

Authorities Report 1st April 2015 to 31st March 2016



**Forest of Dean District Council
August 2016**

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1 . Introduction

1 Introduction

1.1 This is the twelfth report for the Forest of Dean District Council and covers the period 01/04/2015 and 31/03/2016. Although the requirement to prepare an annual monitoring report has changed since it was first included in the 2004 Planning and Compulsory Purchase Act, there is still a requirement for annual monitoring, albeit with more discretion as to the contents of the report

1.2 Originally Planning authorities were required to prepare reports containing information on;

- The implementation of the local development scheme (LDS) ;
- The extent to which the policies set out in local development documents are being achieved;
- To monitor the progress of the local development documents set out in the Local Development Scheme ;
- To monitor the effectiveness of the policies set out in the local development documents;

1.3 The main purpose of this report is therefore to review the preparation of the Local Plan and the extent to which policies within the Local Plan documents are being successfully implemented. This report will monitor the implementation of the Core Strategy, being guided by the Keynote paper Monitoring of the Core Strategy which was published alongside it in 2012, the progress of the Allocations Plan , the progress of emerging and completed neighbourhood

2 . The Characteristics of the Area

2 The Characteristics of the Area

2.1 The area's characteristics, and various contextual indicators provide a backdrop against which planning policies can be assessed. The indicators form the base line information. It is unlikely that this information will change very much over a short period of time. They reflect the social, economic and environmental circumstances within the district.

2.2 Gloucestershire County Council Strategic Needs Analysis Team have produced a document [Understanding Forest of Dean 2015](#). The document provides an understanding of the district. The main points are below.

2.3 POPULATION. Between 2004 and 2014, the population of Forest of Dean grew by 2,600 people to around 83,700. Projections suggest that the Forest of Dean population will grow to 86,800 by 2025 and 89,900 by 2037.

2.4 ECONOMY. The number of people claiming Job Seekers Allowance in the Forest of Dean has shown a steady decline since May 2014 TO 1.1% in May 2015. The district has the highest claimant rate in the county although it is still well below the national average .

2.5 HEALTH AND WELL BEING. Overall health within the district tends to be good, some groups may experience poorer health outcomes. Alcohol related hospital admissions and smoking rates in the district have declined. Those reporting a long term health problem or disability within the district was above the county average.

2.6 CRIME AND SAFETY. The district has experienced crime rates much lower than the overall rates for England and Wales, South West Region and the rest of the county since 2003/4.

2.7 EDUCATION. In 2011 the Forest of Dean had the second lowest proportion of the resident population with qualifications at Level 4 and above (24%) and the highest proportion with no qualification (25%) in the county.

2.8 TRANSPORT AND COMMUTING. The district is reasonably accessible from a number of directions but is disadvantaged when compared to its near neighbours which have more convenient access to the motorway network. The M48 and the M50 both cross the district and it is served by the Cardiff - Birmingham railway line with one station at Lydney and another nearby at Chepstow. Public transport is not well developed due to the rural nature of the area and its relatively dispersed population. There is significant out commuting to work with a net outflow of 8,612 (2011) the largest in Gloucestershire .

2.9 .

2 . The Characteristics of the Area

2.1 Geography

2.10 Newent is the only one of the district's four towns in the north of the area. It is the smallest of the four and also the closest to a major centre, Gloucester. Newent is the least self contained of the forest towns in terms of providing jobs and services for its population. The available data on travel to work demonstrates this. Its role is one of supporting the local area. Despite additional development in the town centre over recent years, the town still loses more trade than is desirable and one of the aims of the Local Plan is to enhance the function of the centre. Increased need for housing for local residents will be met and given the likely constraint on new housing in the countryside or in the smaller settlements there is a policy approach whereby Newent meets its own needs and part of those of the villages close by. There are a number of these mainly small villages, all set in attractive agricultural landscape.

2.11 The southern part of the District contains central forest core, which includes the other three towns Lydney, Cinderford and Coleford. These towns lie within the influence of larger neighbouring centres (eg Gloucester) but to a lesser degree than Newent. They are also within the influence of one another. A study of the three towns , as illustrated by for example the travel to work pattern, shows considerable interaction between them. Whilst there are high commuting flows to centres such as Gloucester there are also larger more local flows including those between the towns. The development of the interrelationships at the root of this pattern and of the different and distinctive roles of the towns is a fundamental part of the Local Plan strategy. Economic led regeneration and the reinforcing of the complementary roles of the towns is the main development theme in the Core Strategy. The towns together with some of their nearby villages account for the half of the District's population. Many villages sit on the edge of the coal outcrop, which runs generally around the edge of the statutory forest and was once the basis for the area's main industry. This 'forest ring' is close to or includes the three main towns in the District. It also includes several quite large villages which themselves have a clear role in providing services for their surroundings. Within the ring is the generally undeveloped forest itself, which is rich in ecological, landscape and cultural interest.

2.12 Lydney is the town furthest from Gloucester and is the most self contained . Its population is about 9000 but there are another 9000 residents within 5km, the majority on part of the forest ring. These settlements provide a natural catchment for the town's secondary school, shopping and other services. Lydney lies on the A 48 and has the district's only mainline railway station (on the Gloucester to Cardiff line). The town spans an area between the harbour and the rising ground on the edge of the statutory forest. Around the built up area are a variety of the landscapes which provide both constraints and opportunities. Much of the traditional employment is on the low-lying area to the south of the centre. Under the 2005 Local Plan, a new eastern neighbourhood was proposed and this is committed in the Core Strategy and emerging Allocations Plan. The first 200 dwellings have been completed . Historically Lydney has attracted some public sector investment though not to the same degree as Cinderford. It has seen a decline in manufacturing industries. The

2 . The Characteristics of the Area

Plan recognises a need for change and together with the implementation of the new eastern neighbourhood it provides for a comprehensive plan for the way in which riverside/harbourside location of much of the town can be used as a way to achieve its regeneration. The Lydney Neighbourhood Development (NDP) was made part of the Forest of Dean Development plan on the 1st March 2016, the NDP covers the whole of the parish.

2.13 Cinderford is physically constrained both by the forest and by the agricultural landscapes to its east. These also provide exceptional opportunities in terms of offering a setting for the town and any new development. There are a number of sites once used by industry which are suitable for redevelopment, the majority being on the edge of or just outside the town. Cinderford has a centre which loses trade to the surrounding centres and the town itself would benefit from further investment and employment. The population of Cinderford and the various settlements within about 5km is 15000. The emphasis in the existing Local Plan is on the further promotion of employment and housing, together with improvements in the town centre. The Northern Quarter Area Action Plan, adopted in 2012 which is a new mixed development primarily on previously developed land, will act as a focus for regeneration, and will enable the strategy expressed in the Core Strategy. Preliminary work has commenced, with site clearance and ecological mitigation and the first phase of the main access is due to be built in 2016.

2.14 Coleford has major physical constraints to further expansion significantly beyond that currently envisaged. These limit the scope for major change, should it be considered appropriate. The town itself lies in an open landscape at the head of a valley. Historically policy has been to provide a wider range of employment and to achieve this would require traditional land on 'industrial estates' and other premises in town centres to be set aside for employment. The population is about 10 000 if the arc of settlements to the north and the east of the town (all within 2 km) are counted together with the town itself. The Core Strategy and the emerging Allocations Plan identify some opportunities for further growth in both employment and housing in the town, and seeks to develop a wider range of employment.

2.15 South and west of Coleford and Lydney there is a more dispersed area, which with the exception of the far southwest is essentially rural, containing a number of villages. By far the largest of these is Tutshill and Sedbury, which is physically and functionally linked to Chepstow, a town of about 11000 inhabitants. Tutshill and Sedbury has a population of approximately 4000, which makes it the fifth largest settlement in the district. The other most notable features of the area south and west of the forest are the Wye Valley and then moving east, the high plateau, its associated landscapes and the low lying lands adjoining the Severn estuary. The remainder of the District contains a wider variety of landscapes. These include rolling hills, low lying vales and open farmland. Settlements within these areas are equally varied.

2 . The Characteristics of the Area

2.16 Issues for the Local Plan which are common to the whole District include provision of affordable housing for the local population and protection of the landscape and environment, but also the improvement of the range of employment and educational opportunities that are on offer.

3 . Progress of Local Plan

3 Progress of Local Plan

3.1 The [Core Strategy](#) and the [Cinderford Northern Quarter Area Action Plan](#) were adopted in February 2012.

3.2 The [Local Development Scheme](#) is a programme that sets out how the Council will prepare its Local Plan over a next three year period. As well as setting out the programme it is intended to be used as a monitoring tool.

3.3 The revised (5th) Local Development Scheme covering the period 2014 to 2018 was presented Full Council on the 17th July 2014. Its contents are summarised below.

Title	Purpose	Area Covered	Conformity	Process				Rev
				Commence	Preparation	Submit to secretary of state	Adopt	
DPDs in heavy type below								
Local Development Scheme 2014 -2018	Project Plan for LDF			First prepared 2005		Latest revision February 2014		Upd nece
Core Strategy	To articulate key spatial strategy for the district	District	Conforms with national guidance forms context for other LDDs				Adopted February 2012	Mon in A Mon Rep Rev nece
Allocations Plan	Identifies the scale and location of allocations and updates settlement boundaries. Contains additional general policies in support of national guidance.	District less AAP area	Conforms with national guidance and Core Strategy	February 2012	Initial consultations from summer 2011, Informal consultation Summer 2012, Published February 2015,	submitted for Examination August 2015	2016	Rev nece
Proposals Map	To show proposals and to show interrelationship between LDDs	District	Represents current DPDs	Annual or periodic update to reflect other documents				Ann and DPD adop

3 . Progress of Local Plan

Title	Purpose	Area Covered	Conformity	Process			
				Commence	Preparation	Submit to secretary of state	Adopt
DPDs in heavy type below							
Cinderford Northern Quarter Area Action Plan	To provide detailed specific proposals for an area subject to change	Selected AAP area Part of Cinderford	Core Strategy				Adopted February 2012
Area Action Plan Lydney	To provide detailed specific proposals for an area subject to change	Part of Lydney	Core Strategy	September 2010	Proposals now within AP and NDP		Withdrawn May 2011
Sustainability Appraisal-process matched to each LDD	To assess proposals in LDF			2005	To run with various proposals in LDF documents		
Statement of Community Involvement	Explains how the LDF process will engage the community in its formulation						Adopted July 2011
Annual Monitoring Report	To assess progress and impact of policies and proposals				Annual- submitted December each year previous financial year.		

3.4 between 21st July 2014 and 15th September 2014. The Allocations Plan [Statement of Consultation](#) can be found on the councils web site. The Allocations Plan was submitted to the Secretary of State for examination in the Autumn of 2015 with the hearings commenced in early 2016.

3.5 The Government brought about significant changes to the planning system through the Localism Act 15th November 2011 introducing new rights and powers to allow local communities to take part in shaping new development's. The proposals are founded on the principles of localism, with less 'top-down' prescription and more 'bottom up' involvement by both planning authorities themselves, and by local people, businesses, house builders and developers. Neighbourhood planning is a new tier of the planning system which seeks to give communities more control over the future of their area. Within the District Councils area six Town and Parish Councils have made Neighbourhood Area applications.

3 . Progress of Local Plan

Progress of Neighbourhood Development Plans

Relevant body who applied	Date of Application	Date of Designation	Progress of NDP
Lydney Parish Council	02/11/2012	17/01/2013	'Made' 1/03/2016
Alvington Parish Council	23/02/2016	12/05/2016	In Progress
Coleford Town Council	09/05/2013	11/07/23	See Coleford Town Council web site
Longhope Parish Council	02/07/2013	19/09/2013	In Progress
Mitcheldean Parish Council	02/07/2014	18/09/2014	See Mitcheldean Parish Council
West Dean Parish Council	19//11/2012	17/01/2013	See West Dean Parish Council website

4 . Monitoring of Policies

4 Monitoring of Policies

Method of Monitoring Policies

4.1 The monitoring of polices with Development Plan Documents looks at both their use in the advice provided through the informal pre- application process and in the consideration of applications whether they are permitted or refused.

4.2 For this exercise all polices have been monitored by looking at which planning applications identified a particular policy as being relevant to the proposal and of use in the decision making process.

4.3 As the systems for handling planning applications are developed, it becomes possible to change and improve the way in which policies can be monitored. This is very much an on going process and the monitoring of policies is expected to evolve as a result .

Monitoring of the Core Strategy Policies

4.4 The Core Strategy was adopted in February 2012 and was accompanied by a paper "Monitoring of the Core Strategy (Core Document 86)" which sets out the means by which the Core Strategy Policies will be monitored. The policies have now been in use in determination of planning applications for long enough to give a reasonable picture of the effectiveness of the policies and the consistency of their application throughout the decision making process.

4.5 Unless otherwise stated the information has been extracted from the electronic records which are completed by the development management staff when processing an application.

4.6 The Development Management team have a check system whereby every delegated application is vetted by a team of senior officers, this ensures any omissions or anomalies are identified. This helps to achieve a consistent application of Core Strategy policies .

Core Strategy Policy 1 Design and Environment Protection

4.7 CSP 1 is a complex policy and it is the most often policy most often referred to on a decision notice. There is a risk with policies such as this that there will be a degree of variation in interpretation and subsequent application. The Policy is intended to promote local distinctiveness as well as good design and conservation. It sets out some basic considerations against which development proposals will be assessed. CSP 1 was identified as being relevant during the decision making process in 252 instances. This includes one application 1 pending consideration, 216 consents ,23 refusals and 2 withdrawn applications the remaining 11 applications were prior approvals,determinations or permission not required .

4 . Monitoring of Policies

4.8 The Monitoring Keynote states that policy CSP1 will monitor the 'Use of policy and supporting guidance to secure design quality, the extent of loss of protected habitats and other areas e.g floodplain. It will measure new green infrastructure provided and the specific aspects that have been considered are therefore as follows:

4.9 Use of policy and supporting guidance to secure design quality.

4.10 When considering the design of any submitted planning application reference is made to the Forest of Dean Residential Design Guidance, a document written by the University of the West of England for the District Council and published in 1998. Despite its age, much of its contents are still relevant especially that relating to traditional materials and built form. If a scheme is significant by nature of its impact or scale or it is sensitive, it can be put before the Gloucestershire Design Panel. The panel is a multi disciplinary panel of local design professionals who offer unbiased opinion on the design of the proposal. Schemes can be recommended to the panel at the pre - application stage or at any time during the application process. Although the panel is used for relatively few schemes it does operate and provide feedback which influences the outcome of applications.

4.11 Where design is seen to be unacceptable negotiations take place between the authority and the applicant/agent. Pre - application enquires play an important role in resolving issues prior to submission of an application. Issues such as the potential impact on neighbours is often considered under the application of CSP1.

4.12 Other considerations arising from the specific points in CSP1 are: Development taking place in areas of flood risk: The Authority consult the Environment Agency on certain development proposals in respect of flooding. To ensure consistency the Development Management refer to a check sheet listing the criteria for consultation . For example the Environment Agency do not require consultations on application for for extensions up to 250m² within flood zone 3. Where proposals are in both zone 2/3 for purposes of this exercise they have been recorded as being within zone 3. Statistics in this report look at proposals for building work only. During the monitoring period 13 applications were identified as being within Flood zones 2 and 3 . The Environment agency were consulted on 3 of these applications. The Environment agency objected to all three proposals due to an unsatisfactory FRA/FLA being submitted. Two applications were granted consent following the submission of further information ,which addressed the Environment Agency concerns. The remaining application was refused permission and is currently the subject of a planning appeal .

- **SUDs schemes.** (SUDS) During the monitoring period ten planning applications were granted for residential development of 6 or more dwellings. All of the applications carried a condition relating to surface water run off, foul water eight of the decisions specifically mentioned Sustainable Urban Drainage Both CSP 1 and CSP 2 have been used to justify conditions the former for the surface and foul water measures and the latter for SUDS.

4 . Monitoring of Policies

- **Development that is refused or conditioned because of ground conditions:**
None identified from a sample of 100 applications.
- **Potential sterilisation of mineral resources/ reserves. (number of schemes):**
No instances identified within the sample of 100 applications.
- **Measure extent of loss of protected habitats (area and number of sites) :**
No instances identified within the sample of 100 applications.
- **Mitigation measures (Habitat/Animal)** Of the random sample of 100 applications, eight carried conditions relating to mitigation measures for either Habitat or a particular species. Consultations are sent to the Council's sustainability team who make a recommendation to the case officer.
- **Measure extent of new green areas provided** (area and number of sites).
Measured through the extent of new green areas as part of new housing sites. A sample 9 planning applications for residential development of 6 or more houses was selected for inspection.
- Of these four were outline applications and did not provide detail of open space , 1 was for the conversion of an existing building and made no provision for open space . The four remaining applications made provision for a mix of incidental public space, play areas and in one case a wildlife /habitat area. Consideration was given to the overall provision of open space within the area of the application to determine if the development should contribute to off site provision. Incidental or informal open space was also provided through the retention and enhancement of existing landscape features or the creation of green buffer zones.

Core Strategy Policy 2 Climate Change Adaption

4.13 Policy CSP 2 seeks to ensure that new development takes account of the impacts of likely changes in climatic conditions over it's lifetime. The Monitoring keynote states that policy CSP2 will require monitoring of "development proposals evaluated against adaptation measures" and that the specific measures will include a list of measures used and enhancements achieved under the policy headings. Monitoring will include a record of the percentage of new developments that implement SUDs, and water efficiency measures (exclude extensions and minor development).

4 . Monitoring of Policies

- **Water Management:** Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location.
- **Managing surface run off-** Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location
- **Flood risk-** ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.
- **Heating and cooling:** Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.
- **Biodiversity:** Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported
- Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

4.14 There is an overlap between CSP1 and CSP2 in that the former contains general criteria some of which are also covered in CSP2 because they are relevant considerations in the evaluation of whether a development is sufficiently protected against the effects of climate change and will reduce the impacts of it. As a consequence monitoring is difficult and the overlap also causes some problems in development management. It is necessary to read the two policies together but ideally they could be combined so that there is one process of evaluation when development proposals are evaluated. One example of the problem is that both policies refer to green infrastructure.

4 . Monitoring of Policies

Core Strategy Policy 3 Sustainable Energy use within Development Proposals

4.15 CSP 3 This policy was intended to reduce carbon emissions from new development by ensuring that a proportion of its energy requirements are provided by on site renewables. The Monitoring keynote states that policy CSP3 will monitor Overall level of CO2 emissions (measure of renewable energy generated or provided by developer). The following specific measures were to be used: Installed capacity of renewable energy ,energy efficiency of buildings

4.16 The requirements to meet Building Regulations have been increased and government advice has been revised to reflect this. Accordingly this is a matter that can be achieved by other means and as such the authority no longer attach conditions when granting planning consent. In previous years information regarding the Installed renewable capacity of renewable energy has been collated by Regen SW. This years report by Regen SW no longer brakes the figures down to district level. A copy of the [Regen SW 2016 report on renewable](#) covering the South West of break the figures down to within the district has been me however still measured.

Core Strategy Policy 4 Development at Settlements and Core Strategy Policy 5 Housing

4.17 CSP 4 is concerned with how development relates to the various settlements and how it will therefore contribute to the overall aims of the Core Strategy. The Monitoring keynote states that policy CSP4 will be monitored by looking at the Percentage of new housing within settlement boundaries. Employment development, provision of services and development by service providers (eg PCT) will also be monitored.

4.18 CSP 5 sets out the number type and general location of new housing expected by the Core Strategy. The Monitoring keynote states that policy CSP5 will monitor the 'Distribution and number of dwellings completed,Affordable dwellings completed, Number of affordable houses delivered against potential number that policy could allow, approximate mix between settlements, Percentage of new house building on Previously developed land and measurement of density.

New Dwellings

		2012/2013	2013/2014	2014/2015	2015/2016
Number of dwellings completed (net)		230	343	372	303
Percentage of new housing		69%	91%	91%	97%
Number of DSB dwellings(net)by settlement	Town Cinderford and Ruspidge	27	64	73	59

4 . Monitoring of Policies

		Coleford	54	43	75	109
		Lydney	41	103	63	34
		Newent	37	54	38	3
	Major	Tutshill and Sedbury	0	1	11	4
	Village	Bream	0	3	0	5
		Drybrook and Harrow Hill	2	0	2	1
		Mitcheldean	0	21	18	25
		Newnham on Severn	1	1	0	0
	Group	Lydbrook and Joys Green	1	0	1	1
	Village	Whitcroft / Pillowell / Yorkey	5	9	40	1
	Service	Alvington	0	1	7	3
	Village	Blakeney	1	0	1	20
		Clearwell	0	0	0	1
		Huntley	0	3	0	0
		Littledean	0	0	1	0
		Longhope	3	4	4	0
		Redbrook	0	0	0	0
		Ruardean	0	2	0	1
		St Briavels	0	1	2	0
		Sling	0	1	0	4
		Staunton (Corse)	0	0	1	0
		Woolaston (inc Netherend)	0	1	1	0
	Small	Brierley	0	1	0	0
	Village	Bromsberrow Heath	4	0	0	0
		Dymock	6	0	0	20
		Edge End	3	0	0	0
		Ellwood	1	0	0	0
		Hartpury	2	0	2	0
		Newland	5	0	0	1
		Ruardean Hill	0	0	0	1
		Staunton (S)	0	1	0	0
		Tibberton	0	0	0	1
		Woodcroft	0	1	0	1
New dwellings(net) outside DSB	Parish	Awre	0	1	1	2
		Blaisdon	0	0	0	0
		Bromsberrow	0	1	0	0
		Churcham	1	0	0	0
		Corse	0	0	0	1
		Drybrook	5	1	1	0
		Dymock	1	1	0	00
		Gorsley and Kilcot	1	0	0	
		Hartpury				1
		Huntley	1	0	0	0
		Littledean	0	1	1	1
		Lomghope	1	0	1	1
		Lydney	0	0	1	0
		Newent	1	1	2	0
		Newland	0	1	0	1
		Oxenhall	0	0	1	0
		Redmarley	0	0	10	0
		Staunton (n)	0	18	0	0
		St Braivels	1	0	0	0

4 . Monitoring of Policies

	Taynton	0	0	3	0
	Tibberton	0	0	9	1
	Tidenham	3	1	0	0
	Westbury	1	1	1	0
	West Dean	0	0	0	0
	Woolaston	1	1	2	0

Affordable Housing

		2012/2013	2013/2014	2014/15	2015/2016
Number of affordable housing delivered		177	126	143	114
Location of affordable housing units delivered	Cinderford	20	20	41	26
	Coleford	19	19	53	37
	Lydney	35	35	18	20
	Alvington	0	0	4	0
	Blakeney	0	0	0	17
	Dymock	0	0	0	14
	Redmarley	0	0	10	0
	Sling	0	0	3	0
	Tibberton	0	0	8	0
	Tidenham	0	0	4	0
	Whitcroft	0	0	2	0

% Housing on PDL/Greenfield

	2012/13	2013/14	2014/15	2015/2016
% of new housing building PDL	41%	31%	77%	51%
% of new housing on greenfield	-	-	22%	48%
% other	-	-	1%	-

Housing Density

	2012/13	2013/14	2014/15	2015/16
Density dwellings per ha	Number of dwellings	Number of dwellings	Number of Dwellings	Number of Dwellings
0-10	13	27	10	17
11 - 25	99	82	92	62
26 - 50	95	219	211	196
Above 50	23	15	59	28

4.19 . The RP's managed to attract £ 1,633,000 of Homes & Communities Agency Grant funding.

4.20 Whilst 303 new houses have been delivered within the District none of the allocated employment sites have as yet come forward for development

Core Strategy Policy 6 Sites for Gypsies, Travellers and Travelling Showpeople

4.21 CSP 6 addresses the needs of Gypsies, Travellers and Travelling Showpeople within the district. The Monitoring keynote states there will be a need to monitor the permissions granted and development of sites against the prevailing needs

4 . Monitoring of Policies

assessment. The situation with regard to Gypsies, Travellers and Travelling Showpeople has been updated November 2015 to inform the Allocation Plan examination due to commence in January 2016. The following table summarises gypsy and traveller provision in the FoDDC as it would be using the then current 2012 guidance. The situation is that taking account of allocated sites there is a modest surplus of pitches over and above the needs as they were assessed. The authority have dealt with one application for the extension of an existing gypsy site this was refused as the proposal would result in the consolidation and expansion of the existing site and would have a harmful adverse visual impact. The applicant has appealed against the decision.

Gypsies, Travellers

GTTSA gross need for additional pitches 2013 (2013-31)		39
Less need occurring after 2027		6
Total need during current plan period (to 2026)		33
New provision since 2013 survey		
Southend Lane Newent, new site (now with permission).	13	
Delkatina Blakeney established site with permission	5	
Oak Tree Park Churcham additional capacity	2	
Picked Acre Churcham additional permission granted	1	
Total	21	
Net need after new provision		12
Allocated or committed:		
Allocated at Bromsberrow Heath, allocation accords with permitted permanent pitches.	15	
Allocated not implemented at Churcham	3	
Total	18	
Balance (requirement in Sept 2015)		-6

4.22 In August 2015 government issued a further policy document, Planning Policy for Traveller sites intended to replace the past guidance. It contains a number of changes in policy, the main one that affects the FoDDC being the fact that it seeks a different type of provision for travellers who travel from those who do not. There is potentially considerable additional work required to establish the needs of the district under these changes but they will if anything reduce the need for pitches. The AP which provides in accordance with a recent assessment is therefore likely to be sufficient for current needs. The supply to 2026 is therefore adequate.

4.23 Showpeople The 2013 survey established a need for showpeople over the remaining plan period amounting to 12 plots. This is taken as the current need. The AP provides for showpeople in one specific reference in an allocation (AP11). It also comments that the needs of showpeople are regarded as falling under the definition "employment generating uses" (2.15). the definition in the current glossary of the

4 . Monitoring of Policies

submitted plan will be amended accordingly as it does not accord with the wider definition of employment generating use that is adopted throughout the Plan, nor with that used as recommended by the Inspector at the CS Examination.

4.24 Appropriate sites which are regarded as employment generating would therefore be available. These may or may not be specifically identified in the Plan but would be sites to which CSP7 would apply. In addition to sites that are currently within the definition of employment generating uses, there may be other properties which are suitable. These might include farm buildings in suitable locations.

Core Strategy Policy 7 Economy

4.25 CSP 7 implements part of the Core Strategy's economic objective. The Monitoring keynote states that policy CSP7, will be monitored over the long term for changes in the employment structure, eg increase in service sector. In addition, land developed for employment purposes will be recorded as will changes of use from employment. Where possible, numbers employed will be recorded also extent 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 any emerging criteria for sustainable tourism.

4 . Monitoring of Policies

	Employment generating uses and estimated numbers of jobs	Employment generating Uses: A2 56 M ² B1 88 M ² B2 491 M ² B8 88 M ² Jobs created 13 Full Time and 9 Part Time (All figs are approx and as identified through Uniform)										
	Tourist accommodation and attractions, with estimated numbers of jobs.	<table border="1"> <tr> <td colspan="2">Permission granted for</td> </tr> <tr> <td>Holiday lets</td> <td>2 units</td> </tr> <tr> <td>Caravans</td> <td></td> </tr> <tr> <td>GO APE Speech House</td> <td>Junior High Rope Course 5FT 4PT</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Permission granted for		Holiday lets	2 units	Caravans		GO APE Speech House	Junior High Rope Course 5FT 4PT		
Permission granted for												
Holiday lets	2 units											
Caravans												
GO APE Speech House	Junior High Rope Course 5FT 4PT											

4.26 Conclusion : There has been little movement within the district regarding the development of allocated Employment sites. There continues to be a steady flow of applications for extension and alterations regarding existing employment sites. CSP7 has been used to support tourism related applications and the provision of Holiday accommodation where planning applications have been submitted

Core Strategy Policy 8 Retention of community facilities

4.27 CSP 8 is intended to maintain access to community facilities. The Monitoring keynote states that policy CSP 8, will monitor the number of facilities that are protected by the policy but which are lost through planning permissions being granted. Although it is about maintaining the access to facilities, and not the number or range in larger centres, the following changes are recorded:

4.28 The Settlement Hierarchy table was last updated in 2013. The table below reflects the changes that have occurred within the villages but does not include a record of the facilities within the four main towns. During the plan monitoring period consent has been granted for the re reinstatement of an equipped play area and a new Junior High Rope Course at GO APE.

4 . Monitoring of Policies

Community Facilities

Loss of facilities and any newly created.			Loss	Gain
				Re instatement of play facilities within existing recreation ground.
				Junior High Rope Course at GO APE .
Settlement Hierarchy (excluding Towns)	Update Survey undertaken during 2013		2005	2013
		A1 Convenience	41	43
		Café/ Restaurant	3	4
		Food/Drink	11	12
		Post Office	20	19
		Public Houses	55	36
		Library	3 + Mobile	2

Core Strategy Policy 9 Recreational and amenity land including forest waste - protection and provision

4.29 The purpose of CSP9 is to protect recreational and amenity land the Monitoring keynote states that policy CSP9, will monitor the loss of protected land, area and number of sites

4.30 No losses of recreational land have been identified during the monitoring period, consent has been granted for the re establishment of an equipped play area within an existing recreation ground.

4.31 Consents granted for residential sites of 6 or more net capacity during the monitoring period have been required to provide a combination of incidental open space, Local Area of Play(LAP) and Local Equipped Area of Play (LEAP). During the monitoring period 10 consents were granted for developments of 6 or more dwellings. Three of the consents were for the development of existing property's and did not include any incidental or open space, the remaining applications indicated they would provide ,either incidental open space and or formal play areas/ pitches. Landscaping areas and wildlife habitats.

Settlement Policies CSP 10 - 16.

4.32 CSP 10 - 16 are policies specific to individual settlements. The Monitoring keynote states that the settlement policies numbered 10 to 16 will be monitored against delivery of development in table 'Settlement hierarchy' before CSP16.

- Cinderford CSP10 and CSP11

4 . Monitoring of Policies

- The housing development on the site of the former abattoir was completed by the 31 March 2016.
- The Homes and Communities Agency submitted a planning application covering the majority of the area proposed to be developed at the Cinderford Northern Quarter site in April 2014. This was granted permission in February 2015. The approval is a detailed permission for the spine road and proposed College site, and an outline permission for the remaining Area Action Plan areas. A total of up to 195 dwellings is permitted. The second phase of ground investigation took place between May and June 2014. Construction of the Bats Roosts began in August 2014 and completed in early 2015. Extensive preparatory work continues on the site, with preparation for construction of the road which will begin middle of 2016, the site having been cleared from late 2015. Further information and updates on the various [Cinderford Northern Quarter Key projects](#) can be found on the Forest of Dean District Council web pages
- The Cinderford Northern Quarter Biodiversity Strategy Technical guidance was adopted June 2014. The Strategy details the Council's guidance on biodiversity matters in relation to the Cinderford Northern Quarter site.
- Lydney CSP12
- The development of 47 dwellings off Highfield Hill was completed by 31 March 2016. The commencement of the spine road for the East of Lydney development was anticipated in early 2016 had not started by 31 March 2016. It is now likely this work will start in the summer of 2016.
- CSP13 The proposed Area Action Plan was withdrawn in May 2013. Lydney Town Council in conjunction with its partners have developed a Neighbourhood Development Plan which was 'made' by the District Council on 1st March 2016. This decision followed an independent examination and a positive referendum result. The Lydney Neighbourhood Development Plan now forms part of the Development Plan for the Forest of Dean and the policies in the plan will be given full weight when assessing planning applications that affect land covered by the plan.
- In the short time that the Lydney NDP has been part of the Development Plan for the District there have been four planning applications submitted within the NDP area. None of which had been determined by 31st March 2016. Of the pending applications only one considered the policies within the NDP, as the application was still pending it is too early to assess the impact, if any of the NDP policies. The next monitoring report 2016/2017 will give a clearer picture of how the NDP policies are influencing decision making within the NDP area.

4 . Monitoring of Policies

Lydney Neighbourhood Plan has been submitted for independent examination the examiners report was received in October 2015. The plan has after this monitoring period been supported by referendum and has been "made".

- Coleford CSP14. The development at Coalway Road of 41 dwelling units was completed by March 2016. Development at Owen Farm site (156 new dwellings) continues with 75 dwellings complete March 2016 . The site with a permission for a supermarket off Lords Hill has seen some preparatory work but this has ceased and the site is understood to be for sale there appears to be no change to . Local groups continue to work on the Berry Hill (West Dean Parish Council area) and Coleford (Coleford Town Council area) Neighbourhood Development plans.
- Newent CSP15 . A planning application for the approval of reserved matters is pending March 2016 for 30 houses at Watery Lane. The development of 120 dwellings of Foley Rd has commenced with the show house completed March 2016 .
- CSP 16 Provides for development in villages and encourages encourages employment generating uses in line with policy CSP5.

4.33 The table below will be used to assess provision and the general distribution of new dwellings provided under the plan. The final column of the table shows the balance to be provided when set out against the now superseded figures in the Core Strategy. These are provided for illustrative purposes and the development of the allocated sites alongside appropriate and ongoing provision on smaller unidentified sites is still sought and will be monitored to ensure delivery .

Area	1 Core Strategy Original Requirement	2 Total completed 31/03/15	3 AP Allocation	4 Other Identifiable Supply	5=3+4 Total Supply less Windfall	6=1-2 Core Strategy Based requirement 31/03/15	7= 5-6 Balance
Cinderford and Ruspidge Urban Area	1050	425	475	206	681	625	-56
Lydney	1900	421	1736	116	1825	1479	-373
Coleford (inc Milkwall Coalway	650	396	100	276	376	254	-122

4 . Monitoring of Policies

Area	1	2	3	4	5=3+4	6=1-2	7= 5-6
	Core Strategy Original Requirement	Total completed 31/03/15	AP Allocation	Other Identifiable Supply	Total Supply less Windfall	Core Strategy Based requirement 31/03/15	Balance
Mile End Berry Hill)							
Newent	350	374	175	16	191	-24	-215
Tutshill and Sedbury	110	59	145	17	162	51	-111
Bream	100	74	44	26	70	26	-44
Drybrook Harrow Hill	100	28	67	20	87	72	-15
Mitcheldean	101	90	70	18	88	11	-77
Newnham	65	34	60	8	68	31	-37
Whitcroft Pillowell Yorkley	45	91	30	16	46	-46	-92
Lydbrook - Joys Green	82	3	26	18	44	79	35
Other Villages and Rural approx	608	443	103	252	355	165	-190
Total	5161	2476	3031	989	4020	2685	-1335
Sites without PP or committed ie windfall	1039						1039
CS total (AP implied total for 2011 - 26, 4800 or 320pa)	6200						

Notes	
Column 1	Core Strategy original requirement = contributions identified in CS policy CSP5, provided as a guide.
Column 2	Total completed = 2006/7 to 2014/15
Column 3	AP Allocated = total allocated in AP.(where counted as contributing to land supply)
Column 4	Other identifiable supply = sites with permission but not allocated in AP and other large sites in supply table not allocated
Column 5	Total supply less windfall = Allocations and other committed sites
Column 6	Core Strategy less completions = number remaining to meet original CSP5 figures

4 . Monitoring of Policies

Notes	
Column7	Balance = Balance against the Core Strategy requirements note to meet Core Strategy requirement of 6200,1039 dwellings from the balance required. These are expected from sites not currently identified and include small sites yet to gain permission and larger unidentified opportunities. The number required is less than the balance of permissions and identified sites can provide.
Windfalls	Permissions yet to be granted on sites not identified but would allow for dwellings provided on sites not counted as contributing to land supply

4.34 Employment sites are also identified in various locations in accord with the CS. These include some related to but not adjoining certain villages based on land currently or previously used for employment. In addition to employment the draft AP identifies several sites for mixed development and some primarily for tourism/ recreation. The sites listed in the AP are as follows:

Sites allocated that are not within or adjoining defined settlements

Policy (AP) / Location	Parish	Allocation	AP
Herefordshire and Gloucestershire Canal	various	Safeguarded route for the reinstatement of the canal	AP9
Dean Forest Railway	West Dean/ Lydney	Support for the development of the railway.	AP10
Transport Yards near Blakeney	Awre	Employment generating uses and availability for travelling showpeople	AP11
Stone End Farm Churcham Employment site	Churcham	Employment generating uses within defined site	AP12
Hartpury College	Hartpury	Policy area/ landscape strategy suitable for education related uses connected to the college and for ancillary uses in connection with the college	AP13
Oak Tree Park	Huntley	Allocation for additional gypsy pitches on existing site	AP15
Stowfield (former cable works)	Lydbrook	Allocation for mixed use to include employment generating uses, an element of residential, 45 units, tourism and recreation uses, tourist accommodation and ancillary uses	AP17
Taurus Crafts (Park Farm)	Lydney	Allocation for employment generating uses especially tourism and recreation and tourist accommodation	AP18
Aylburton Business Park	Aylburton	Allocation for continued employment use	AP 19
Lightmoor former sawmills and Colliery.	Ruspidge	Site for employment generating uses but able to be developed for tourism and recreation, may include accommodation	AP 20

4 . Monitoring of Policies

Policy (AP) / Location	Parish	Allocation	AP
Staunton Court	Staunton (near Gloucester)	Employment generating uses	AP21
National Diving and Activity Centre, Tidenham	Tidenham	Tourism and recreational uses complementing diving centre and accommodation.	AP23
Cannop Depot	West Dean, Berry Hill	Allocated to enable existing employment to continue but also to encourage further recreation and leisure based uses, especially cycling, ancillary accommodation	AP 24
Whitemead Park	West Dean, Parkend	Allocation for tourism and recreation based uses to include accommodation.	AP 25
Additional Cycle Connections	District wide	Support for additional cycle routes especially those connecting settlements	AP26
Lydney to Parkend Cycle Route	Lydney and West Dean	Policy to allow and encourage establishment of cycle track, with selective safeguarding	AP 27
Christchurch/ Berry Hill Cycle Route	West Dean (may affect Coleford)	Policy to allow and encourage establishment of cycle route(s)	AP 28
The Hawthorns Corse	Corse		AP 22

4 . Monitoring of Policies

4.35 The majority of the allocated sites are located at settlements within their defined boundaries. They conform to the CS in terms of the general scale and location of the development proposed. The main allocations for development are listed in the tables below:

Development sites allocated for employment uses at settlements

Policy (AP)	Location	Parish	Allocation	Area (ha)
	Aylburton Business Park, allocation includes existing employment and additional land	Aylburton	employment generating uses,	1.0
AP 35	Forest Vale, Cinderford - Employment Area allocation for intensification	Cinderford	employment generating uses	75.8
	Northern Quarter allocation for new uses includes previously developed sites	Cinderford	employment generating uses as allocated in NQAAP (as part of mixed use development)	
AP 60	Tufthorn Avenue - Employment site (Industrial area inc Old Station Way junction, Tufthorn Ave, Pingry Farm) part new part existing uses	Coleford	employment generating uses.	22.5
AP 59	Suntory Factory Coleford land adjoining allocated for new employment uses	Coleford	employment generating uses.	6.7
	Hurst Farm new site part of Lydney East	Lydney	employment generating uses	20.9
AP 47	East of Lydney Land within Bypass aprt of Lydney east	Lydney	to include employment generating uses	4.8
AP 49	Mead Lane Lydney new site	Lydney	new land for employment generating uses	12.5
AP 50	Mead Lane (existing employment area)	Lydney	identification of existing areas for employment generating uses	24.0
AP 43	Pine End Works and Land to the North part existing part new land for employment	Lydney	allocation to rear of existing development and Pine End Works for mixed uses	10.6
AP 44	Lydney Industrial Estate safeguarding of existing land/ uses	Lydney	existing industrial areas for improvement and continuation in employment use	24.2

4 . Monitoring of Policies

Policy (AP)	Location	Parish	Allocation	Area (ha)
AP 87	Employment Intensification/ Retention Vantage Point	Mitcheldean	identification of site for continued employment use	28.3
AP 72	Ross Road Newent Horsefair Lane retention of existing uses	Newent	mixed use allocation to include recreation, tourism, employment, housing and community uses (employment element)	1.5

Conclusions

4.36 CSP1 is widely used by the Development team in the consideration of planning applications. Whilst the policy is applied to applications to promote locally distinctiveness, good design and conservation it is apparent that CSP 1 is also used as a 'catch all' policy. Whilst it is inevitable that there will be some overlap between the CS policies, full regard should be given to all CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process.

4.37 CSP 2 requires development to take account of Climate change, the policy is used in conjunction with CSP1 with climate change issues being controlled /conditioned through the use of CSP1 as well as CSP2. This would indicate that it is not clear which policy should be used and when. CSP1 is used to secure conditions which protect /enhance the biodiversity of the site or the wider area. The combined use of CSP1 and CSP2 appear to be achieving the desired results. Full regard should be given to both CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process. In order to enable more accurate monitoring a clear distinction should be made regarding which policy CSP1 or CSP2 is used to support the decision.

4.38 CSP3 has in effect been replaced by changes in Building Regulations to the extent that it is no longer enforced.

4.39 CSP 4 & 5 As expected, the majority of new development is taking place in the four towns followed by the major villages, this reflects the strategy put forward in CSP4 . There were 302(net) housing completions within the district between 01/04/2015 and 31/03/2016 this is below the predicted 310 required to meet the CS annual requirements and also exceeds the proposed scale of provision in the emerging AP (320pa). It also exceeds the proposed scale of provision in the emerging AP (320pa). The main sites where new dwellings have been delivered are those allocated in the former local plan but with important contributions also being made from sites solely within the emerging Allocations Plan.

4.40 CSP 6 There has been no change to the number of Gypsy, traveller and travelling showpeople sites within the district. The Allocations Document should take account of the findings of the 2013 GTTSA and two sites are identified in the Allocations Plan.

4 . Monitoring of Policies

4.41 CSP 8 There has been little movement within the district regarding the development of allocated Employment sites, the redevelopment of part of the Foundry in Lydney has been granted consent for retail and employment uses. Loss of employment floorspace has been minimal. There continues to be a steady flow of applications for extension and alterations regarding existing employment sites. Changes in employment space which do not require planning permission and are difficult or impossible to monitor can be very significant, especially where existing buildings are vacated or occupied. The variations that arise from changes within existing sites or premises can be much greater than those coming from the development of new buildings. As a consequence other sources of monitoring are used although these do not go to the performance of individual sites.

4.42 CSP 9 protects recreation and amenity land and ensures adequate provision is made for new development. The policy was used in the consideration of 12 applications (both approvals, refusals) with CSP 9 supporting the need for the provision of open space/new facilities. There is little evidence that protected land is being lost as a result of planning applications being implemented. The impact of the policy comes through its implementation through planning applications but also by the way in which it protects land not the subject of application.

4.43 CSP 10 Policies relating to individual settlements are applied as and when proposals are put forward.

4.44 The draft [Allocations Plan](#) takes forward the requirements of the CS and makes allocations for the development that is required. It also safeguards areas from development and provides a context for the assessment of development proposals. The progress of this Plan and the allocations it makes will be monitored in greater detail in future monitoring reports. The development of the Cinderford Northern Quarter which is due to commence soon will also be monitored in a separately.

4.45 The Allocations Plan Submission draft which was submitted to the Secretary of State in August 2015 represents the Council's up to date thinking including its views on the location of development in the district and should be read alongside the adopted Core Strategy. As of August 2015 the Allocations Plan was considered a material planning consideration and be afforded weight in the decision making process. As a result planning applications post August 2015 carry a reminder regarding the Allocations Plan Submission Draft and list the relevant AP policies, however full monitoring of the implementation of these policies can not take place until the document has been officially adopted by the district council and forms part of the local plan.

4 . Monitoring of Policies

4.46 Following submission of the Allocations Plan the Secretary of State has appointed Planning Inspector **Brendan Lyons** BArch MA MRTPI IHBC to conduct the independent Examination to assess the soundness of the Plan. The hearings were held between 26th January 2016 and 11th February 2016.

4.47 The [inspectors interim report](#) was received June 2016. The council have published their [response to the interim findings and published a timetable](#). The council will submit draft Main Modifications and supporting evidence to the Inspector in accordance with the proposed timetable . The proposed Main Modifications will be subject to further public consultation, once the inspector has considered the consultation responses he will decide if further hearings are required .

4.1 Planning Appeals

4.48 During the monitoring period a total 40 Appeals were lodged ,two of which were withdrawn. 55% of the appeals submitted to the planning inspectorate were dismissed. Inspectors identified the lack of a 5yland supply as an issue , generally the Core Strategy Policies held up well. Policies within the emerging Allocations were considered however as the examination had not been completed the Allocations plan was generally given little or moderate weight .

Against Refusal	35
Against Condition	1
Against Enforcement	2
Notice	

4.49 Appeals Lodge against Committee Decisions 52% of these appeals were allowed .Two applications for residential development were taken to appeal following the decision of the committee to refuse planning permission against the Officers recommendation of consent. Both appeals were successful with permission being granted for 3 dwellings in total .Full costs were awarded against the council on both appeals. The Council successfully challenged two decision for residential development at Newent and Lydney both appeals have been returned to the planning inspectorate for re - determination.

4. Monitoring of Policies

Appeals lodged against committee refusals

Planning Ref	Case Description	Appeal decision	Costs	Summary
P1936/14/FUL	The development proposed is the erection of a detached dwelling with ancillary works	Appeal Allowed	Full Costs awarded	The proposed dwelling would not harm the living conditions of the adjoining properties. The proposal provides 2 parking spaces plus a garage. In addition Rose Cottage would have an additional two parking spaces and improved visibility splays
P0116/15/OUT	Outline application for the erection for 2 detached dwellings with ancillary works	Appeal Allowed	Full costs awarded	Site is set back from highway with good visibility in both directions. It is likely that future occupants would use Oakwood Road rather than Sun Green Road to access the village. Sun Green Road has no pavements but it is a short distance to Oakwood Road where there is a bus stop and pavements. The proposed dwellings are of low density similar to existing properties and retain the openness of the LDA Inspector noted that the emerging AP included the site with the DSB and gave the AP considerable weight. The proposal conforms with CSP1 AP4 AP5 AP6 and the general principles of the Framework.
P1855/14/FUL	Development of land without complying with conditions subject to previous planning permission	Appeal Allowed		The window openings would provide views into the garden of the adjoining property, however these are 'secondary' bedroom windows associated with low levels of day time activity. Also the separation distances are well above what would normally be considered acceptable where first floors and rear gardens are involved. Obscure glazing condition is not necessary for proposal to accord with CSP1.
P1614/14/FUL	The development of land without complying with conditions subject to which a previous planning permission was granted.	Appeal Allowed		Appeal seeks to include roof lights in two properties which have recently been completed. The inclusion of roof lights would not alter the prominent shape of the roof or detract from its presence. And would not result in material harm to the character appearance of the area. Given their height the roof lights would not result in material harm from overlooking. Therefore the proposal confirms with CSP1. Allocations Plan Submitted for examination policies broadly consistent with NPPF and given a reasonable degree of weight. AP1 AP4 AP5

4. Monitoring of Policies

Planning Ref	Obj	Rec	Costs	Summary
P0969/14/OUT	Land north of Ross Road	Up to 85 dwellings raised	Allowed	Ross Road – FoDDC challenge was successful. Gladmans have decided not to proceed with their application for permission to appeal to the court of appeal so the application is now remitted back to PINS for re-determination.
P1284/13/OUT	Land off Driffield Road, Allaston Road	Up to 200 dwellings, i community building (up to 2,000 sq ft) comprising flexible A1/D2 ancillary space and new public open space.	Appeal Dismissed	SoS conceded to the application to judicially review the decision. The application is now remitted back to PINS for a further inquiry. As this is a recovered appeal once the inquiry has concluded the inspector will make a recommendation to the SoS who will then determine the application Status at June 2016 Appeal dismissed by the Secretary of State in disagreement with the Inspectors recommendation . The AP is at the examination stage Secretary of State gave it moderate weight. The inspectors report for the Lydney NDP has been published given moderate weight as it had not been subject to a referendum. S of S considered that any potential conflict with the emerging AP /LNDP should be regards as significant issues. As the council can not demonstrate a 5 year land supply limited weight is given to the HLS figures in the emerging AP. So S considered that being outside the DSB the proposal conflicts with CSP4,CSP5, CSP12 but gave this little weight due to the lack of a 5y housing supply.S of S agreed with the inspector that some harm to the character and appearance of the area and be contrary to CSP1 ., LNDP LYD ENV2 and LYD TRAN3 was inevitable
P0901/14/OUT	Land off Chartist Way, Staunton,	45 dwellings, including infrastructure, ancillary facilities, open space and landscaping, with vehicular access	Appeal Dismissed	The site is one of two halves, the eastern half is a featureless field closely linked to the new Chartist Way estate and contributes little to the heritage setting. The western half of the site is quite different, appearing primarily as part of the expanse of open country side between outlying Chartist Cottages.This part of the site is prominent in views in and from all the heritage assets . Two public footpaths cross the western field and are an important part of the surroundings in which all the heritage assets in this part of the former settlement are experienced. Inspector considered that development on the eastern field alone would d lead to open space ,drainage ponds on the western field which would be just as urbanising as development The council have failed to identify a 5y land supply although this could be addressed through the emerging AP. An additional 45 houses would not overload the services within Staunton and Corse.S106 library contribution found to be un necessary, contribution toward a multi use games area would be beneficial Emerging AP at the early stages , afforded little weight inspector concluded that the proposal would be

4. Monitoring of Policies

Planning Ref	Case Description	Appeal decision	Costs	Summary
P1078/15/OUT	Land at Larksfield Road, Harrow Hill	Appeal Dismissed		contrary to NPPF Para 17 and CSP1 due to the impact on heritage assets, CPS 4 and 16 the site lies outside the DSB. The proposal can not be considered sustainable development because of the clear environmental harm that would cause to important heritage assets.
P1090/14/FU	Erection of two detached dwellings with ancillary work including layout of parking facilities and demolition of existing buildings.	Appeal Allowed	Awarded	The main issues is the effect of the proposal on the character and appearance of the area. All agreed the site was in a sustainable location. Part of the site is designated an IOA. Protection of IOA broadly consistent with NPPF it has to be balanced against other provisions including the need to boost the housing supply. The paddock element is outside the DSB and would be seen as an incursion in to the prominent open setting. Development in the paddock part of the appeal site would disrupt the clear pattern of existing development. The harm caused could not be satisfactorily overcome through design. Allocations plan under examination includes policy for locally distinctness but given little weight as AP currently under examination. Development of the paddock would be contrary to CSP 1 and CSP9.
P0899/14/OPUT	Replacement dwelling.	Appeal Allowed		Both parties agreed that the site is within residential use and the council do not object to a new dwelling. The councils objection rests on the design of the building this is subjective and personal taste. Inspector considered that the proposal would not conflict with CSP1 or policies AP 1 AP4 of the emerging Allocation s Plan AP currently under examination given little weigh
P0852/14/OUT	Erection OF 17 HOUSES	Appeal Allowed		Main issues the 5 year land supply and the effect on the character and appearance of the area. The council claim a 5 yer land supply. The council s revised OAN figs are currently under examination through the AP hearing therefore given little weight, both parties agree a 20% buffer inspector calculated an annual requirement of 447. Following consideration of the housing site the inspector concluded that the council could not demonstrate a 5 year land supply at 320.
P0074/15/FUL	Erection of one dwelling together with alterations to existing vehicular access to provide a paired access.	Appeal Dismissed		The site is outside the DSB. The appeal site lies in an area that has a strong rural character, an additional dwelling here would be an urbanising influence that would harm the existing character of the area. Proposal would be contrary to CSP1, CSP4 and at odds with CSP 5. The proposal would not be sustainable for the purposes of applying the Para 14 of NPPF.
P0074/15/FUL	Diversification of existing rural enterprise to include:	Appeal Allowed		Main Issues is there an essential need for mobile home accommodate a rural worker, and the effect of horse trekking enterprise on highway safety. NPPF advises that isolated

4. Monitoring of Policies

Planning Ref	Case Description	Appeal decision	Costs	Summary
Severnweye Farm, Smallbrook	livestock stables and trekking; erection of 2 stable blocks and lean-to extension to barn 1; construction of an arena; and retention of essential workers mobile home.			new homes in the countryside unless required in the interests of agricultural /forestry worker . On the evidence put forward the inspector considered that there was a need for full time worker on site . The appellant demonstrated a reasonable 3 year budget. Inspector considered the appellants should be given a reasonable time to establish the business. Therefore in accordance with CSP1 CSP4 and the emerging AP1 which has been submitted for examination and given little weight .
P0569/14/FUL	Erection of a new 72 bedroom, two-storey care home with ancillary day care centre and hydrotherapy centre together with provision of new access. Demolition of existing	Appeal Dismissed		Would the proposal be sustainable and what would the effect be on the character and appearance of area. The site is physically separated from Newent and should be regarded as being within the open countryside . The institutional nature , the scale and from , of the proposed use would be significantly different from the predominantly surrounding ag uses ., and would therefore be out of character with the area. CSP7 encourages economic development in cities towns and villages, this countryside location would not accord with CSP7 .CSP4 out of date and not accorded any weight . AP1 AP 4 Allocation plan at the early stages AP1 AP 4 given limited weight.
P1442/13/FUL 33/ 33A High St Lydney	Redevelopment of site with mixed use scheme	Appeal Dismissed	???????	Main issues The effects of the proposal on the character and appearance of the conservation area and Whether future residents of the proposed development would be subjected to unacceptably poor air quality The appellant refers to the benefits that the scheme would bring to the Conservation Area, which include an enhancement to its viability and an improvement to the physical environment. In my judgement, I find that the loss of the historic buildings and the sense of enclosure that currently exists are unacceptable matters which are not outweighed by any benefits that may arise. Therefore, the proposal is contrary to parts of CSP 1 . A suitable condition could be imposed to overcome air quality issues.
P1530/14/OUT Land north of Gloucester Road, Tutshill	Up to 126 dwellings associated infrastructure	Appeal Allowed		This is still with the court and has been on hold pending the outcome of Ross Road. Now we know that Ross Road isn't going to the court of appeal this will be progressed. June 2016

4 . Monitoring of Policies

4.50 Appeals lodged against Delegated Decision . 80% of these appeals were dismissed. One appeal was against a condition imposed on a development the appeal was successful.

4. Monitoring of Policies

Appeals lodged against Delegated decisions.

Planning Ref	Description	Appeal Decision	Costs	Summary
P0393/15/FUL Melrose Cottage, St. Briavels Common	First floor extension over existing Ground Floor element.	Appeal Dismissed	Refused	Inspector dismissed appeal for extension to Melrose Cottage due to the detrimental effect on the living conditions of the adjoining property . AP examination not yet complete AP given little weight .
P1886/14/FUL Old Chapel, Church Road, Hewelsfield, Lydney,	Repairs and renovation to old chapel building without complying with a condition attached to planning permission	Appeal Dismissed	Refused	Appeal dismissed for the use of the Chapel as an independent dwelling the property would not be in a sustainable location having regard to the principles of sustainable development .AP1 Policy not yet adopted but gave it some weight
P1805/14/OUT 44 Grahamstown Road, Sedbury,	Outline application for one detached dwelling and provision of vehicular access (all matters reserved).	Appeal Dismissed	-----	The site is too small to accommodate the proposal and would result in much too small rear gardens placing the appeal scheme at odds with the character of its immediate surroundings,. no significant conflict of Emerging policy AP4 and the NPPF although inspector was not clear how these policies related to the assessment of living conditions .Proposal runs counter to policy CSP1 , CSP4. Inspector gave little weight to Residential Design Guide due to its age and lack of evidence of full public consultation

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P1016/14/OUT Grasshopper Rise, Coalway,	2 dwellings	Appeal Allowed	-----	<p>Council can not demonstrate a 5 y land supply therefore CSP4 and 5 considered out of date . Given the position of the proposed dwellings they would read as part of the settlement rather then part of the forest further to the east. The site is already used in connection with the existing residential property . It was agreed that the site is in a sustainable location .</p> <p>Emerging AP given little weight. Proposal would be contrary to CSP4 being outside the DSB. However it does not accord with CSP1 . Which requires proposals to take account of important characteristics. Matters of sitting and design could be considered at the full submission further reducing the impact of the development</p>
P0939/14/FUL Greenacres, Scowles Road, Coleford	Development of land without complying with conditions subject to which consent was granted	Appeal Allowed	-----	<p>The main issue was the continued use of the dwelling without the agricultural workers condition. The inspector considered that the property had been extensively and appropriately marketed at a price that reflects the condition. Failure to market the property for rent does not undermine the general thrust of the marketing campaign. The applicant has reasonable demonstrated a lack of demand.</p>
P0562/15/PMBPA Orchard Barn, Hinders Lane, Huntley	Change of use of agricultural building to dwelling house with ancillary works.	Appeal Allowed	-----	<p>Main issues were the impact on Highways and Transport and the acceptability of the external appearance with regard to its impact on European Species. The proposal involves improving the access track. The inspector considered that improvement works would cause significant harm. The inspector considered that there was room for negotiation between both the Council and the appellant regarding mitigation measures. Conditions could be imposed on any planning consents.</p> <p>AP submitted for examination due to early stages inspector gave it limited weight.</p>

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P0039/15/FUL Lakeside, Leddington, Dymock	development of land without complying with holiday let condition	Appeal Allowed	-----	Would the removal of the holiday let condition represent sustainable development. The property has been in continued residential use since 2009. Inspector could find no evidence that the residential use had had a detrimental impact on local infrastructure over the past 9 years. Alternative economic use would be limited due to the close proximity of adjoining residential properties Development does not conflict with CSP1 , CSP 4 CSP 7
P1300/14/ADV Land at Stroat, Tidenham	The advertisements are described as 3 x non-illuminated advance direction signs.	Appeal Allowed	-----	Inspector noted that Hanley Court was set back from the road and the entrance to the farm shop is not readily apparent from either direction, Therefore advance signs could be considered reasonable under Regulation 21(2)(b). The signs uncomplicated design and limited colour palette would prevent then appearing unduly prominent within the rural environment . Inspected noted that the site was within an Area of Special Control of Adverts
P1249/14/FUL Mill Hill Cottage, Oakwood Road, Brearn,	Removal of stone wall to enable off road parking with timber retaining fence.	Appeal Dismissed	-----	The main issue is highway safety . The inspector considered that the proposal as shown posed an unacceptable risk to highway safety due to restricted visibility . The visibility available falls way short of the highway authority standards.

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P1269/14/FUL Perry Cottage, Cliffords Mesne	Erection of a detached dwelling with double garage.	Appeal Dismissed	-----	Proposal is unsustainable in terms of location. Cliffords Mesne has no facilities and a weekly bus service and would conflict Para 17 of the NPPF and with AP1 of the emerging allocations plan . whilst The proposal would not harm the character and appearance of the street scene and would not conflict with CSP 1 or AP 14 this is outweighed by the location . Emerging AP is given moderate weight
P1592/14/COU Rookery Barn, Rookery Lane, Stowe	Conversion /extension to barn to create holiday let construction vehicular access without complying with a condition	Appeal Dismissed	-----	Is the holiday let condition still relevant. CSP 4 emphasis that development should take place settlements and this is reflected in the approach CSP 5 . The inspector concluded that the scope of the appellants analysis is far too limited to conclude that the holiday let is no longer viable.
P1811/14/FUL Fairview, Forest Road, Ruardean Woodside	Demolition of existing single storey side extension & erection of new two storey side extension	Appeal Allowed	-----	Main issue is the effect on the character and appearance of the area . The cottage is not covered by any policies requiring preservation or conservation of any of its features Residential Design Guidance and CS complies with NPPF
P0337/15/OUT Solomons Tump	Erection of 5 dwellings	Appeal Dismissed	-----	Would the proposal be sustainable and what would the effect be on the character and appearance of area. The site is outside the DSB , there are a few low density dwellings near by but all are detached for the settlement and read as the open countryside . The proposal is to screen the new development form the A48 by landscaping the field to the front of the site . The proposed dwelling would nevertheless result in the coalescence of the development either side of Solomon's Tump lane . Council claim a 5 year land supply however as the Allocations Plan and proposed sites have yet to be examined the inspector adopted the approach of previous appeals ,and concluded the council can not demonstrate a 5 year land supply. Although the development would bring limited economic and social benefit this is outweighed by the harm caused . CSP4 CSP5 CSP16 out of date and not in accordance with para 49 NPPF therefore given little weight. Emerging AP: no evidence that the land supply has been examined therefore yet to be examined . AP 1 Considered fully

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P1727/14/FUL Whitehall, Brummels Drive, Christchurch	The development proposed is erection of detached dwelling with ancillary works (demolition of original derelict farmhouse).	Appeal Dismissed	-----	the site lies outside the DSB . However, I have found that the proposed dwelling would be inappropriately sited in the open countryside, without adequate justification thereby comprising an unsustainable form of development. It would also cause harm to the character and appearance of the area. Accordingly, even if there is not a five year supply of deliverable housing land as required by the Framework the proposed development would not be sustainable development for the purposes of applying paragraph 14 of the Framework. In any case, I confirm that the adverse impacts of granting permission in this case would significantly and demonstrably outweigh the benefits.
P1069/14/FUL Shortbush Barn, Shortbush Cottage, Wigpool	The development proposed comprises the restoration and conversion of a small stone agricultural store to form one-bedroomed holiday accommodation.	Appeal Dismissed	-----	Examination of AP not yet taken place therefore AP given little weight. Contrary to CSP 1 CSP 5 Main issue is the effects of the proposed development on the character / appearance of the existing building and area. These alterations would significantly change the overall proportions of the building. I consider that these changes would harm the character of this rustic building. I find that the appeal scheme would have an adverse effect on the appearance of the existing building and on the area.
P1271/14/FUL 9 Newern Street Lydney	Extension to provide two flats	Appeal Dismissed	-----	Main issues are the effect on the character and appearance of the area , the future living conditions of occupiers of this and neighbouring properties. Highway safety . Proposal would have a contemporary design , inappropriate to its surroundings . It would be more visible due to its scale massing and height . and would have a significant negative impact on the immediate and wider street scene . Therefor contrary to CSP1 . The inspector was satisfied that the proposal would not be detrimental to the living condition of future occupiers or neighbouring properties, but it would have a detrimental impact on the living conditions of the occupiers of the existing flat . Inspected considered that the proposed parking arrangements were adequate .Allocations plan submitted for examination but afforded little weight . Lydney NDP not yet been through the referendum but has little relevance to this proposal . Residential Design Guidance referreed to in condition 2 of the refusal but not provided at the appeal therefore not taken into account.

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P0083/15/FUL Little Orchard Penmoel Lane	Appeal against condition requiring obscure glazing	Appeal Dismissed	-----	The appellant refers to the benefits that the scheme would bring to the Conservation Area, which include an enhancement to its viability and an improvement to the physical environment. In my judgement, I find that the loss of the historic buildings and the sense of enclosure that currently exists are unacceptable matters which are not outweighed by any benefits that may arise. Therefore, the proposal is contrary
P1355/13/FUL Rising Sun Inn, B4228, Woodcroft	Conversion public house into 2 no. residential dwellings.	Appeal Dismissed	-----	The main issue is the loss of a community facility. The inspector was satisfied from the evidence before him that there were no other appropriate facilities within the village. The inspector considered the case put forward by the community group and concluded that it had not been demonstrated that a community pub/shop would be unavailable. Therefore the loss of The Rising Sun would be unjustified and contrary to CSP 8 and the NPPF. Two additional dwellings would make little impact on the 5 year land supply therefore this was not investigated further. Contrary to CSP 8
P1374/15/FUL The brake	External insulation of the original 9" solid walls of the bungalow and render over them to be painted the colour	Appeal Dismissed	-----	Main Issues effect on the character and appearance of the CA and original dwelling. The proposal is to insulate and render the southern elevation of the property/gables of this section of the property. The property is a non listed charist cottage within the CA. The rendering of the front elevation would significantly alter the appearance of the dwelling. and destroy the intrinsic character and appearance of the property and harm the significance of this non designated heritage asset. Contrary to CSP1, AP4 AP5. Allocations Plan submission version submitted for examination, Policies considered alongside CSP policies. Allocations Plan submission version submitted for examination, Policies considered alongside CSP policies.

4. Monitoring of Policies

Planning Ref	Description	Appeal Decision	Costs	Summary
P0743/15/PM3PA Tram Road Coleford	Change of use of commercial to residential	Appeal Dismissed	-----	Proposed change of use from shop to dwelling . There is no evidence that the last use of the premises was shop therefore the proposal is not permitted under the Class M GDPO Therefore this proposal would require an application for planning permission .
P1132/15/PQ3PA Shortbush Cottage	Conversion of AG building to residential	Appeal Dismissed	-----	Would the proposal to convert an agricultural building to a dwelling require planning permission, under Q1 of the 2015 GPDO . The site lies partly within the safety hazard area for Wigpool Water Treatment Area. The risk to the surrounding area has been reduced by the introduction of a commercial hypochlorite dosing system and the exclusion zone is no longer required. No evidence was submitted showing the chlorine tanks were the only reason for the exclusion nor is there any evidence that STWA have sought to revoke the consent.

Appeals lodged against Enforcement Notices

Planning Ref	Description	Appeal Decision	Costs	Summary
EN/0013/11. P1310/12/FUL Sandyway Nurseries Newent	Enforcement change of use of the land from agricultural/horticultural use to a mixed use for agriculture, horticulture and for the stationing of mobile homes for residential use	Part succeeds part	-----	No clear evidence was presented to support the need for 23 mobile homes for seasonal workers
EN/0069/14 Pear Tree Cottage	Change of use of ag land to storage land	Appeal Dismissed	Refused	Inspector considered that the fence that had been erected was adjacent to the highway and therefore required planning permission . Appeal partially with regard to the storage of items ,

4 . Monitoring of Policies

4.2 Significant effects Indicators

4.51 European regulations on strategic environmental assessment (SEA) state that local authorities must predict, assess and monitor any significant environmental effects arising from their plans and policies. Plans are assessed and may be modified if there are any significant likely effects identified that impact on European protected sites. The CS has been assessed and found to have no significant likely effects. The emerging AP is in the process of being assessed prior to publication.

4.52 Sustainability appraisal is carried out as a means of assessing the impact of the plan and its policies in detail and the process is carried out on a continuous basis. Significant effects will be identified through the monitoring of the core indicators, especially when further biodiversity and other environmental measures are in place. The sustainability appraisals and assessments of the various local development documents will identify any likely effects at a formative stage and will therefore enable early action to be taken to avoid or mitigate any such effects. These objectives have been used to evaluate the potential effects of local plan documents.

Table 12. Significant Effects Indicators

Local objective	Indicator		Source
Improve health	Average life expectancy	In 2010 average life expectancy for Males 79 and 82 for females both of which are above the average for England	How Healthy is Gloucestershire? Annual report of the Director of Public Health
	% of people describing their health as not good		Forest of Dean District Profile
Provide new housing to meet local needs	Provision of affordable housing units	*** (Includes Social ,Affordable and Intermediate Rent, Affordable Home ownership and 'Help to buy') 2012 figures. An increase on previous years	FoD Records
	Earnings /house price affordability ratio	Average income £25.667 Average house price £191,475	Link to Shma on FoD web site forest of Dean summary
	Out commuting	Forest of Dean to GLOUCESTER 33% Forest of Dean to Monmouthshire 12.9%	Link to Shma on FoD web site forest of Dean summary
Diversify the range of employment opportunities within the district	Under Investigation		Forest of Dean District Profile
Reduce poverty and income inequality	Average income	Average income £25.667	Link to Shma on FoD web site
Meet local needs locally	% of workforce with no Forest of Dean District Profile academic / vocational or professional qualifications	The FoD has a higher proportion of adults with no qualification than the rest of the county,the % has decreased from 30%in 2001 to 24% in 2011.The number of adults with level 4+ has increased from 16%in 2001 to 23%in 2011. In the	Understanding Gloucestershire 2013

4 . Monitoring of Policies

Local objective	Indicator	Source			
		FoD Key Stage 2 - 4 consistently are lower than the rest of the county however there has been a small improvement between 2001 and 2013			
Reduce vulnerability of the economy to climate change and harness opportunities arising	Under investigation Tourism?			FoDDC and Gloucestershire County Council	
Reduce the need/desire to travel by car	Out commuting	Forest of Dean to Gloucester 33% Forest of Dean to Monmouthshire 12.9%		Link to Shma on FoD web site forest of Dean summary	
	Mode of travel to school	No Information available DfE no longer collect this data		Gloucestershire's3rd Local Transport Plan and Transport Asset Management Plan Annual Progress Report 2012/13	
Help everyone access basic services easily,safely and affordable	Mode of travel to school	No Information available DfE no longer collect this data		Gloucestershire's3rd Local Transport Plan and Transport Asset Management Plan Annual Progress Report 2012/13	
Protect and enhance landscape and townscape	Countryside quality counts indicators			Countryside quality counts published results in 2004 this report tracked changes between 1990 and 1998. A later version will be used for monitoring when available.	
Protect and enhance habitats and species (taking account of climate change)	Condition of SSSI's that form the bat SAC Condition of 4 BAP Butterfly Species			Natural England (core indicator)	
	Number of listed buildings and scheduled ancient monuments(English Heritage)	Listed Buildings			Forest of Dean District Council records No additions or deletions recorded during monitoring period
		Grade	Number	Year	
		I	26	1985 -2014	
		II*	65	1999 2014	
		II	1472	2014	
		Ancient Monuments :88 2009 - 2014			There have been no additions to the list of ancient monuments within the district
Reduce vulnerability to flooding,sea level rise (taking account of climate change)	% of properties at 1% risk of flooding	Estimates suggest 7% of land in Forest of Dean has a 1 in 100 (or greater) risk of flooding each year. There are approximately 918 addresses within this area, that would have a 1 in 100 (or		Forest of Dean District Profile	

4 . Monitoring of Policies

Local objective	Indicator		Source
		greater) risk of flooding each year.	
Reduce non-renewable energy consumption and 'greenhouse' emissions	Installed low energy carbon projects		FoDDC /Severn Wye Energy agency/Regen sw. (core indicator)
Reduce the risks associated with unstable or contaminated land	Ha. of contaminated land	As of January 2011, no sites have been determined as contaminated land in the Forest of Dean District.	Forest of Dean Contaminated Land Investigation
Conserve water resources and protect water quality	<ul style="list-style-type: none"> • Water usage by postcode. Data unlikely to be available until 2010 • % of Main rivers achieving good status in 2015 		
Minimise consumption and extraction of minerals	Applications submitted with a waste minimisation statement		Gloucestershire County Council - minerals authority
Minimise land, air, light, noise and genetic pollution	Air Quality monitoring areas within the District .	<p>The Air quality Progress Report concluded the following: Seven locations were identified where the annual mean objective of 40g/m3 for NO2 was exceeded in 2012. These locations are all within the Lydney Air Quality Management Area which was declared in July 2010.</p> <p>The Forest of Dean District Council confirms that there are no new or newly identified local developments, which may have an impact on air quality within the Local Authority area.</p>	2013 Air Quality Progress Report for Forest of Dean

5. Review of Employment Sites

5 Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
34	Aylburton	Aylburton Business Park, Stockwell Lane	1.400	Mixed new and old small units part developed	Established Business Park. Converted farm buildings and new build on former farm	Allocations Plan Policy AP19, continuing employment generating uses.	Redevelopment of former farm buildings adjoining village, a good example of well located site with potential for some intensification- support under general CS policy and identify as established employment site.
52	Blakeney	Caircant, Transport yard	1.425	Transport yard	Fully utilised site in countryside	Allocations Plan Policy AP11, employment generating uses.	Established transport yard 1.2km from village, on A48, support under general CS policy and AP policy. Not well located for alternative uses
50	Bream	Princess Royal Industrial Estate, Whitecroft Road, Bream	1.720	Former colliery buildings	Some land within allocation has potential for further intensification		Redeveloped and in use former colliery buildings and tip, 270m from large settlement (Bream) access limited suitable for present use or similar
51	Bream	Former flour mill colliery	1.263	Former colliery buildings	Rural (forest) site contained by this building being listed		Former mine buildings (listed) well defined curtilage, 270m from settlement access only by track. support under general policy
46	Bromsborrow Heath	Business Park	0.620	Farm buildings	Rural site with no scope for expansion beyond current limits		rural site almost adjoins settlement, some potential for limited intensification support under rural economy policy
71	Cannop	Cannop Depot	1.674	Mixed uses	Highways Depot & Cycle Centre	Allocations Plan Policy AP24	Mixed use site. well positioned in forest to develop a recreational role. Policy to encourage existing employment to continue and further develop for recreation and leisure based uses.
37	Churcham	Stone End Farm. Business Park	1.798	Former farm buildings re- built to policy limits	Large rural site with no scope for expansion beyond current limits	Allocations Plan Policy AP12 identified for employment generating uses	Large rural, well occupied site on A40(T) over 3km to nearest large village (Highnam) Limited scope for further intensification, not close to any FoD settlement support under general CS policy. Allocations Plan policy support current range of uses
15	Cinderford	Linear Business Park0.871 Valley Road		Uses restricted by nearby housing redevelopment	Enclave which could be redeveloped, suitable for B1		Site adjoins town, subject to careful control is suitable for a variety of employment based uses. retain in employment use subject to support under general policy

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
16	Cinderford	Forest Vale & Whimsey Industrial estates	75.780	Mixed employment use	Complex area required to provide 80% of Cinderford's traditional employment space. Unlikely to be found unsuitable for B1,2,8 or to be allocated for any other use	Allocations Plan AP33 Forest Vale Employment Area. Also AP36 Valley Road mixed development allocation including 1.2ha of employment generating uses	Large industrial estate on edge of Cinderford.
75	Cinderford	Cinderford AAP	4.56	A number of sites that comprise parts of Cinderford AAP area- part of mixed uses redevelopment	various sites located within Cinderford NQAAP area. Northern United Enterprise Park, hotel, Central Employment Zone, Forest Vale employment Zone.		Area within Cinderford AAP
20	Cinderford and Ruspidge	Ruspidge, Eastern United	1.034	Last use employment	Former Coal Mine, some scope for redevelopment and possible intensification		Former mine buildings some local conservation interest which can be maintained by retaining employment based uses support under general policy
47	Coleford	Suntory, Coleford	11.566	Major single occupier site	Well established factory site		large single use and established business retain in employment use subject to support under general policy
21	Coleford	Adjoining Suntory	6.721	Greenfield	Available but only with the agreement of the landowner. GSK. This means that other sites in Coleford should be retained/allocated where possible	Allocations Plan AP58. Employment generating uses	Large local plan allocation not developed. Suitable for variety of uses, in single ownership- retain allocation
22	Coleford	Tuffhorn Avenue Junction	part of larger suntory site (1.37)	Greenfield	Two small areas separate from larger one adjoining GSK. Ownership of part, not the same.	Allocations Plan AP59. Employment generating uses and intensification of existing sites.	Adjoins town, small area of undeveloped land which is allocated in local plan
23	Coleford	Whitecliff	1.03	Former workshops etc	In use and with little potential for further intensification - not within settlement		former quarry and workshops fully occupied 600m from Coleford support under general policy
24	Coleford	Staunton Road, Sawmills	1.81	last use sawmill and other employment uses	Former Sawmill, now part vacant		Former sawmill 900m from settlement, on main route retain in employment use subject to support under general policy.
25	Coleford	Tuffhorn	18.95	Industrial estate, mixed uses	Includes surplus land and allocated sites - part developed over recent years. Most Serviced	Allocations Plan AP59. Employment generating uses and	Remaining undeveloped parts of established industrial/ employment area suitable for "B" uses with some limitations

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
31	Coleford	Pingry Business Park, Pingry Lane	1.173	Industrial estate, mixed uses	Close to town but a rural location with scope limited to existing site and consents	intensification of existing sites. Allocations Plan AP59. Employment generating uses and intensification of existing sites.	due to proximity of housing allocate or identify for intensification established industrial area Site is suitable for uses currently present and little scope for further expansion beyond current building under construction. There are other better located sites in Coleford though within 400 m by road of Coleford but does not adjoin it. Support under general policy
32	Coleford	Concrete Utilities Factory	2.65	single occupier but sub let in part	Site in enclave in residential area, some recent refurbishment		Within settlement adjoining residential areas which can be a limitation long established factory, part sub let retain in employment use subject to support under general policy.
33	Coleford	Milkwall	1.28	mixed employment site range of uses mainly older buildings	Former mine and associated site Station Road		Former mine and other industrial uses, adjoins settlement and well occupied Could be redeveloped (in part) retain in employment use subject to support under general policy
73	Coleford - Five Acres Berry Hill	Garage	0.404	garage	Car Sales, Garage & MOT Service Station		Site mostly within DSB support under general policy.
72	Coleford -Mile End	Woodgate Sawmills, Buckstone Close,	1.056	sawmill	Sawmills		Outside but adjoining DSB. Support under general policy
75	Corse	The Hawthorns Pillows Green Road Corse	2.87	Mixed use sites in former farm buildings	Former farm buildings	Allocations Plan policy AP22 Employment generating uses.	Former farm buildings and purpose built in rural location.
44	Corse	Trading Estate	0.468	Purpose built units	Small village site (not in DSB) with limited scope for additional land		Small site within village, little scope for further development.
38	Drybrook	Nailbridge	2.22	Single user builders merchant	Existing user now fully occupies site, possible scope for limited intensification/change		large single use and established business retain in employment use subject to support under general policy
43	Drybrook	Puddlebrook	0.81	Small mixed site	Site in countryside with limited scope for expansion		established site, little scope for expansion 464m by road from settlement boundary- limited access support under general policy
69	Huntley	Huntley Garage & Forest Products	1.587	sawmills and garage	Petrol Filling Station & manufacturer of timber products		Site 300m from village, on A40(T)/ A4136 junction support under general policy

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
78	Huntley /Churcham	Leeway Packaging	1.120	factory site	Well established factory site fully occupied 2.3km from Huntley		Well established factory site fully occupied 2.3km from Huntley in rural location. Support under general policy
39	Longhope	Hart's Barn	0.894	Mixed site - tourism?	Established mixed tourist based area, could be identified in plan to acknowledge / regularise?		Established mixed use tourist based area. Rural site part specialist retail /tourism. Support from general policy.
40	Longhope	Richard Read	4.300	Single use depot	Established site with little scope for expansion - change and redevelopment possible	Allocation Plan Policy AP78	Established but prominent large site capable of some redevelopment. On A4136 and within village envelope. Retain in employment use support from allocation policy. Land adjacent to site may allow for small expansion of site to be allocated for employment use.
41	Longhope	Industrial estate	1.07	Mixed uses	Site defined by surrounding land uses and with limited scope for expansion	Allocation Plan Policy AP79	Employment area within village with some scope for change, within Conservation Area and allocated for mixed use to include a small housing element.
42	Longhope	Factory A40 (concrete products)	1.745	old established site	Established and restricted use in the countryside		Located away from settlements, well used support under general policy may be subject to redevelopment
60	Lydbrook	Former Cable Works Stowfield	7.931	Major site now under used	Large site but with locational constraints - mainly unused	Mixed Development Allocation AP17 to include at least 4ha of employment based employment land.	Very large area of former cable works, suitable for mixed uses, a variety of employment based uses including tourism and recreation based. policy in AP. 900m from Lydbrook settlement boundary Located close to river Wye in AONB. Access and location not ideal for larger vehicles
61	Lydbrook	Stowfield (former Temco)	1.039	Mixed site	Established site - some scope for intensification	Mixed Development Allocation policy AP17	Close to larger site and suitable for a variety of employment based uses, distance from village approx 840m. Retain in employment use as part of mixed use policy in AP. existing employment sites within village support under general policy
62	Lydbrook	Employment sites in village	0.758	Mixed employment sites	Some potential for alternative uses but not expansion		Adjoins settlement boundary, former pithead little additional scope. Support under general policy
63	Lydbrook	Former Waterloo Colliery (Timber Yard)	1.304	Mixed site	Occupied site in countryside		
1	Lydney	Hurst Farm	20.956	New Greenfield Allocation	Employment site linked to east of Lydney development but not required by it. Permission pending.	Allocation Plan policy AP47; employment generating use	allocation of new land in connection with east of Lydney development net available 15ha

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
2	Lydney	Land east of Lydney	4.630	New Greenfield Allocation	Sites required as an integral part of new development. Permissions pending.	Allocation Plan policy AP47; employment generating use	land committed as part of east of Lydney development.
3	Lydney	Mead Lane allocation	12.446	New Greenfield Allocation	Local Plan Allocation, suitable and well located, held back by landownership, part of site affected by flood risk.	Allocation Plan policy AP50; employment generating use	Proposed allocation for "B" uses, suitable for a variety of use though quite prominent net available 7ha due to flood constraint. Net 6.5ha
4	Lydney	Mead Lane (Built) Paper Mill Watts Industrial Tyres	24.033	mixed employment site, some new units others older vacant land	Limited additional scope, area suitable for more traditional B1, 2, 8, susceptible to flooding	Allocation Plan policy AP48; intensification of employment uses	Part of main traditional industrial area of Lydney. Suitable for "B" uses with some surplus space but little land at present. Identified in Allocations Plan and should be retained as one of the two traditional existing employment areas in Lydney.
5	Lydney	Land to north of Pine End Works Harbour Road	5.847	New Greenfield Allocation	Allocated for local expansion, now less likely. Close to area being considered for regeneration based mixed development	Allocations Plan policy AP43; employment generating uses	Site has potential for employment use.
6	Lydney	Pine End Works Harbour Road	5.033	Redundant Derelict Factory	Vacant premises, likely to be appropriate for mixed uses including employment	Allocations Plan policy AP43; mixed employment, recreation and Tourism	Vacant factory suitable for a variety of uses with a leisure and tourism focus.
7	Lydney	Lydney Industrial Estate Harbour Road	24.560	mixed employment site, some new units others older redevelopment opportunity	Likely to be appropriate for mixed employment uses on frontage and more traditional at rear	Allocations Plan policy AP44; intensification of employment	Large area of mixed employment uses, but with harbour frontage partly undeveloped. Potential for redevelopment in part over time and for mixed uses including employment. Provides much of the more traditional employment in Lydney.
8	Lydney	Marina Harbour Road	1.535	Modern Units	Units with little scope for addition, relatively modern so not appropriate for change		Relatively modern and well used units situated on northern edge of harbour - could in the long term take advantage of this with a wider scope for employment generating uses.
9	Lydney	Foundry (Federal Mogul) Tuthalls Street	9.63	Part unused, some additional land available within site	Presently part used, adjoins current site and allocated land	Allocations plan policy AP48, employment generating uses; key wildlife site	Land used by foundry with some marsh land suitable for employment use. Retain in employment use in Allocations Plan.

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
10	Lydney	Station (Transport) Station Road	2.11	Parking and storage, transport depot	Required for transport related activities, some available space from re-use	Allocations Plan policy AP51 mixed use development; key wildlife site.	Allocate with priority for land to be used in conjunction with the station
11	Lydney	Allaston Grove Sawmill (Soilwell Sawmills) Allaston Road	1.69	Mixed Industrial	Rural site in general use, partly redeveloped several years ago		250m from settlement boundary, former sawmill site now mainly in alternative use. Suitable for employment. support under general policy.
13	Lydney	Taurus Crafts Lydney Park Estate	3.71	Large complex sites	Complex series of uses including garden centre, provides employment (allocate to acknowledge?)	Land identified in Allocations Plan policy AP 18.	850m from Lydney High St and 150m and 330m to entrance from Aylburton settlement boundary large site with a variety of tourism based attractions also includes garden centre. Likely to attract visitors and suitable for employment uses which do not unduly compete with town centre.
68	Lydney	Whitecross Business Park (Former West Midlands Farmers) Church Road, Lydney	0.467	industrial units	Individual Industrial Units Mixed units constrained		Site within settlement boundary small area still to be developed
70	Lydney	Hurst Farm Complex Lydney	0.855	Mixed employment use	Individual Industrial units		Group of industrial buildings outside of Settlement boundary.
74	Lydney	Land east of Lydney Crump Farm Nass Lane	4.858	New Greenfield Allocation	Sites required as an integral part of new development. Permissions pending.	Allocations Plan AP 47 employment generating uses	Employment land included as part of a planned neighbourhood unit. Land committed as part of east of Lydney development
53	Mitcheldean	Ladygrove Business Park	4.115	Small units adjoining quarry	Site limited by surrounding uses		Established site 400m from settlement boundary support under general policy
54	Mitcheldean	Stenders	2.236	mixed generally older units	Site limited by edge of settlement location, but with possible limited scope for expansion		established site adjoins settlement though with access limitations retain as such
55	Mitcheldean	Vantage Point	28.555	mixed site with developed but with scope for redevelopment/refurbishment some recent new build	Very large site extent limited but may have space for expansion complex range of premises and consequently a significant turnover	Allocations Plan policy AP85 Employment /retention	Major site suitable for a variety of "B" uses. Some scope for redevelopment but generally little additional land available. Provides a significant proportion of the employment land and the lettable office floorspace in the district often large areas available for letting

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
26	Newent	Adjoining Town Farm	4.253	Greenfield	Allocation in Local Plan	Allocations Policy AP69 employment generating use	Allocate or identify for intensification established industrial area
27	Newent	Off Horsefair Lane	1.52	Mixed employment area	Employment land with potential for redevelopment, currently in use	Mixed employment recreation allocation AP70	
28	Newent	Town Farm#	5.052	Industrial estate, plot vacant	Existing area includes undeveloped land		Existing employment site within settlement boundary small area still to be developed.
29	Newent	Hazelfield Nurseries	3.449	Extensive area	Garden Centre plus - could consider acknowledgement by allocation to regularise/control		Rural site support under economy policy
30	Newent	Cleeve Mill	0.970	Part housing part employment	Land on edge of town part employment part housing allocation.		Existing site within settlement boundary part employment part care home permission.
35	Newent	Transport Depot, Dymock Road	0.357	Depot and yard	Existing site may have additional scope		Established site immediately north of town, support under general policy
36	Newent	Packaging Works, Upleadon Road	1.586	Single building	Existing site may have additional scope		Substantial site 800m from town by road, support under general policy
56	Parkend	Former Railway Sidings	2.874	small area only of vacant land	Little scope for employment uses given need to accommodate railway		Site with some potential in village, suitable for "B" uses - support under general policy
66	Parkend	Timber works	1.450	Small area only of land	Timber treatment and storage, no scope for expansion		Fully occupied and active site support under general policy
67	Ruspidge	Lightmoor Saw Mill	1.996	manufacturer	Manufacturer of timber products	Allocation Plan policy AP20 Intensification of employment generating uses	Quite isolated but well used former mine site 900m from settlement edge support under Allocations Plan
57	Sling	Engineering Works	5.145	Mixed site with scope for redevelopment/refurbishment some recent new build	Complex site with scope for intensification or redevelopment - though recent changes have reduced the scope for this	Allocation Plan policy AP92 Intensification of employment generating uses	Large site having seen considerable redevelopment in recent years. Scope for further change and suitable for B2, B8 uses adjoins village boundary, 800m from Coleford- retain in employment use.
59	Sling	Off Laureldene	0.501	Redevelopment site	Possible re-use or redevelopment of small site on edge of village		Support under general policy
45	Staunton Corse	Staunton Court	2.459	mixed converted farm buildings	Large rural site with only limited scope for expansion beyond current limits	Allocation Plan policy AP21 employment generating uses	Support under general policy

5. Review of Employment Sites

Att No	Locality	Location	Area (hectares)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation
64	Tutshill/ Sedbury	Grahamstown Road	0.832	Mixed units constrained	Mixed site with no scope for expansion		Established site within settlement boundary. Support under general policy.
65	Westbury	Northwood Green Timber works	5.064	Large site possibly some spare capacity	Occupied site in countryside		Support under general policy
48	Whitecroft/ Pillowell	Whitecroft Essentials (formerly Scoville) Land to south of B4234 including Prym ltd	3.496	employment	majority is mixed development site	Allocation Plan policy AP96 as employment generating uses	Retain in employment use
49	Whitecroft/ Pillowell	Land to north of New Road	0.973	employment	Employment premises	Allocation Plan policy AP95 as employment generating uses	Retain in employment use

