV 1 - Location of New Development
Lydney	P0016/24/FUL - Subdivision of first floor flat to create 2no. flats and erection of single storey rear extension with associated works - Permitted	LYD ENV 1 - Location of new development LYD.CEN 1 - Town Centre Improvements
Lydney	P0445/24/FUL – Erection of a dwelling - Permitted	LYD ENV 1 – Location of New Development LYD ENV 2 – Protecting the Natural Environment
Lydney	PI474/24/FUL - Erection of a new self-build 5 bed dwelling with off road parking and associated work (revised scheme) - Permitted	LYD ENV 1- Location of New Development LYD ENV 2- Protecting the Natural Environment
Lydney	PI473/24/FUL - Change of use from commercial to residential to create 2x three bedroom dwellings and proposed new rear two storey extension to house stairwell - Permitted	Policy LYD ENVI - Location of new development
Lydney	P0544/24/FUL - Variation of Conditions 2 (approved plans), 3 (materials) and 10 (Landscape Specification and Management Plan) to enable amendments	LYD ENVI - Location of New Development LYD ENV2 - Protecting the Natural Environment LYD GEN1 - Water Management

	to visitor parking location, materials and a plot boundary, discharge of Condition 25 (bicycle storage) relating to planning permission PI186/22/FUL – Permitted	LYD GEN 2 - Fibre to Residential, Retail and Commercial Premises LYD TRAN 1 - Improvements to the Highway Infrastructure LYD TRAN 2 - Pedestrian Infrastructure: Safer Walking LYD TRAN 3 - Public Rights of Way and Wildlife Corridors
Lydney	PI608/23/APP - Approval of Reserved Matters (Layout and access) following outline permission P0745/18/OUT (Infrastructure phases 1, 2 and 3). (Revised description) - Permitted	LYD ENVI - Location of New Development LYD ENV2 - Protecting the Natural Environment LYD GEN1 - Water Management LYD GEN 2 - Fibre to Residential, Retail and Commercial Premises LYD TRAN 1 - Improvements to the Highway Infrastructure LYD TRAN 2 - Pedestrian Infrastructure: Safer Walking LYD TRAN 3 - Public Rights of Way and Wildlife Corridors

Neighbourhood Development Plan	Application	Policies
Mitcheldean	PI630/23/OUT - Erection of up to 5 dwellings with associated works (re-development of brownfield site) - Refused	H2 - Gateway and outside settlement boundary (outside the village) B2 - Supporting Local Businesses Development and Tourism in the Protection Zones E3 - Protecting and Enhancing Local Landscape Character E4 - Biodiversity T1 - Transport and Accessibility
Mitcheldean	P0697/24/FUL - Removal of Condition c (occupancy restriction) relating to planning permission DF7670/G (P0822/00/FUL) - Permitted	Policy H2 'Gateway and outside settlement boundary' that supports residential development outside the settlement boundary where the development would represent the optimal use of a heritage asset or the development would re-use redundant or disused buildings and enhance its immediate setting.

30.5 The following tables also demonstrate how the number/percentage of planning applications using particular NDP policies have changed (increased/decreased) since the previous 2023-2024 period:

ALVINGTON		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
C2	1 (0.38%)	0
FI	2 (0.76%)	1 (0.3%)
NE1	4 (1.52%)	1 (0.3%)
NE2	2 (0.76%)	2 (0.6%)
BE1	2 (0.76%)	1 (0.3%)
BE2	3 (1.14%)	1 (0.3%)
HMI	2 (0.76%)	1 (0.3%)
E1	1 (0.38%)	0
E2	1 (0.38%)	0
E3	2 (0.76%)	0

BERRY HILL		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
HP1.1	1 (0.38%)	2 (0.6%)
HP1.2	0	0
HP1.3	2 (0.76%)	2 (0.6%)
CE1.1	0	1 (0.3%)
CE2.1	0	1 (0.3%)
CE3.1	1 (0.38%)	1 (0.3%)
CE3.2	1 (0.38%)	1 (0.3%)
CE4.1	1 (0.38%)	0
CE5.1	1 (0.38%)	2 (0.6%)
CO1.4	0	2 (0.6%)
EC1.2	0	2 (0.6%)
EC2.1	0	1 (0.3%)
ED1.1	0	0
FA1.1	0	1 (0.3%)
HP2.1	1 (0.38%)	2 (0.6%)
HP2.2	1 (0.38%)	0
HP3.1	1 (0.38%)	1 (0.3%)
HP3.2	0	0
HP4.1	2 (0.76%)	2 (0.6%)
HP4.2	1 (0.38%)	0
HP4.3	1 (0.38%)	0
HP5.1	0	0
TR1.1	1 (0.38%)	3 (0.8%)
TR2.1	0	1 (0.3%)
TPI.1	0	0

COLEFORD		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
CH.1	4 (1.52%)	2 (0.6%)
CH.2	8 (3.04%)	7 (2%)
CH.3	0	1 (0.3%)
CC.1	1 (0.38%)	2 (0.6%)
CC.2	3 (1.14%)	1 (0.3%)
CC.3	2 (0.76%)	3 (0.8%)
CE.1	1 (0.38%)	1 (0.3%)
CE.2	7 (2.66%)	2 (0.6%)
CE.3	0	0
CHE.1	8 (3.04%)	10 (2.8%)
CHE.2	0	1 (0.3%)
CITPA.1	2 (0.76%)	5 (1.4%)
CITPA.2	1 (0.38%)	1 (0.3%)
CITPA.4	1 (0.38%)	4 (1.1%)
CNE.1	7 (2.66%)	7 (2%)
CNE.2	1 (0.38%)	3 (0.8%)
CNE.3	2 (0.76%)	4 (1.1%)
CC.4	1 (0.38%)	0
CTC.1	0	1 (0.3%)
CTC.3	0	2 (0.6%)
CTC.4	0	3 (0.8%)

DYMOCK		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
	0	N/A

FOREST EDGE SOUTH		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
Policy 1	3 (1.14%)	N/A
Policy 2	3 (1.14%)	N/A
Policy 4	2 (0.76%)	N/A
Policy 5	2 (0.76%)	N/A
Policy 6	1 (0.38%)	N/A
Policy 7	3 (1.14%)	N/A
Policy 9	1 (0.38%)	N/A
Policy 16	3 (1.14%)	N/A
Policy 17	2 (0.76%)	N/A
Policy 20	2 (0.76%)	N/A

HUNTLEY		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
HMI	0	1 (0.3%)
HM2	0	2 (0.6%)
BE2	0	3 (0.8%)
BE3	0	3 (0.8%)
E1	0	1 (0.3%)
E4	0	1 (0.3%)
NE1	0	4 (1.1%)
NE2	0	4 (1.1%)
NE3	0	4 (1.1%)
C3	0	1 (0.3%)
TMI	0	2 (0.6%)
TTI	0	4 (1.1%)

LONGHOPE		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
PE1.A	1 (0.38%)	3 (0.8%)
PE1.B	0	3 (0.8%)
PE.2	2 (0.76%)	7 (2%)
H1.A	2 (0.76%)	2 (0.6%)
H1.E	2 (0.76%)	2 (0.6%)
AM1A	1 (0.38%)	2 (0.6%)
AM2	1 (0.38%)	4 (1.1%)
IF1	1 (0.38%)	2 (0.6%)
IF2	1 (0.38%)	2 (0.6%)
H1.B	0	0
H1.C	1 (0.38%)	1 (0.3%)
H1.D	1 (0.38%)	1 (0.3%)
H2.A	2 (0.76%)	6 (1.7%)

H2.B	1 (0.38%)	2 (0.6%)
H2.C	2 (0.76%)	6 (1.7%)
EIA	0	1 (0.3%)
EIB	0	0
EIC	0	0

LYDNEY		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
ENV1	10 (3.8%)	6 (1.7%)
ENV2	7 (2.66%)	4 (1.1%)
ENV I8	0	1 (0.3%)
TRAN1	3 (1.14%)	3 (0.8%)
TRAN2	2 (0.76%)	3 (0.8%)
TRAN3	2 (0.76%)	3 (0.8%)
CEN1	2 (0.76%)	2 (0.6%)
GEN1	4 (1.52%)	4 (1.1%)
GEN2	2 (0.76%)	2 (0.6%)
No specific policy	0	1 (0.3%)
HARI	0	1 (0.3%)

MITCHELDEAN		
NDP Policy	Number/% of applications for 2024-2025 (out of a total of 260 applications)	Number/% of applications for 2023-2024 (out of a total of 355 applications)
E1	0	2 (0.6%)
E2	0	0
E3	1 (0.3%)	1 (0.3%)
E4	1 (0.3%)	2 (0.6%)
E5	0	1 (0.3%)
T1	1 (0.3%)	1 (0.3%)
Ac1	0	0
H2	2 (0.6%)	0
H1	0	4 (1.1%)
No specific policy	0	0
B1	0	1 (0.3%)
B2	1 (0.3%)	0
T2	0	0

- 30.6 What is clear from this data, is that the planning reports are continuing to use a wide range of the NDP policies and more frequently, although clearly the number of the NDP policies used will highly depend on the type and number of applications received for a certain area. Nevertheless, it is expected that this will be an upward trend, as community involvement is so important to the whole planning process. It is vital that local communities and local plans ensure that the special characteristics of their area are retained.