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1 . Introduction

1 Introduction

1.1 This document is the eighteenth Authorities Monitoring Report for the Forest of Dean District Council, and the ninth to be prepared since the current Core Strategy was adopted in 2012.

1.2 It covers the period of 1 April 2021 through to 31 March 2022. The original intent of these monitoring reports was for local planning authorities to monitor and present information on:

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

1.3 The main purpose of this report is therefore to review the extent to which policies within the Local Plan Framework are being successfully implemented, and how effective this implementation may be in meeting stated policy goals.

1.4 This report will monitor the implementation of the Core Strategy and Allocations Plan, and the progress of emerging and completed Neighbourhood Development Plans (NDPs).

2 . District Demographic Profile and Trends

2 District Demographic Profile and Trends

2.1 The Forest of Dean District is the westernmost district of Gloucestershire, bordering on Monmouthshire in Wales. It covers a land area of 526.29 km² and is geographically defined by the Wye River to the west and the Severn River to the east, with the Royal Forest of Dean,-a large protected forest reserve, in the centre. To the north, the district extends to the southern extent of the Malvern Hills.

The information in the following pages provide a quick snapshot of the Forest of Dean district, and an indication of how it is travelling in the wider context of Gloucestershire and South West England.

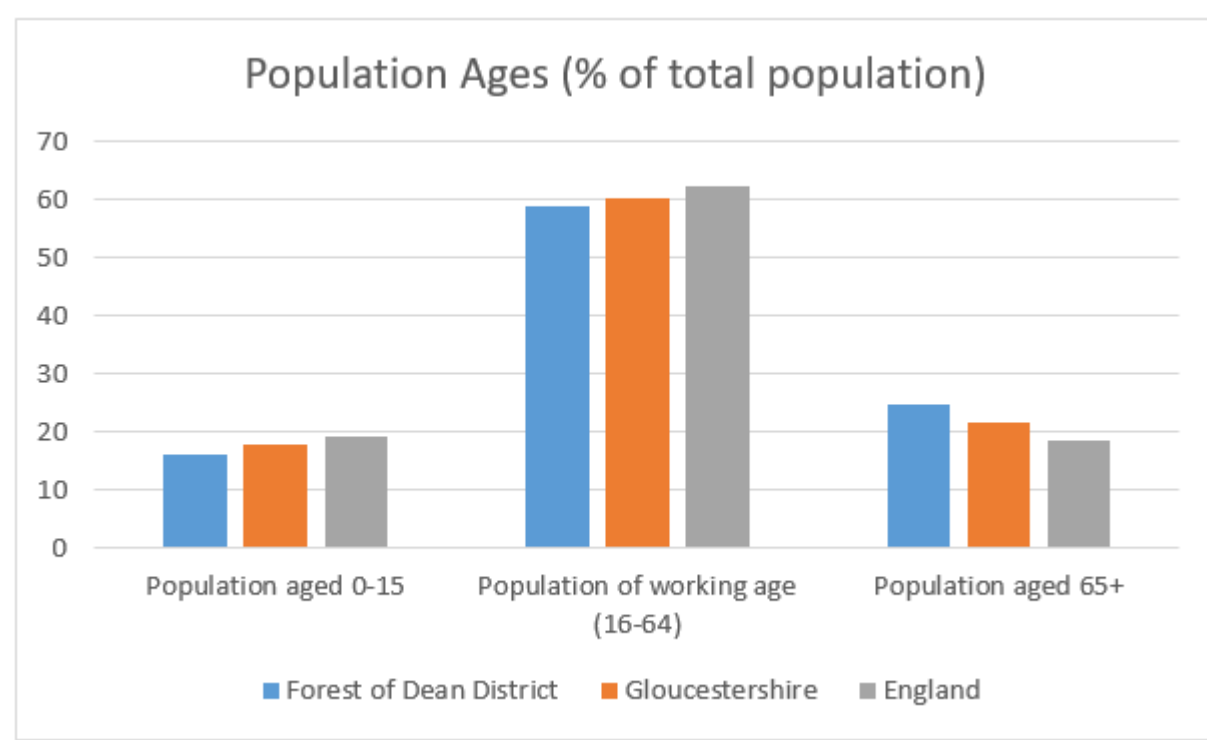
3 . Population

3 Population

3.1 The latest 2021 ONS data shows that the Forest of Dean has a total district population of 87,000 which has increased from 81,961 in the 2011 census (Source: ons.gov.uk):

Location	Population total	Female	Male
England	56,489,800	28,833,500	27,656,300
Gloucestershire	645,100	329,800	315,300
Forest of Dean	87,000	44,000	42,600

The graph below demonstrates the **Population by Age** (Source: <https://local.communityinsight.org/>)



The population for the Forest of Dean district is projected to increase to 92,428 in 2026 and 101,222 in 2043 (Source: <https://www.gloucestershire.gov.uk/inform/population/population-projections/>)

4 . Climate Change and Carbon Footprint

4 Climate Change and Carbon Footprint

4.1 The Forest of Dean District Council declared a 'Climate Emergency' in December 2018. The declaration essentially provides the context and objectives in regards to the Climate Emergency. These objectives include the following:

1. Make the Forest of Dean Council carbon neutral by 2030;
2. Make the Forest of Dean District carbon neutral by 2030;
3. Work with partners across the district, county and region to help deliver carbon neutrality through all relevant strategies and plans;
4. Call on the Government and other relevant organisations and partners to provide the powers, resources and funding to successfully meet the 2030 target.

4.2 The Council has also released a [Rapid Action Plan](#) (RAP) to meet these goals. This plan includes a reference to the new Local Plan, which it hopes will set out carbon neutral development standards in relation to new development. These aspirations are further reflected in Council's new [corporate plan](#).

4.3 The Council has also employed a Climate Emergency Officer and is also in the process of producing a new, more comprehensive [Climate Emergency Strategy and Action Plan 2022-2025](#) and a draft has been published in conjunction with an online public consultation (September 2021). A [Forest of Dean District Carbon Dioxide Emissions Report 2005-2019](#) was published in 2019, comparing how emissions have changed between 2005 and 2019. The following points are taken from these two documents, highlighting the objectives, challenges and achievements:

- The district is well placed to champion rural decarbonisation. As a largely rural district, we have huge carbon sequestration potential with 21% of the district being public forest estate and potential for sustainable farming and land management practices to be implemented that help counter both the climate and ecological crises. We also have abundant clean renewable resources (solar, wind and tidal) to become 100% self-reliant on zero-carbon energy.
- The most recent Department for Business, Energy & Industrial Strategy (BEIS) data for the Forest of Dean District, published in June 2020, shows net GHG emissions in 2018 of approximately 463.7 ktCO₂e, equating to around 5.5 tCO₂e per resident, and 0.88 ktCO₂e/km² of land area. This relates to emissions arising directly from activity within the district's territory. This is a 30% reduction in emissions since 2005 (Figure 2), an encouraging reduction, however for reference, based on the UK Government's target of becoming carbon neutral by 2050 this will require each resident to have a carbon footprint of less than 2 tonnes of CO₂e emissions per year.
- The majority of the district's territorial emissions come from the transport sector (35%), predominantly from road transport (Figure 3). The industry and commercial sector makes up the next largest proportion of emissions (34%), followed by domestic energy (24%). GHG emissions coming from resident's home energy use has made encouraging savings since 2005, with a 39% reduction seen. Climate experts from the Tyndall Centre advised that an annual reduction of more than 13% is needed in domestic energy related GHG emissions in the district from 2020 onwards to avoid the most catastrophic impacts of climate change.
- Due to its landscape, the Forest of Dean also acts as a carbon sink, absorbing and storing carbon, therefore offsetting some of the district's emissions.
- Within the context of the last decade, the Council's total GHG emissions have fallen by 18% since 2010/11. The largest decrease since 2010/11 has come from Scope 2 emissions (direct electricity consumption) at 78%. Scope 3 emissions (including business travel and leisure centre energy consumption) have decreased by 50% since 2010/11. Scope 1 emissions (including emissions from council gas consumption and council owned vehicles) have increased since 2010/11 by 225% however this large increase is due to waste collection vehicles having been taken into Council ownership and their emissions consequently reported under scope 1.
- One result of the Covid-19 crisis has been much more home working and much less commuting. Publica's agile working strategy means that staff commuting emissions will continue to be lower than before, but whilst common sense suggests home working saves carbon, there are many factors and assumptions at play.
- The Council has received funding to implement energy efficiency and demand reduction measures at the council office building in Coleford. This includes replacing existing lighting in the building with LEDs, installing some automatic lighting controls, fitting seven-day timers on printers, and installing insulation on naked heating valves and pipes. The majority of this work has been completed. These measures combined are estimated to save 64,837 kWh of energy per year, equivalent to 16,416 kgCO₂e per year. The Council is also in the process of producing a heat decarbonisation plan for the Council offices that will identify measures for reducing the building's heat demand and potential for installing renewable heat on site. Additionally, it has also begun investigating energy efficiency and demand reduction measures at the council owned swimming pool building at Lydney Leisure Centre leisure centre services (Forest Energy Community Initiative).
- With funding from the Government such as the Green Homes Grant Local Authority Delivery Scheme, the Council has been helping to improve the energy efficiency and phase out fossil fuel heating systems of low-income homes, at the same time reducing fuel poverty.
- One of the visions for 2030 is that transport networks across the district will have been re-shaped to prioritise low-carbon public transport and active travel, the latter being the preferred mode of travel for journeys of a few of miles or less. Rural communities will be less reliant on travel by car and better connected to other parts of the district and beyond. A comprehensive network of public charging points will help ensure that when cars are used, owning an electric vehicle is simple and inclusive of all residents, regardless of access to off-road parking. Residents will be healthier thanks to increased active travel and reduced air pollution.

4 . Climate Change and Carbon Footprint

- Following a feasibility study by Element Energy Ltd, funded by South West Energy Hub, the Council is proposing to initially deploy two dual fast (22kW) charge points in a car park in Coleford, Cinderford, Lydney and Newent, with further deployment phases to follow.
- The Council has also introduced new planning conditions that require new dwellings or tourism accommodation with curtilage parking, residential developments with 10 or more non-curtilage parking spaces, and commercial and tourism developments to have a fully operational EVCP installed and retained for the life time of the development to encourage the use of electric vehicles.

4.4 The [Council's website](#) includes a section on climate action and provides a wealth of information on how its carbon footprint can be reduced, including advice and methods of funding. To assist with this, a carbon toolkit has also been produced detailing [How to Achieve Net Zero Carbon Homes](#).

4.5 The Council has produced a [Heat Decarbonisation Plan](#) for decarbonising the heating system at the Coleford Offices, describing the intention to replace the fossil fuel reliant heating system at its Coleford offices with a renewable heat generation system along with measures to reduce heat energy demand. By producing this HDP, it is hoped that a clear example of how other organisations within the district such as schools and businesses can plan to decarbonise the heating system in their own buildings.

4.6 Yearly reports are also produced providing information on the District's Greenhouse gas emissions.

4.7 A report from The Tyndall Centre on [Climate Change targets for the Forest of Dean](#) is also available as well as an interactive tool from the Met Office Hadley Centre to show [how climate change might change the weather in your area](#).

4.8 As can be seen, the last few years has seen a huge push towards becoming a net zero district, particularly work carried out during 2021-2022. It is envisaged that resources will continue to be invested in this sector and is vital that these aims are also clear priorities in the development of the new Local Plan, which is currently in progress.

5 .Economy

5 Economy

5.1 Between January 2021-December 2021, there is estimated to be 42,600 economically active people in the district, which represent 77.7% of the total district population of 16-64-year olds. This is down by 800 people (1.9%) from the previous 12-month period (Source: [Labour Market Profile](#))

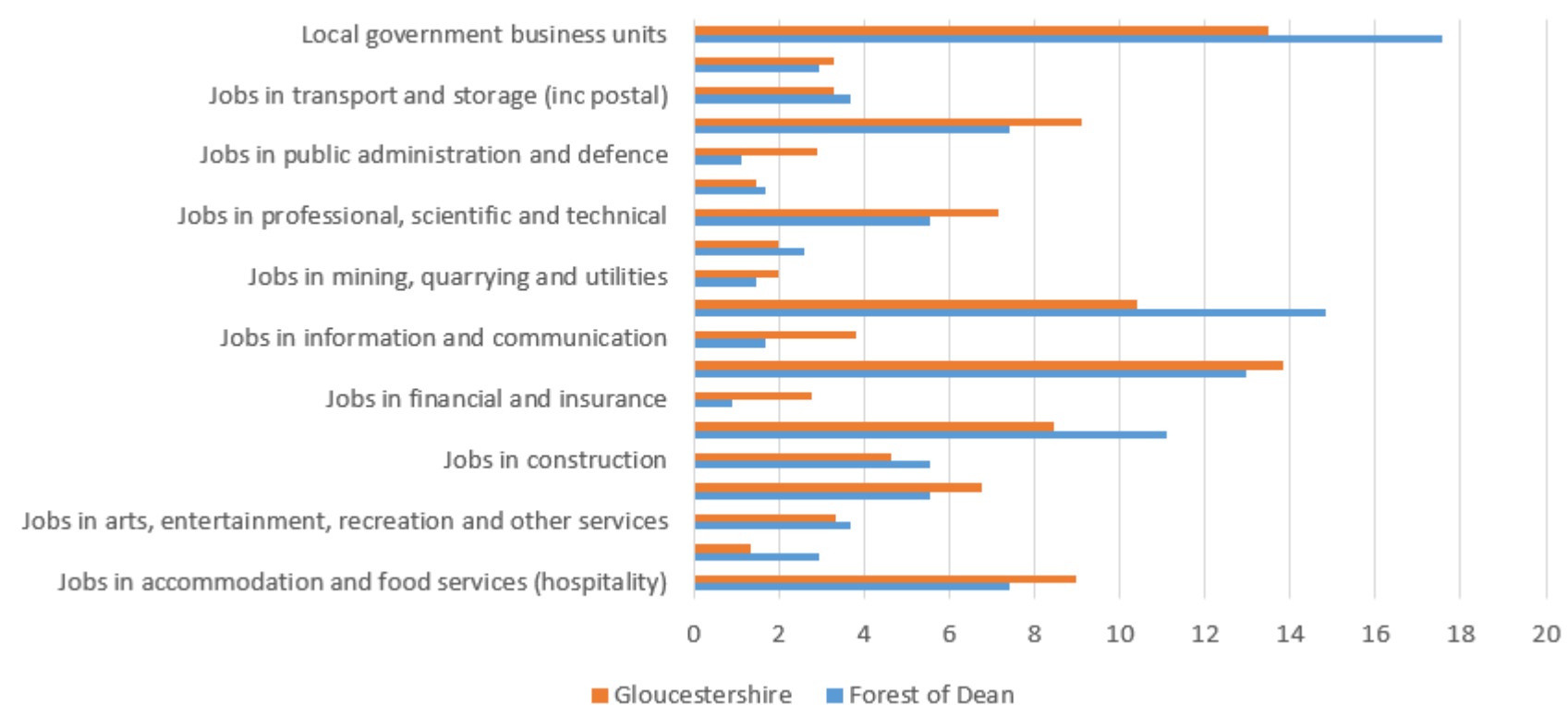
5.2 The table below demonstrates the number of hours both male and females work each week and it can be seen that a higher percentage of males work full-time compared to females. This is a similar trend to the whole of Gloucestershire and England. More than 50% of women work over 31 hours a week.

	Females: Full-time: 49 or more hours worked	Females: Full-time: 31 to 48 hours worked	Females: Part-time: 16 to 30 hours worked	Females: Part-time: 15 hours or less worked	Males: Full-time: 49 or more hours worked	Males: Full-time: 31 to 48 hours worked	Males: Part-time: 16 to 30 hours worked	Males: Part-time: 15 hours or less worked
Forest of Dean District	6.4	42.8	33.7	17.2	21.2	64.6	8.6	5.5
Gloucestershire	6.4	45.9	32.1	15.8	19.2	66.5	8.6	5.7
England	6.6	49.2	30.2	13.9	19.3	65.1	9.8	5.8

Percentage of Males and Females working Full-time and Part-time (data from 2021 census). Source: [Local Insight](#)

5.3 The following graph shows the proportion of all employee jobs in different sectors and compares the Forest of Dean with Gloucestershire (Source: [Local Insight](#)):

Proportion of people in job types (%)



5.4 The data below highlights the largest business sectors in the Forest of Dean:

5 .Economy

Largest business sector	Second largest business sector	Third largest business sector
Professional, scientific & technical services	Agriculture	Construction
12.4% of all local businesses	11.8% of all local businesses	11.8% of all local businesses
Source: Office for National Statistics (2021)		

As can be seen, the highest percentage of employee jobs in the Forest of Dean are within local government and healthcare (professional, scientific and technical services). There is also a much higher percentage of employee jobs in Agriculture and Construction in the FoD. These employment types clearly represent the fact that the Forest of Dean is a rural district and yet the percentage of employment jobs in health, local government and education reflect the hospital, education establishments (including 2 large colleges) and the District Council offices which are present in the District.

6 . Health, Wellbeing and Deprivation

6 Health, Wellbeing and Deprivation

6.1 While the population continues to grow, within the community there is a marked population change towards an aging population. The boxes below show the mid-year estimate from 2020, calculating the number of males and females of different ages within the district. As can be seen, the age group Age 65+ has grown significantly larger than the category Aged 0-15 and this trend is expected to continue throughout the UK (Source: [Local Insight](#)):

Total Population	Aged 0-15	Working age population	Aged 65+	Dependency ratio
87,107	14,231	51,181	21,695	0.70
49.1% male; 50.9% female	16.3% (England average = 19.2%)	58.8% (England average = 62.3%)	24.9% (England average = 18.5%)	England average = 0.60
Source: Mid-Year Estimates (ONS) 2020				

6.2 The following table shows the percentage of the population according to their age categories. It compares the Forest of Dean District with Cheltenham Borough, Cotswold District Gloucestershire County and England. It demonstrates that when compared to the other districts in Gloucestershire, the Forest of Dean has the second highest number of older population in Gloucestershire, with Cotswold being the first (Source: [Local Insight](#)). This will therefore have a knock-on effect for health and wellbeing, ie. the higher level of care that is likely to be required by the local population, as well as affecting the economy.

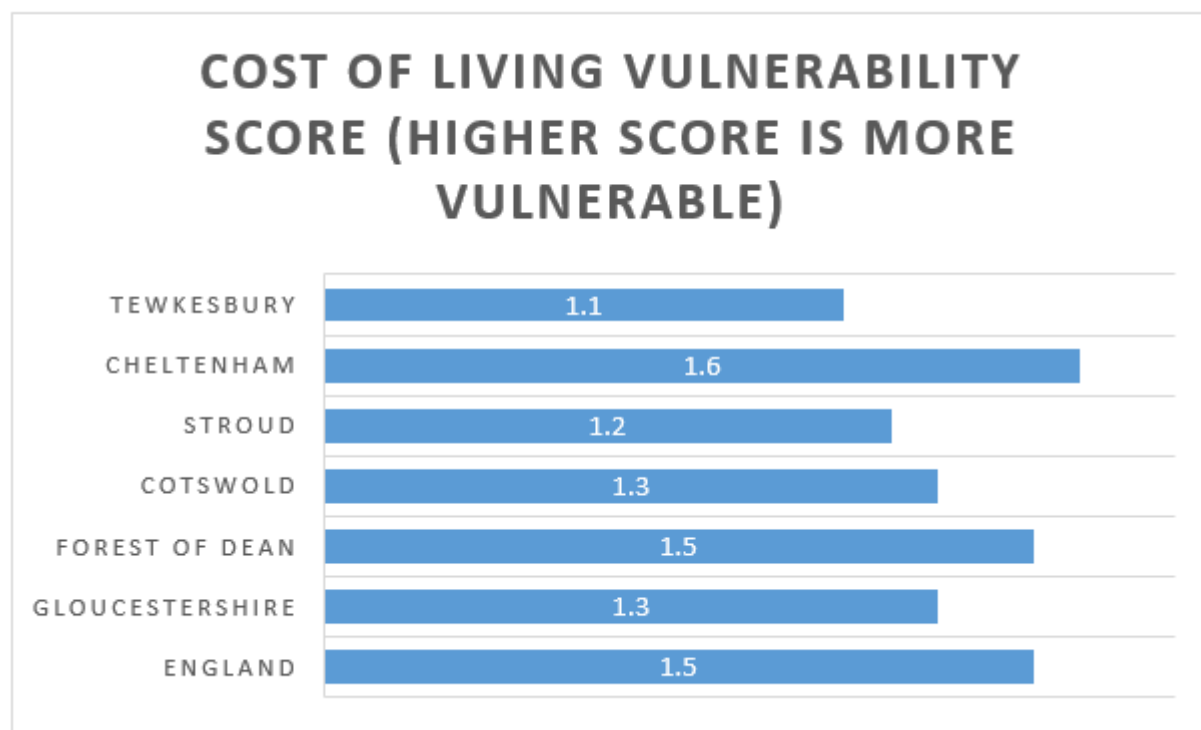
Age brackets	% of population for each location						
	Cheltenham	Cotswold	Forest of Dean	Stroud	Tewkesbury	Gloucestershire	England
0-15	17.8	16.4	16.3	17.7	18.7	18	19.2
16-64	62.3	57.4	58.8	59.5	59.2	60.3	62.3
65 and over	19.9	26.2	24.9	22.7	22.1	21.8	18.5

6.3 The health of people in Forest of Dean is varied compared with the average for England.

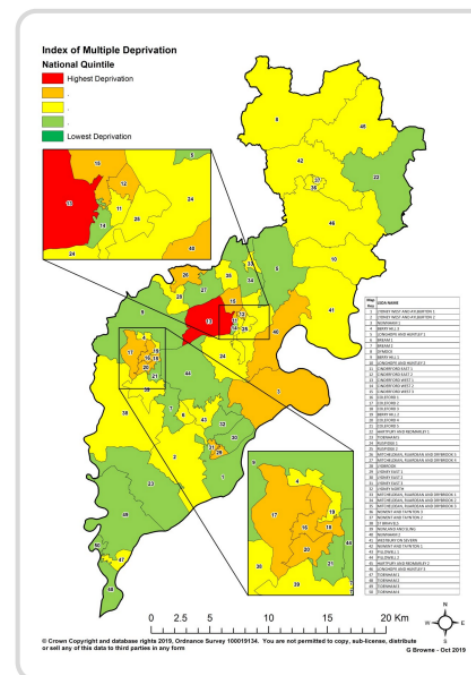
- Life expectancy for men in the Forest of Dean (80.7) is over the England average (79.6 years). Similarly, life expectancy for women (83.7) in the Forest of Dean is just over the England average (83.5 years).
- Emergency hospital admission for children under 5 is 1.1% for the Forest of Dean which is lower than the England comparison of 1.4%.
- The prevalence of dementia in the FoD is slightly higher at 1% compared to the whole of England 0.8%.
- Depression prevalence in the FoD is also marginally higher at 11.9% compared to England at 11.7%.
- According to Local Insight data for 2021, children in Reception year (aged 4-5 years old), 10.6% of the children in the Forest of Dean are classified as obese, which is slightly higher than the England comparison of 9.7%. However, obesity in Year 6 children (aged 10-11) at 32.4% is lower compared to 34.6% for England. Obesity in adults in FoD is higher at 28% compared to England at 24.1%.
- The rate for self-harm hospital admissions is better than the average for England, as is self-harm cases. Binge drinking in FoD is slightly lower at 19.2% compared to England at 20%. Although general physical activity is very similar to the England average for adults.

6.4 The cost of living is having a serious impact all over the UK, and the Forest of Dean and neighbouring districts are no exception. The graph below captures the relative risk of households falling below an acceptable standard of living as a result of rising costs. It highlights that the Forest of Dean district has the second highest vulnerability score (Cheltenham is highest) within Gloucestershire.

6 .Health, Wellbeing and Deprivation



6.5 The Forest of Dean is the second most deprived district in Gloucestershire and ranks as the 143rd most deprived of the 317 districts in England.



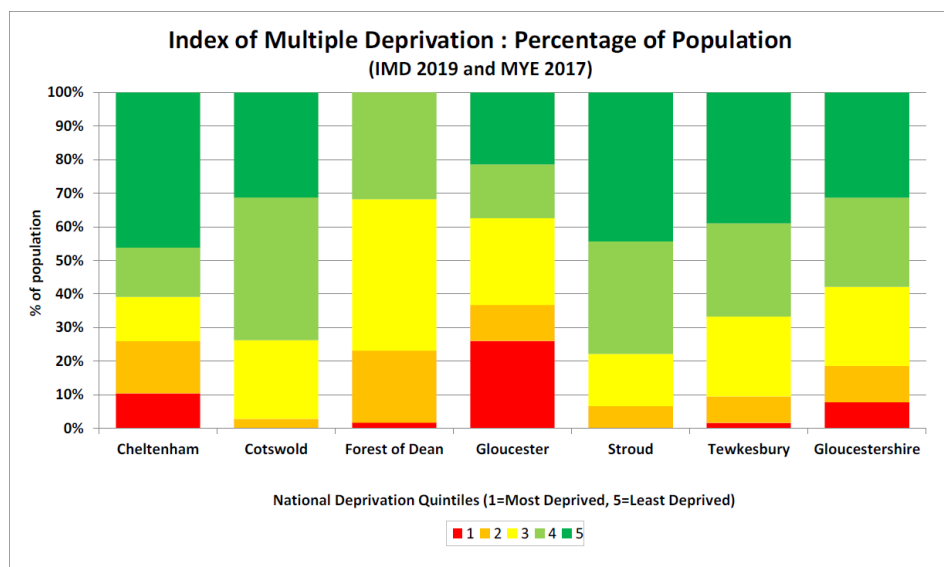
6.6 Forest of Dean is home to the most deprived LSOAs in the county for:

- “Living Environment” (Hartpury and Redmarley — which is the 421st most deprived LSOA of the 32,844 LSOAs in England),
- “Income Deprivation Affecting Children Index (IDACI)” (Cinderford West - which is the 795th most deprived LSOA of the 32,844 LSOAs in England).

6 .Health, Wellbeing and Deprivation

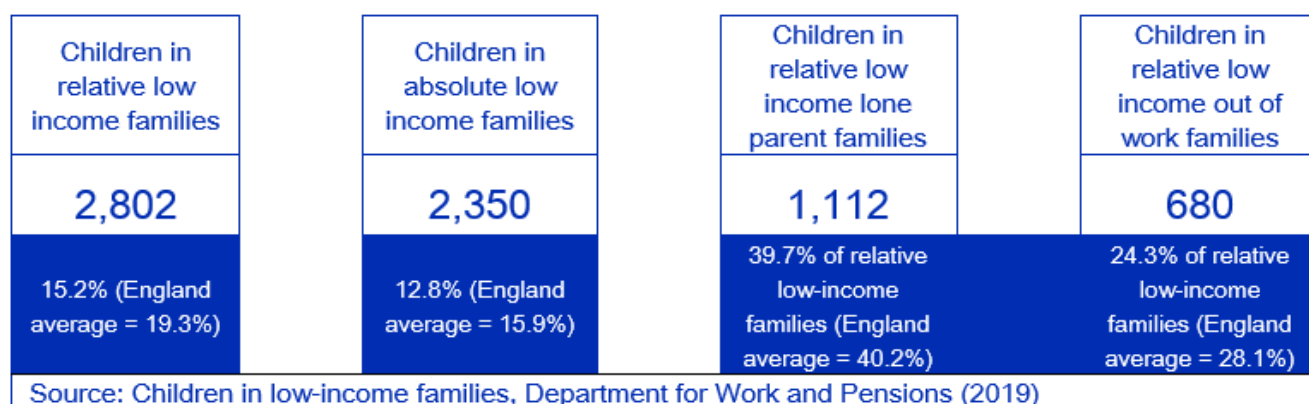
6.7 45% of the population of Forest of Dean live in areas of average deprivation (middle national quintile of the Index of Multiple Deprivation). Data source: [The English Indices of Deprivation 2019 Forest of Dean District Summary](#), Gloucestershire County Council.

6.8 Forest of Dean has a distinct population pattern with the majority of residents being in the third quintile of deprivation (mid-range), with very few being in either the highest or lowest socio-economic quintile. The graph below shows the Multiple Indexes of Deprivation. Source: [Multiple indexes of deprivation for districts of Gloucestershire, 2019](#)



Vulnerable Groups - Children

6.9 The information boxes below (taken from Local Insight) demonstrate the count of people in the categories of; children in relative low income families; children in absolute low income families; children in relative low income low parent families and children in relative low income out of work families. As can be seen, the percentages are slightly lower than the England average.



Vulnerable Groups - Pensioners

6.10 The information here demonstrates how pensioners (aged over 65) are experiencing deprivation in different ways (including car ownership and pension/pension credit claims). It can be seen that the percentage of people claiming pension credit is lower than the England average, but the number of people claiming a state pension is slightly higher than the England average. Source: GCC Local Insight Profile 2021

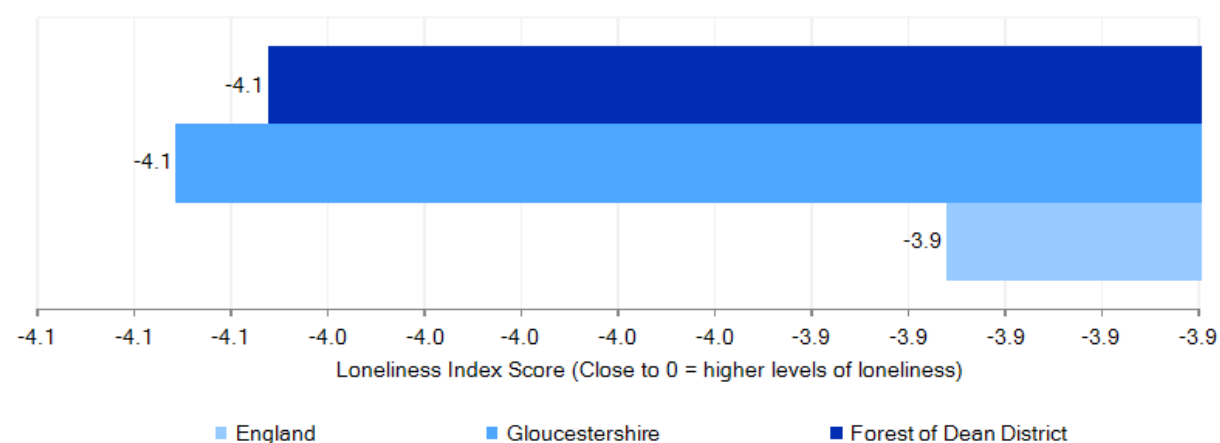
6 . Health, Wellbeing and Deprivation

Private pensioner households with no car or van (Census 2011)	Households of one pensioner (Census 2011)	State pension claimant (DWP Nov-20)	Pension credit claimant (DWP Nov-20)
2,654	4,700	20,284	1,991
30.8% of pensioner households (England average = 40.8%)	54.5% of pensioner households (England average = 59.6%)	94.5% (England average = 93.5%)	9.3% (England average = 12.2%)

Figure: Pension Credit claimants, Source: Department for Work and Pensions (Nov-20)

6.11 The bar graph below is an indication of loneliness (Source: GCC Local Insight Profile 2021). It is a Loneliness Index which has been developed by Age Concern. The areas with a value closer to 0 predict a greater prevalence on loneliness amongst those aged 65 and over. The Forest of Dean has a slightly lower prevalence of loneliness than the England average.

Figure: Loneliness index (probability of loneliness for those aged 65 and over). Source: Age UK (2011)



7 . Crime and Safety

7 Crime and Safety

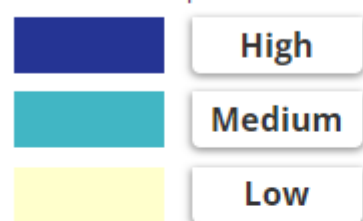
7.1 Overall, the district experiences crime rates much lower than the rates for England. Below is some data which highlights crime rates (by type) for 2021 (Source Local Insight Report for Forest of Dean 2022).

All crimes November 2021 monthly total	All crimes Sep-21 to Nov-21	All crimes Dec-20 to Nov-21
463	1,373	5,926
5.6 per 1,000 population (England average = 7.9)	16.6 per 1,000 population (England average = 24.5)	68.0 per 1,000 population (England average = 94.1)
Violent crimes Dec-20 to Nov-21	Criminal damage incidents Dec-20 to Nov-21	Anti-social behaviour incidents Dec-20 to Nov-21
1,960	443	2,287
22.5 per 1,000 population (England average = 30.9)	5.1 per 1,000 population (England average = 7.4)	26.3 per 1,000 population (England average = 22.0)
Burglaries Dec-20 to Nov-21	Robberies Dec-20 to Nov-21	Vehicle crimes Dec-20 to Nov-21
145	14	120
4.0 per 1,000 households (England average = 9.0)	0.2 per 1,000 population (England average = 0.9)	1.4 per 1,000 population (England average = 5.0)
Source: Recorded crime offences – https://data.police.uk/ (2020/2021)		

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

7 . Crime and Safety

The colours on the dashboard show how your areas compare with each other



IoD 2019 Crime Rank

National Comparator

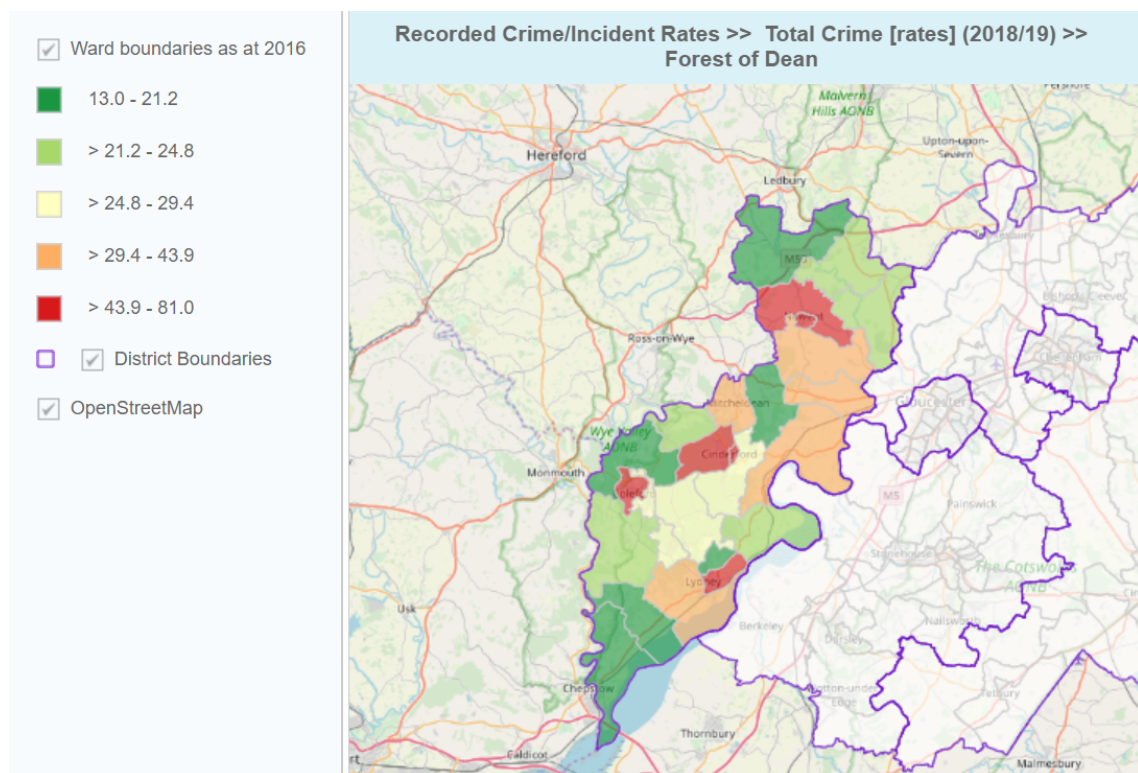
England	16,326
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Reference - Gloucestershire Districts

Cheltenham District	18,199
Cotswold District	28,543
Forest of Dean District	26,141
Gloucester	19,119
Gloucestershire	23,807.7
Stroud District	27,513
Tewkesbury Borough	26,469

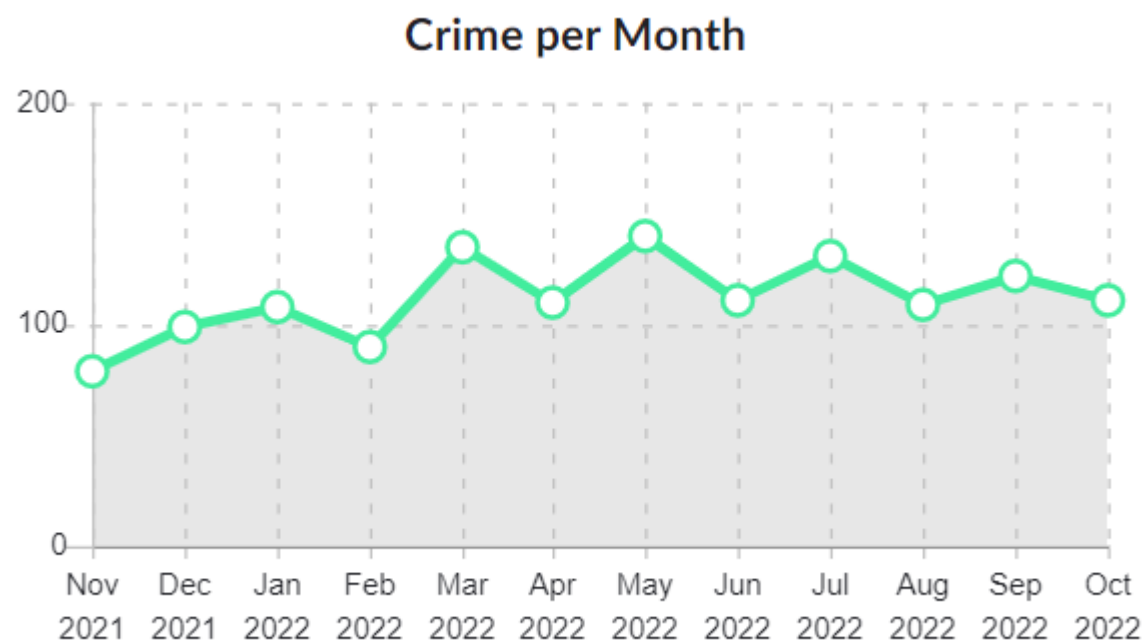
7.3 The following map illustrates the distribution of crime geographically across the district. Unsurprisingly, the highest incidence of crime is clustered around the four market towns of Newent, Coleford, Cinderford and Lydney, which all have crime rates in the top quintile for Gloucestershire. Source: [Recorded crime incidents across wards of Forest of Dean district for 2018/19](#)

7 . Crime and Safety



7.4 The following graphs shows the total number of all reported crime per month for each of the four main markets town areas of the district over a 12 month period (June 2020 to May 2021) (crimes per 1000 population). Note that the areas are larger than just the town centres. It can be seen that Cinderford has a higher number of reported crimes per month on average compared to the other forest towns. Source for crime statistics : [Gloucestershire Constabulary](https://www.goucestershire.police.uk/)

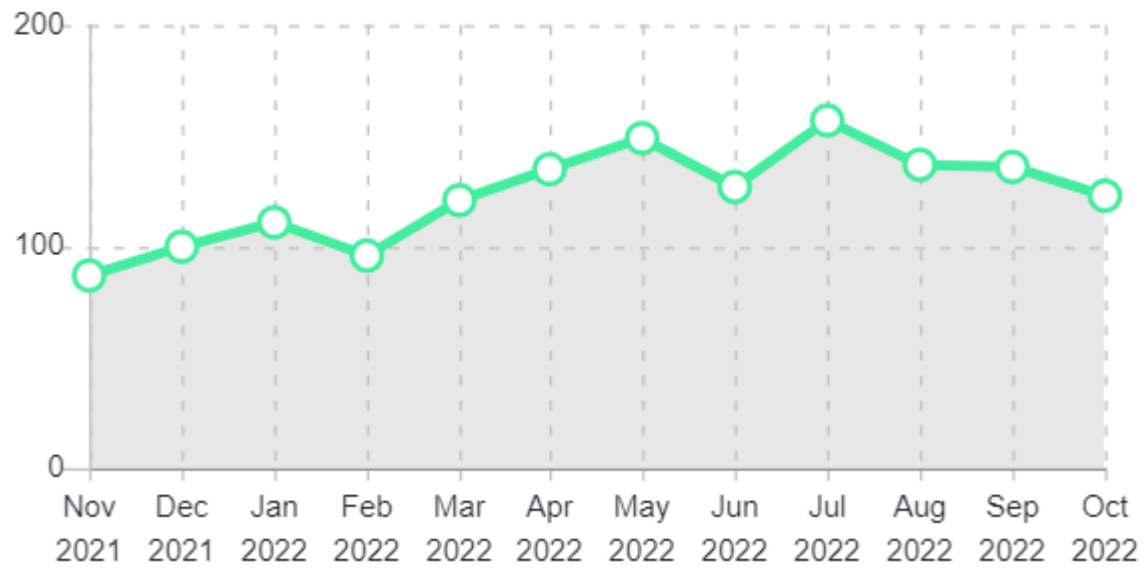
Coleford



7 . Crime and Safety

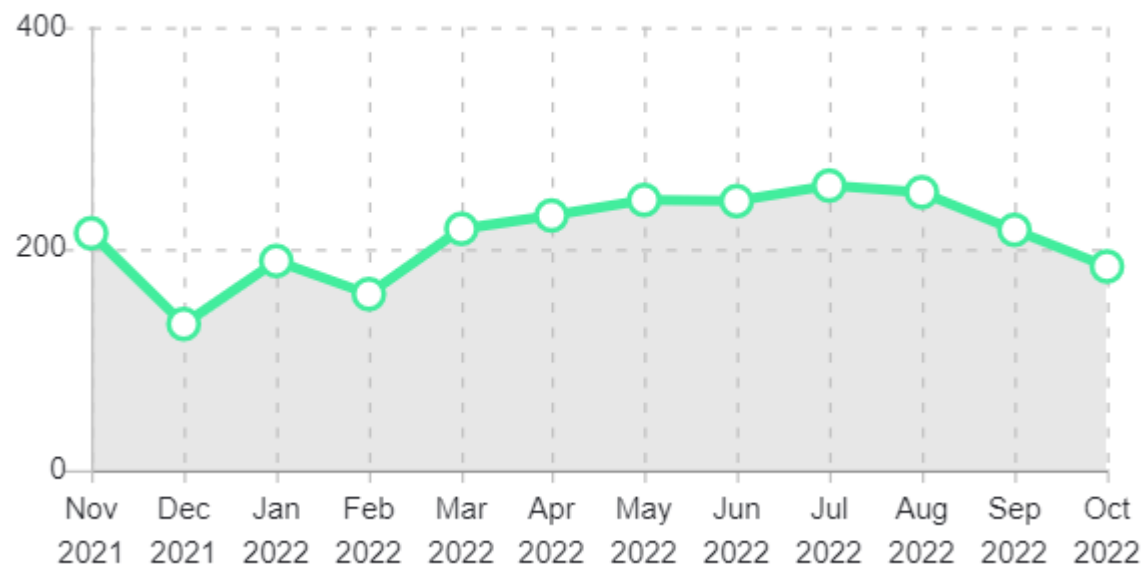
Lydney

Crime per Month



Cinderford

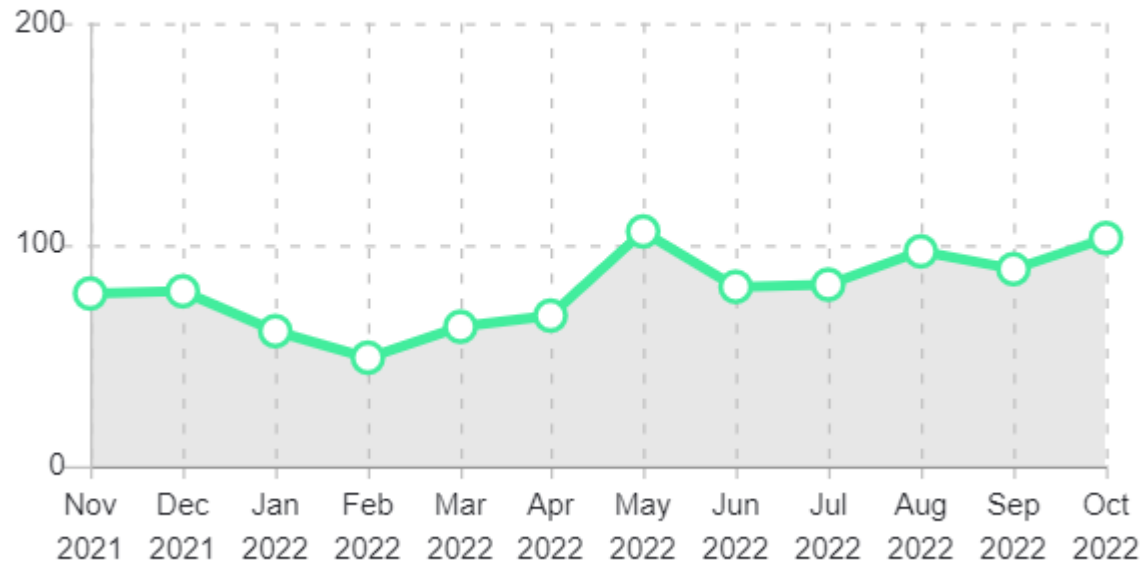
Crime per Month



7 . Crime and Safety

Newent

Crime per Month



8 . Education

8 Education

8.1 Almost 25% of people have no qualifications in Forest of Dean District compared with ca.22% across England. The data below also highlights that there is a lower percentage of people in the Forest of Dean with higher level qualifications compared to Gloucestershire as a whole and England. (Source: Local Insight Report Feb 2022).

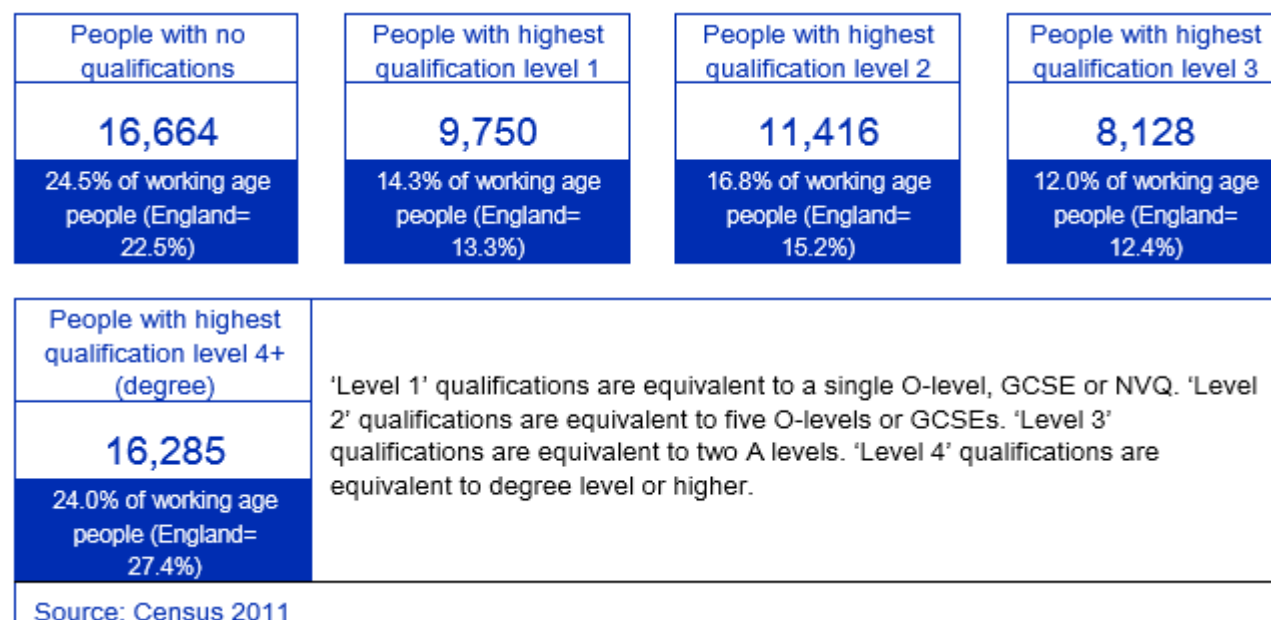
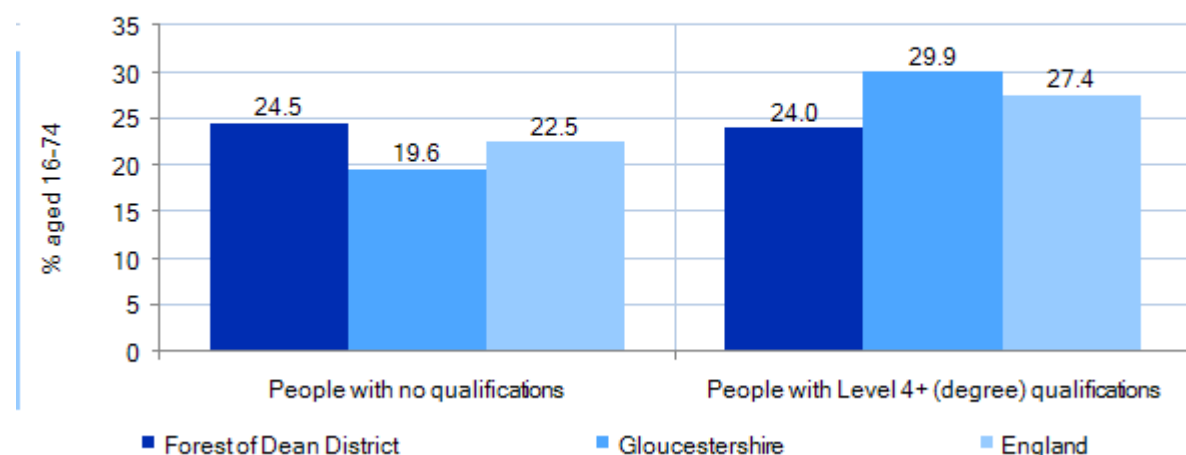


Figure: People with no qualifications and degree level qualifications
Source: Census 2011



	% of pupils with 9-4 pass in English and Maths 2021/22	Average Attainment 8 score of all pupils 2021/22
Cheltenham	71.6	54.5
Cotswold	78.9	52.9

8 . Education

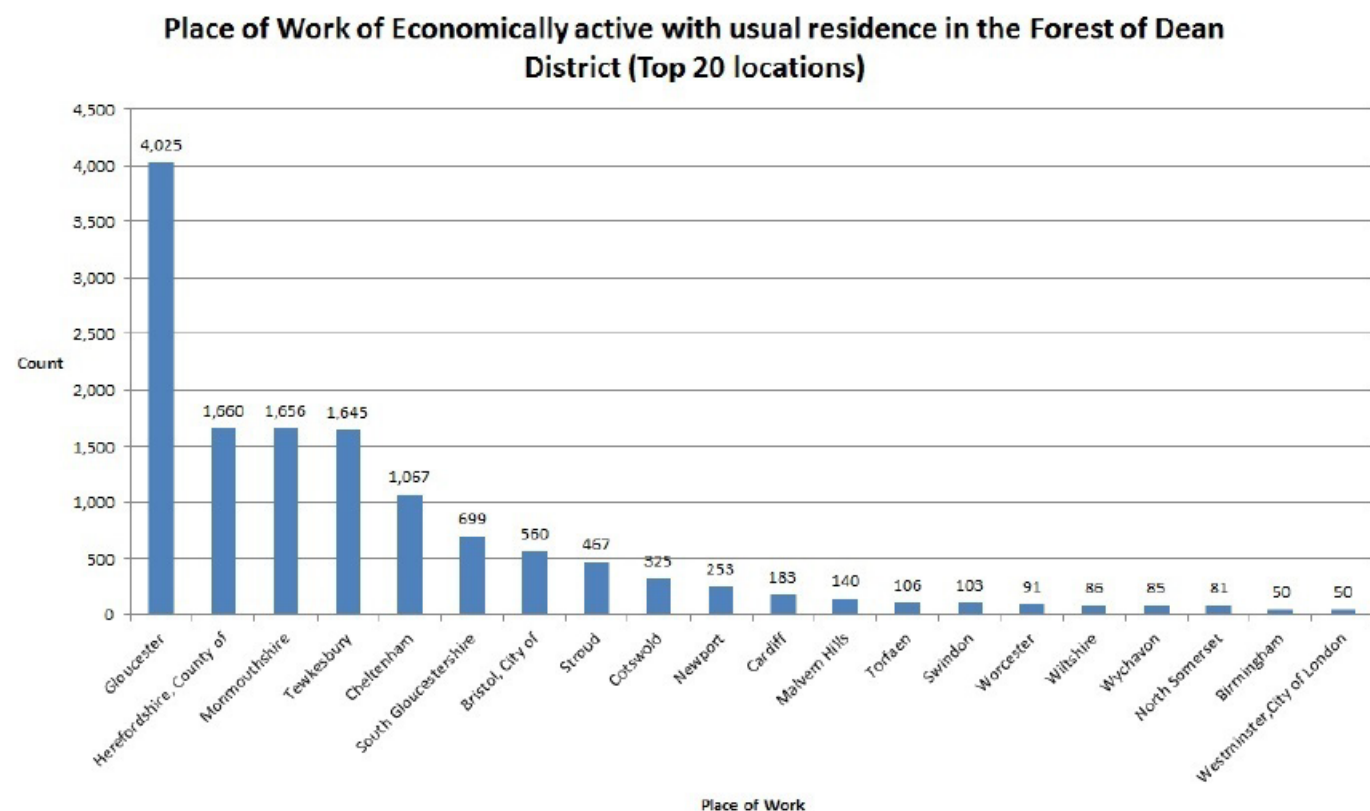
Forest of Dean	61.1	45.4
Gloucester	77.0	55.4
Stroud	75.2	53.8
Tewkesbury	72.9	49.8
Gloucestershire	73.7	52.7
South West	69.1	48.7
England	68.8	48.8 * Attainment 8 measures the achievement of a pupil 8 qualifications: Mathematics (double weighted) and English (double weighted); 3 further qualifications that count in the English Baccalaureate (EBacc) measure; and 3 further qualifications that can be GCSE qualifications (including EBacc subjects) or any other non-GCSE qualifications on the DfE approved list.

8.2 The table above (Source: Education attainment across Gloucestershire districts - Gloucestershire County Council: 2021/22) demonstrates that levels of GCSE attainment (average attainment 8 score) are slightly worse than the England average. Within the context of Gloucestershire, the local districts of Forest of Dean consistently performs the lowest in terms of educational attainment at GCSE level. This year Gloucester has improved whilst Tewkesbury is second lowest. Whilst results will vary from year to year, statistics reveal the Forest of Dean district is consistently trailing behind its county-wide counterparts, as illustrated. The changes to the way GCSE grades have been awarded since covid should not be directly compared to pupil attainment data from previous years for the purposes of measuring year on year changes in pupil performance.

9 . Transport and Commuting

9 Transport and Commuting

9.1 The proportionate growth in number of jobs has not matched the steady population growth of the district over the same period, indicating that resident out-commuting is also increasing. The figures below represent the people who live in the Forest of Dean and where they work. The most recently available data in respect of this is from the 2011 census. The figures are based on usual residents aged 16 and over in employment. Out of a total figure of almost 30,000 economically active people, 15,524 of them live and work within the Forest of Dean District. This represents over half of the working population who are working and are living in the Forest of Dean District, but are out commuting to a place of work. The graph below represents the top 20 destinations for people working outside the district who are usually resident within the FoD district. Out-commuting from Forest of Dean District Residents. Source: 2011 census data (GCC Local Insight Profile 2021).



9.2 Whilst the figures are over a decade old (this data has not yet been released from 2021 census), it is unlikely that the out commuting will have decreased over the last 11 years and it is more likely that it would have steadily tracked upwards with the increase in housing estates, particularly around Sedbury, Tutshill, Lydney and Newent. However, it is also highly noteworthy that 2021-2022 has seen a huge rise in homeworking (owing to Covid) and this will certainly have had a short-term major impact on commuting levels. There is also a strong possibility that this could have a longer term effect if businesses continue to encourage their employees to work from home more. However, it is unlikely that a long-term trend will be reflected in available statistics for some time yet.

9.3 The ratio of workplace population to resident population (table below) acts as a measure of the extent to which an area is an "employment" or "non-employment" area (Source: Local Insight):

Employment area ratio: workplace population / resident population for Forest of Dean	Employment area ratio: workplace population / resident population for England
0.5	0.6

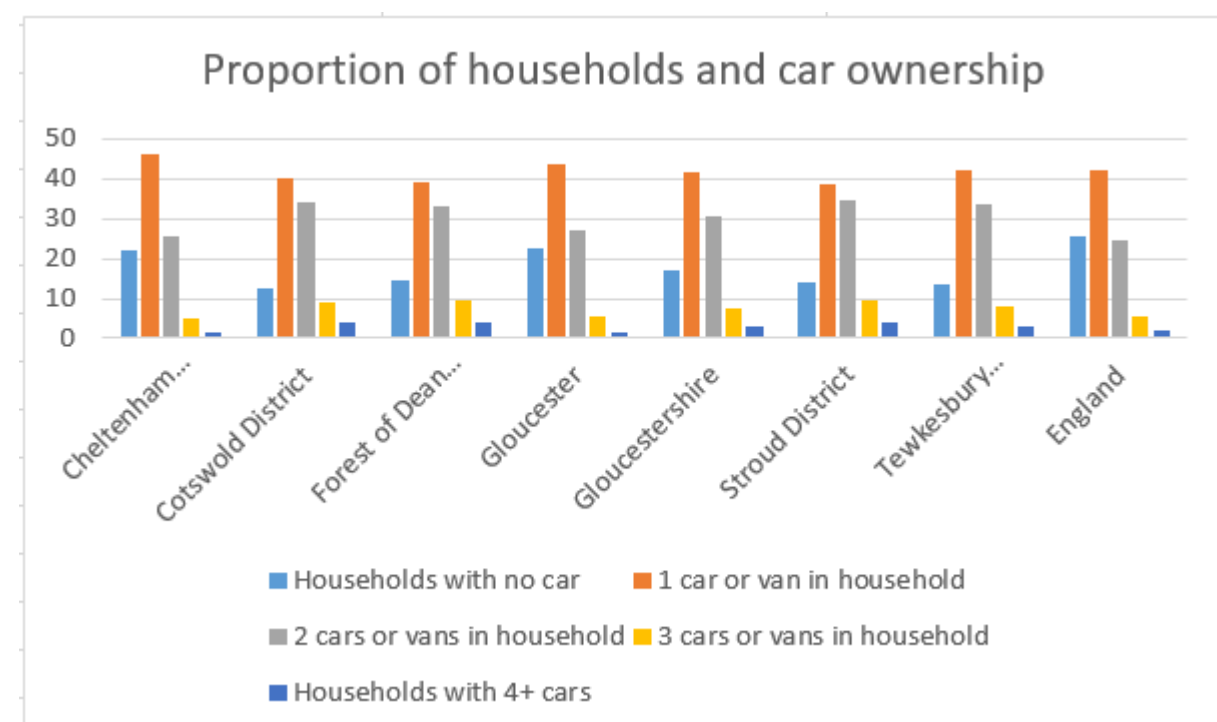
9.4 The 2021 Census highlights that 28.1% of the usual resident population aged 16+ are currently working mainly at/from home. This is slightly lower than the England proportion of workers mainly working at/from home (31.5%). The table below gives a synopsis of how people in the Forest of Dean generally travel to work:

9 . Transport and Commuting

Proportion of people travelling to work as a % of the usual resident population aged 16+ (Source: Local Insight).	Travel to work driving a car or van	Travel to work by train	Travel to work on foot	Travel to work by bus, minibus or coach	Travel to work by bicycle
	58.46%	0.23%	5.71%	1.22%	0.71%

Car ownership

9.5 Car ownership also has a bearing on where people work and what facilities they can access. The following information taken from the 2011 census (GCC Local Insight 2022) demonstrates that the larger proportion of households have one car, however, the Forest of Dean has a higher percentage of households with two cars compared to the whole of Gloucestershire and England. This is presumably owing to the rural locality and potentially an overall lack of public transport. It also coincides with the upward track in out-commuting. It is noted that these statistics are over a decade old, however, the data from the 2021 census is not yet available.

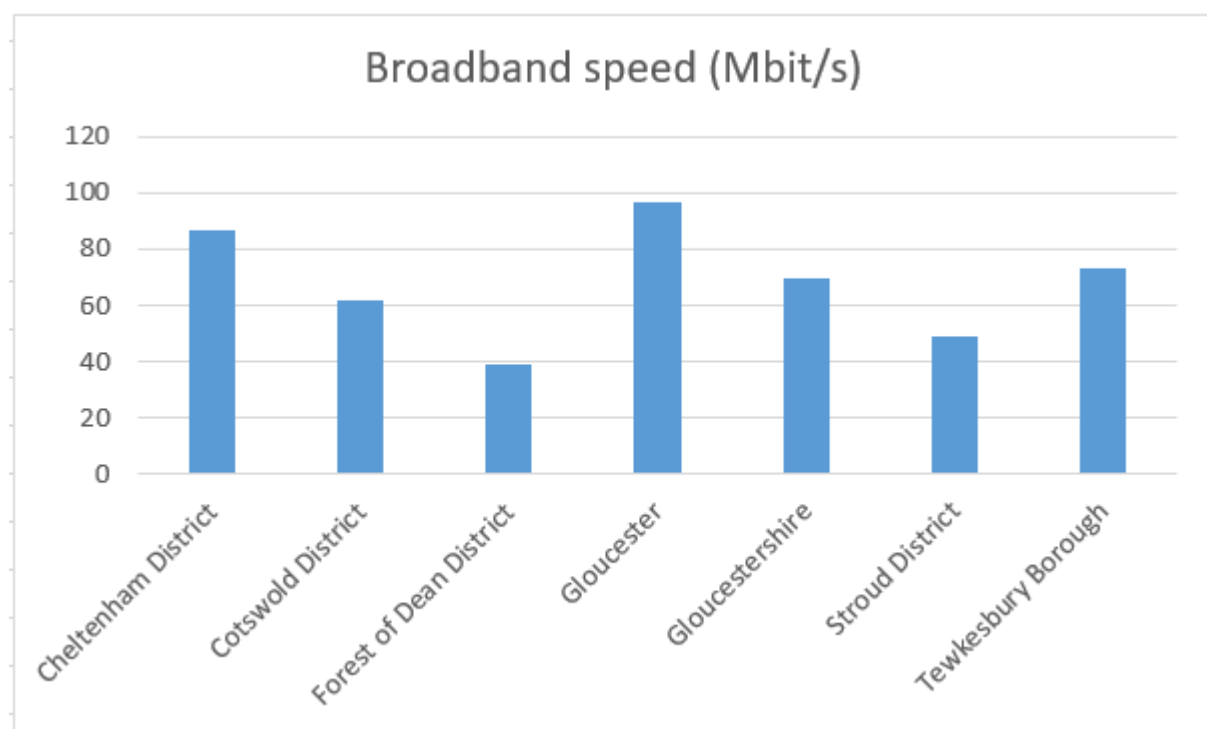


Internet Access

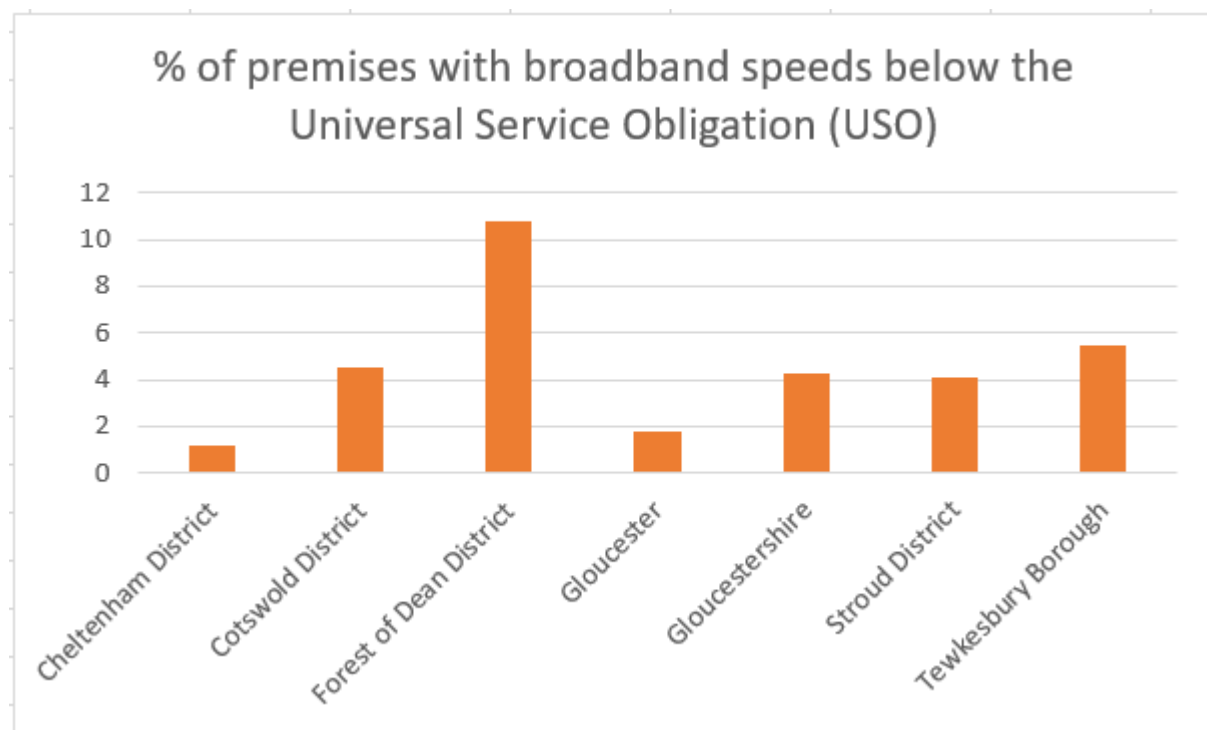
9.6 Good quality broadband speeds are becoming ever more necessary with an increase in home-working (and general social use of the internet). The data below (from 2019 and 2020) shows that the Forest of Dean has a much lower broadband speed than the rest of the county of Gloucestershire and it is well below the Universal Standard Obligation. However, in the last couple of years, there has been a greater push to improve broadband speeds across rural communities in general.

9 . Transport and Commuting

Broadband Speeds (June 2020 Ofcom (<https://www.ofcom.org.uk/research-and-data/data>)):



Percentage of premises with broadband speeds below the Universal Service Obligation (USO) (2019 Ofcom (<https://www.ofcom.org.uk/research-and-data/data>)):



10 . Progress of the Local Plan

10 Progress of the Local Plan

10.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that Authorities' monitoring reports must detail "the timetable specified in the local planning authority's local development scheme for the document's preparation". During the 2021/22 year, the following policy framework was current for the Forest of Dean District:

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

10.2 The following Neighbourhood Development Plans were in development over the April 2020-March 2021 period:

- Dymock - Dymock was designated as a Neighbourhood Area, in line with the details of the application from Dymock Parish Council, on the 14 June 2018.
- Newent - Newent was designated as a Neighbourhood Area, in line with the details of the application from Newent Town Council, on 22 August 2018.
- Pillowell - Pillowell was designated as a Neighbourhood Area, in line with the details of the application from West Dean Parish Council, on 1 November 2017.
- Huntley - Huntley was designated as a Neighbourhood Area, in line with the details of the application from Huntley Parish Council, on 7th June 2021 and 17 September 2021.

10.3 The timeline for the new Local Plan, which has been informally dubbed as "Plan 41" (as it expires in the year 2041) is stated below. This timeline is subject to change and new iterations as the planning progresses. It has already seen some unexpected delay owing to Covid 19. It does, however, provide a goal and indication of how the process is expected to proceed. This information was circulated amongst the Planning Portfolio Group of the Forest of Dean councillors and is also published on the Council's website.

Plan Phase	Timeline	Documents and Consultations
Issues and Options	Summer/Autumn 2019	Issues and Options document
Preferred Option	October 2020 - January 2021	Formal consultation and document
Second Preferred Option	July 2022 - September 2022	Sustainability Appraisal Options Assessment Formal consultation and document Sustainability Appraisal Options Assessment

10 . Progress of the Local Plan

Draft Plan	Autumn/Winter 2023	Draft Local Plan Formal Consultation
Publication	Spring 2024	Publication Draft Local Plan Formal Consultation Sustainability Appraisal Draft Habitat Regulations Assessment
Submission	Autumn 2024	Submission Draft Local Plan Sustainability Review Habitat Regulations Assessment Review

11 . Core Strategy

11 Core Strategy

11.1 The adopted Core Strategy is the principal document in the new Local Plan for the Forest of Dean, and sets the vision, spatial strategy and policies for development in the District for the period up to 2026. It contains the following key elements:

- An overall vision setting out how the district and places within it should evolve;
- Strategic objectives for the area focusing on key issues including housing and employment;
- A strategy for the delivery of these objectives, setting out where, when and how development will be delivered;
- An explanation of how the process will be monitored.

11.2 The Core Strategy and its Sustainability Appraisal were adopted on 23 February 2012. This follows the documents being declared 'Sound' by an Independent Planning Inspector, who deemed it to be in accordance with Regulation 24(2) and Regulation 36 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The Core Strategy replaced the Forest of Dean District Local Plan Review 2005 (as saved by the Secretary of State's Direction of 21 October 2008).

11.3 All other Development Plan documents must conform to the Core Strategy. As the Core strategy provides a foundation for all other documents in a Local Development Framework, it is generally one of the first documents to be prepared.

11.4 The subsequent sections will step through the main elements of the Core Strategy; describe the monitoring provisions for them as stated in Part 8. Policy CSP.17: Monitoring and Implementation, and provide measures and a discussion about how this policy is tracking against its goals.

11.5 The framework for the Core Strategy has been used as the framework for this report. Whilst the Allocations Plan is an equally important part of the Local Development Framework, it does not provide such a good monitoring framework. It provides some district-wide general policies which re-iterate the Core Strategy, but the majority of it is very detailed, site specific, desired development outcomes for the different localities of the district.

12 . Strategic Vision for the Area

12 Strategic Vision for the Area

12.1 The overall vision for the Core Strategy is:

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

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

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

Objective in Core Strategy	How can the Core Strategy achieve this?
To be thriving and sustainable community.	This principle underpins the whole Local Development Framework.
Providing quality environments throughout the district - to protect the environment for the benefit of the community and in order to attract new businesses.	This will be achieved by guiding the location of new development and requiring high standards of design; steering development away from protected areas and ensuring all development respects historic form and landscape qualities. <ul style="list-style-type: none"> • CSP.1 Design and environmental protection • CSP.2 Climate change • CSP.4 Development at settlements
Develop a more self-contained and diverse local economy including tourism- to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible.	This will be achieved by discouraging out-commuting and encouraging more sustainable transport patterns. It will also encourage a diversity and variety of employment sites located across the district. <ul style="list-style-type: none"> • CSP.4 Development at settlements • CSP.7 Economy
Providing homes including affordable homes - to meet the housing needs of the community.	The Core Strategy required 5126 dwellings by 2026, and seeks to maximise the delivery of affordable homes. The need for affordable homes over this period was calculated as 3525 required by 2026. Due to viability, the actual delivery is much lower than this. Since the Core Strategy was written, the need for affordable housing has been upgraded to be significantly higher than this original target. <p>CSP.5 Housing provides more detail on housing delivery and implementation, and measures for tracking how we are performing against these policy targets.</p>
Facilitate regeneration - to support a stronger more sustainable economy in a better-quality environment.	This statement is particularly relevant to the four main market towns of Cinderford, Coleford, Lydney and Newent.

12 . Strategic Vision for the Area

	<p>It is also strongly tied to the regeneration project at Cinderford, as an exemplar of development which promotes the district's assets.</p> <ul style="list-style-type: none"> • CSP.4 Development at settlements • CSP.5 Economy • CSP.8 Retention of community facilities • CSP.9 Recreational and amenity land • Cinderford Northern Quarter Area Action Plan
<p>Creating safer communities with better facilities.</p>	<p>This statement relates to crime statistics as well as emergency access to all settlements within the district, and how these two things can be influenced by planning decisions.</p> <p>This will be achieved by promoting good, safe design of new areas as well as promoting vibrant and healthy town centres.</p> <ul style="list-style-type: none"> • CSP.4 Development at settlements • CSP.5 Economy • CSP.8 Retention of community facilities • CSP.9 Recreational and amenity land

13 . Core Strategy Policies

13 Core Strategy Policies

Policy CSP.1 Design and Environmental Protection

Implementation	Monitoring method
All developers and local authority	Use of policy and supporting guidance to secure design quality - extent of loss of protected habitats and other areas, e.g. Floodplain. Also measure new green infrastructure provided.

13.1 This policy is the most often referred to through the development management process, which was revealed in a review of officer's report of full (excluding householder applications), outline, change of use and prior notification applications over the 2021-2022 financial year, when this policy was referred to **95.5% of all reports**, which was 382 applications in total. It is the most widely cited Local Plan policy by a comfortable margin.

13.2 The policy also refers to environmental considerations, which are included in the table below, with some commentary regarding their condition and status in relation to planning policy in the 2021/2022 financial year:

Protected site (including historic and natural sites)	This is largely achieved through the consultation referral process. Applications on listed sites and development within conservation areas are referred to the Council's conservation advisor for comments. Other protected sites such as Special Areas of Conservations (SACs) and Sites of Special Scientific Interest (SSSI), ancient woodland and other protected areas are referred to the Council's internal Sustainability Team for comments. Their observations are represented in the officer's report 100% of the time (where comments are made) and generally within the final decisions (particularly refusals). However, sometimes, they are missed as a consultee on applications that should have been referred to them. Additionally, it is noted that owing to staff resourcing pressures, the Sustainability Team do not always respond to the applications.
Areas of outstanding natural beauty (AONB)	The AONB designation applies to the Wye Valley and the Malvern Hills located in the south west and the northern most extent of the district respectively. Permitted development rights are limited within AONBs and development impacts of scenic values are weighted more highly. Planning applications within the AONB are assessed against the relevant AONB management plan, and while this does form part of the balance of decision making, it is not regarded as highly as other planning instruments. AONB management plans do have a particular status and local planning authorities are required to take them into account- however their content covers matters not wholly within the planning domain, and therefore they are likely to be assigned a lesser weight in the planning balance, as compared to other landscape designations.
Areas of flood risk	Flood risk is considered through the development management process. Depending on the scale of the development, applications are referred to the Gloucestershire County Council as the Lead Local Flood Authority (LLFA) (for development over 10 houses) or Council's own flood risk engineers. Severe flooding in the Forest over the last few years has proved that there are a considerable number of properties at risk of flooding due to a prolonged period of wet weather and that number is expected to rise. All major developments now have a planning condition attached (part of the larger drainage conditions) which states that the developer is responsible for managing surface and groundwater during the construction phase.
Areas of land contamination	Development proposals on brownfield sites and contaminated land are referred to Council's internal Contaminated Land Officer, who applies conditions to ensure that appropriate site remediation works occur.
Development impact of water quality and water resource use.	Major development will be referred to the local water/drainage suppliers (either Severn Trent or Welsh Water), the Environment Agency and Natural England to advise on water quality and resource use impacts. Severn Trent and Welsh Water tend not to object to development proposals, but will apply conditions where relevant. There is strain on aging, sewage infrastructure from expanding urban areas and district wide population growth

13 . Core Strategy Policies

	<p>which will continue to accumulate over time and may become a limiting factor for development in the future, unless major capital works investment is secured for a comprehensive overhaul of some networks. The Strategic Flood Risk Assessment (SFRA) Level 1 is currently being reviewed and updated.</p> <p>Issues are now arising with water quality. Two of the main causes, particularly for the River Wye catchment is from chemicals running off agricultural land, such as phosphates being emitted from intensive poultry units. Furthermore, there have been concerns about outfalls from Severn Trent Water and Welsh Water directly into the rivers. Neighbouring local authorities (Monmouthshire and Herefordshire) have had to take action, including moratoriums on development.</p>
Areas which are unstable due to past mining activities or ground instability	Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.
Waste minimisation and management	<p>Plastic bottles, tins, cans and aerosols collected from the kerbside are taken to Biffa and Printwaste's Materials Recovery Facilities for sorting. Then they are sent for processing. Recycled plastic can be made into drainage pipes, compost bins, water butts, carrier bags and fibres for clothing such as fleeces and carpets.</p> <p>Plastic bottles are sent to Veolia (Dagenham), Biffa (Polymers, Redcar), Trading Products (Berwick Upon Tweed) and PET plastic bottles to DTS (Solihull).</p> <p>Steel cans are sent to Tata Steel (Port Talbot), Morris & Co Handlers Ltd (Doncaster) and Waste2Resource (Shropshire).</p> <p>Aluminium cans are sent to Novelis, Warrington and Biffa (Derby).</p> <p>Glass is 100% recyclable with no loss of quality and can be made into new glass products such as bottles, jars and glass wool or used in road aggregate.</p> <p>There are a number of textile banks throughout the district which can be used to recycle clothing and paired shoes. The collected materials are taken to ERC's warehouse in Germany where they are sorted into different grades. Most items are then sent abroad to developing countries where they are sold at markets to be re-worn. Items which are not suitable to be reused as clothing are broken down so that their fastenings, trimmings and fibres can be recycled.</p> <p>Textiles collected from the kerb are recycled by Green World Recycling Ltd. The majority of items will be exported to Eastern Europe for re-wear. Low grade items, which are not suitable to be worn again, will be made into cloths, rags and soundproofing for the automotive industry.</p> <p>All paper and cardboard collected at the kerbside is sent to Newport Paper. The paper and cardboard is then sent to Viar Paper in Belgium to be processed.</p> <p>Electrical and electronic appliances are taken to Sims Metal Management, Avonmouth. Metals will be extracted for resale and where possible other materials, such as plastic, will be captured for recycling. Batteries are taken to WasteCare, Birmingham.</p> <p>Food waste is taken to Andigestion's anaerobic digestion plant in Gloucestershire where it is treated. At the plant any caddy liners will be removed. The food waste is mixed and pulped to create a thick liquid which is then pasteurised to kill any harmful bacteria. As the food waste breaks down it produces biogas (a mixture of methane and carbon dioxide) which is extracted and fed back to the grid. Once the gas has been removed a liquid food fertiliser (known as 'digestate') remains which can be used on local farmland. Digestate is high in valuable nutrients such as nitrogen, phosphorus and other elements required for healthy plant growth and fertile soil.</p> <p>Garden waste collected from the kerbside is taken to Rose Hill Farm, Dymock where it is composted to make a nutrient rich soil improver. The green waste is shredded and then turned at regular intervals. Any contamination is separated from the compost by passing the material over screens. The compost is high in valuable nutrients required for fertile soil and is used on local farms.</p>

13 . Core Strategy Policies

	<p>Cartons (such as tetra paks) can be recycled at five sites across the district. The material is then taken to a mill in Halifax where the components are separated before being recycled into board packaging (fibres) and garden furniture (composite plastics). The Council reports on the weight (in tonnes) of the material it collects and the destination of where the recycling is taken to central Government on a quarterly basis. This information is available to the public at www.wastedataflow.org</p> <p>Source: Forest of Dean website What happens to your recycling?</p>
Pollution and mitigation and management	<p>Air quality across the Forest of Dean District remains very good, with measured levels of nitrogen dioxide (NO₂) generally well within national limits. We have one Air Quality Management Area (AQMA) in the District which is in Lydney and was declared in July 2010. It was identified that traffic congestion (at the T-Junction between the High Street and the Bream Road) was the most likely cause of the nitrogen dioxide (NO₂) levels which exceeded the national air quality objectives at the time the AQMA was declared. Monitoring throughout 2021 has not identified any other exceedances of the national objectives within the Forest of Dean District.</p> <p>Source: https://www.fdean.gov.uk/media/icpbrrsa/foddc-air-quality-annual-status-report-2022.pdf</p>

13.3 Generally, the policy is called up in relation to the design aspects of the developments. The policy only provides generic design principles to assist in the assessment of development proposals; however, it does emphasise the importance of good design of development and provides a backstop against development which is insensitive or inappropriate to the immediate environment on design grounds.

13.4 The general nature of this policy means that design considerations are not always given the weighting they deserve, particularly, in relation to new housing estates, when considered against the very pressing drivers of housing delivery against 5 year land supply. This may be because without clear and prescriptive guidance on design, refusal of new housing on design grounds may not always hold up at appeal. Whilst there are a significant number of planning decisions which were upheld at appeal, which have relied on this policy to dismiss the appeal on design grounds, it is noted that CSP.1 is less heavily relied upon in appeals for larger housing development, where arguably design is more critical over a large scale. It should also be noted that AP.4 of the Allocations Plan is also a specifically design-led policy and this will be considered in more detail in the Allocations Plan Policies section of this report.

13.5 The planning framework also includes Forest of Dean district Residential Design Guides (general and householder). These provide a clear benchmark and examples of good design outcomes, however they are over twenty years old and need updating to be in accordance with the National Design Code. This work is underway, but throughout the 2021-2022 period, the new design guidelines were still in consultation and draft form.

13.6 Over the reporting period there was very little activity around leveraging development for green infrastructure. The Core Strategy only provides cursory references to Green Infrastructure (GI); however the Allocations Plan policy AP.8 provides a dedicated policy. There are various projects in development which when completed will greatly assist the bench-marking and monitoring of ecological values and wildlife populations across the county, including key sites in the Forest of Dean district.

13.7 For example, Gloucestershire Local Nature Partnership (GLNP) has mapped biodiversity values including habitat enhancements and wildlife corridor linkage opportunities called the Nature Recovery Network, which can be found online here: <https://naturalcapital.gcerdata.com/>

13.8 The GLNP is also developing a draft strategic framework for Green Infrastructure (GI) across the county of Gloucestershire.

13.9 The Council's ecologists are able to use the current policy framework to broker site-scale biodiversity enhancements at present. However, with the benefit of wider district and region wide GI strategies and mapping, the Local Policy Framework may be able to broker landscape scale ecological outcomes which will be much more significant in term of promoting the biodiversity resilience in the face of climate change. Neighbourhood development plans are another potential vehicle in which Parish scale green strategies for environmental enhancements.

13.10 The District Licensing Route - Newts. The District Council has joined the NatureSpace District Licensing Team (and the Newt Conservation Partnership), which was set up in 2018. It was established to create and restore high quality aquatic and terrestrial habitat for the NatureSpace great crested newt District Licensing scheme. District Licensing is a new approach to compensating for habitat lost to development and is an alternative to "traditional" mitigation methods.

13 . Core Strategy Policies

13.11 Only two years after the scheme began, great crested newt presence has been recorded in nearly two-thirds of compensation sites and in 36% of ponds created or restored to compensate for developer impacts. Monitoring is also providing evidence of the wider benefits of our work for priority species like common toad and other freshwater wildlife. These early results are encouraging and illustrate the potential for the District Licensing scheme to contribute meaningfully to great crested newt conservation. Source : [NatureSpace District Licensing Scheme Monitoring Results 2019-2020](#)

13.12 A development can be authorised under the great crested newt district licence (approved by Natural England). The applicant does not necessarily need to obtain any great crested newt surveys and would be licensed (with certain obligations) to start works without applying for a separate licence from Natural England. If great crested newts are found during works, they can be moved out of harm's way (to best practice mitigation principles) without having to stop works and apply for a Natural England licence. The scheme is voluntary and is delivered on the behalf of the FoDDC by NatureSpace and The Newt Conservation Partnership.

Policy CSP.2 Climate Change

Implementation	Monitoring Method
Developers	Development proposals evaluated against a checklist of measures.

13.13 In 2021/22, this policy was referred to in planning reports for full, outline, prior notifications and change of use development applications 52% of the time, which was a total of 199 reports (up from 49% in the preceding 12 months).

13.14 Both adaptation and mitigation strategies must be considered when it comes to factoring climate change into decision making and this is acknowledged through the CSP.2 Climate Change policy. The policy includes the following elements of both climate change adaptation and mitigation:

Policy Element	Progress of Implementation through Development Management
Water Management including: <ul style="list-style-type: none"> • Rainwater harvesting and greywater reuse • Sustainable drainage systems (SuDS) • Managing flood risk 	Climate change is likely to exacerbate flooding through the district. Strategic flood risk assessments for the district have been undertaken and form the basis of the flood zone mapping, and these have been recently updated for the next Local Plan. Incorporation of rain water harvesting and grey water recycling systems into developments appears to be relatively underutilised in new developments, despite statements encouraging its uptake in this policy.
Heating and cooling including: <ul style="list-style-type: none"> • Passive solar gain • Orientation of buildings 	The integration of passive solar design into new development still appears to be relatively underutilised. Developers appear to be more concerned about fitting the maximum number of dwellings on a site, rather than the number of units being determined by orientation and best passive solar gain. This is generally much easier for the development of a single or a small number of units.
Biodiversity, including: <ul style="list-style-type: none"> • Green infrastructure • Biodiversity enhancements • Habitat protection 	Biodiversity enhancements are being made on a development site scale through the Council's Sustainability Team (who comment on planning applications); however, opportunities to broker landscape scale habitat enhancements and linkages (GI) remain relatively unrealised, and are more likely to occur through strategic planning for housing allocations. Development permissions generally protect the existing environment,

13 . Core Strategy Policies

	including the Forest of Dean edge and forest waste, however, there are still many piecemeal incursions generation from outside the planning domain, such as household boundary treatments.
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13.15 A key area for climate change adaptation is managing flood risk. Weather patterns are changing, with what was traditionally the typical seasonal spread of rainfall becoming less and less common. The district is experiencing a less stable and predictable rainfall pattern, and the risk of erratic and extreme weather events are expected to increase. Over the last several years, there has been more intense summer rainfall, causing flash flooding. Furthermore, the prolonged wet period over winter, results in a constant saturation of the ground, which can also result in flashing flooding. Overall, the weather is hotter and drier, meaning that rivers and streams are becoming unseasonably low.

13.16 As funding to local government continues to be reduced, there is little prospect of securing the resources required for the comprehensive overhaul of aging stormwater drainage infrastructure remains elusive. This situation is compounded by both climate change and development pressures. Flood risk assessments currently include a requirement to factor in 40% additional water than the traditional rainfall profiles to accommodate projected climate change impacts, and detention basins are integrated into new development to factor for this.

13.17 Another serious challenge for climate change mitigation is the level of car traffic in the district, and its relationship with planning decisions and development outcomes. Despite best efforts to promote self-containment; out-commuting continues to rise and employment uses in the Forest of Dean district continue to decline. Major peak time traffic congested is occurring at both ends of the A48, where it extends into Chepstow and where it joins with the A40 leading into Gloucester.

13.18 Renewable energy systems are another key area of climate change mitigation, but they are not directly referred to in this policy as they are dealt with in CSP.3 Sustainable energy in developments.

Policy CSP.3 Sustainable Energy Uses

Implementation	Monitoring Method
Developers	Percentage achieved measured against policy requirements. Other contributions from smaller developments monitored and recorded.

13.19 In 2021/2022, Policy CSP.3 was referred to in planning reports 11.2% (total of 48 reports). This is down from 17.4% for the period of 2020/2021.

13.20 This policy provides a very clear target of 10% of the energy generated from each home was to come from sustainable/renewable sources, increasing to 20% over the life of the policy. This was implemented in the three years since the Core Strategy's adoption, from 2012-2015. The policy objective aligned with the UK government's strategy "Code for sustainable homes"- which is an environmental assessment method for rating and certifying the performance of new homes in the United Kingdom, which was adopted in 2006 with a view to encouraging continuous improvements in sustainable home building. However this policy was superseded in 2015, when the UK government aimed to consolidate these standards into the building regulations. This also superseded the element of *CSP.3 Sustainable energy use within development proposals*.

13.21 However, the general principles of supporting renewable energy installations and generation, whether on a micro-generation on a building or domestic scale, or larger commercial energy development for wind, solar and biogas are still supported by this policy. The table below, however, shows that this year has seen the approval of only 1 small scale schemes for renewable energy provision. However, it must be borne in mind that other minor and major applications (as well as householder applications, which have not been collected as part of this data) may have also included smaller elements of energy provisions (such as domestic heat source pumps/solar panels).

13.22 In the 2021/2022 period, the only large scale energy development was submitted (and approved):

Application Reference	Development	Address	Approved/Refused
P0980/21/FUL	Installation and operation of a solar farm together with all associated works, equipment and necessary infrastructure.	Locquiers Farm, Plump Hill, Mitcheldean, Glos	Approved

13 . Core Strategy Policies

13.23 In 2019, total estimated net CO2 emissions for the Forest of Dean district were 438.9 kilo tonnes (kt), which equates to 5.1 tonnes of CO2 emissions per capita. This is equal to the Gloucestershire average but higher than the average for the South West region (4.6 tonnes). Between 2018 and 2019, total net CO2 emissions fell by 17.3 kt CO2 (3.8%), showing that the district is making progress towards the Council's goal of carbon neutrality by 2030. However, it is still far short of what will be required to achieve the 2030 goal - an average annual reduction of 39.9 kt CO2 (9.1% annual reduction on 2019 total). Source: [Forest of Dean Carbon Emissions 2005-2019](#) . Part of this problem may be the high proportion of older style, detached building stock, which is not well insulated or designed for warmth.

13.24 CSP.3 of the Core Strategy sought to create a clearer policy framework, which included a 10% carbon reduction target for new homes, which was underpinned by the UK government's Code for Sustainable Homes. However, in 2015, there was an intention to integrate these targets into building codes as a mandatory requirement, and now lies outside of the domain of the Local Policy Framework. Whilst these sorts of targets on carbon reduction are now not within the policy frameworks, clearer design guidelines could assist with the orientation of streets and buildings at the application stage.

13.25 Whilst Development Management and Building Regulations can improve the efficiency standards of new buildings, this will only impact upon a small portion of the total housing stock of the district. Therefore any significant reduction in household carbon emissions will also require retrofitting the existing housing stock. There is an opportunity for the emerging Local Plan to respond to reinstate this original policy and to perhaps push this to further limits. The Council has declared a climate emergency and currently a large amount of work is going on to understand how the District can reach net zero by 2030. This includes a Toolkit to assist developers and home owners on introducing carbon reducing measures, including retrofitting. This toolkit can be found on the Council's website: [Toolkit](#)

Policy CSP.4 Development at Settlements

Implementation

Developers and local authority; Public agencies providing finance; Utility companies; and Service providers.

Monitoring Method

Percentage of new housing within settlement boundaries (expected to remain constants or increase). Overall monitoring of housing sites, against trajectory. Measure of distribution against distributions indicated in policies below. Where external funding is involved, its expenditure on projects and their completion will be monitored. Provision of services and development by service providers (eg. PCT) will be monitored as development and in the case of potential constraints.

13.26 In 2021/22, CSP.4 was referred to in planning reports for full, outline, prior notification and change of use development applications 70% of the time, or in 270 reports (up from 60.7% in the preceding 12 months).

13.27 The majority of new housing should be located within the defined settlement boundary of the Local Development Framework, according to both local and national planning policy. There are a few exceptions to this rule which are supported on policy grounds (such as conversions and agricultural dwellings), and whilst they are becoming more common (especially conversion), for the most part development proposals located outside the defined settlement boundary will be considered to be in the open countryside and should be subsequently refused. This is the most effective and clear mechanism within the Local Plan which largely controls and directs the form of future growth and settlement pattern. However, it must also be highlighted that currently the Council cannot demonstrate a 5 year housing land supply and as such, applications for dwellings in the open countryside must be evaluated using the 'tilted balance' (as per the National Planning Policy Framework guidance), i.e. considering more in detail the overall sustainability of the proposal. This can lead (and has led) to dwellings being located in the open countryside, contrary to the overall aims of the Local Plan.

13.28 The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which is underpinned by a total target of 330 new dwellings per year over the plan period, set by central government to meet the UK's housing needs. The average number of houses built within the Forest of Dean district has consistently fallen below this number (with the exception of the last 3 years), as demonstrated by the table below:

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14
Net Housing Completions	205	405	310	118	228	265	230	343
Net Housing Completions on small sites	114	167	114	43	43	82	86	75

13 . Core Strategy Policies

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL
372	303	247	256	270	336	358	493	4739
86	69	82	69	101	69	60	40	1281

Net Housing Completions from 2006/7-2021/22 Source: Forest of Dean District Council Housing Data (Local Plans) 2022.

13.29 The short fall is generally due to lack of market demand. Any shortfall below 330 within the Plan period will be compounded onto the total number of dwellings expected to be delivered in the remaining period. Currently the backlog from the adoption of the Core Strategy Plan (2012) is 541.

13.30 More information on the housing trajectory can be found on the Council's website (2022 Trajectory with Completions Summary - <https://www.fdean.gov.uk/planning-and-building/planning-policy/supporting-information-for-the-local-plan-2041/monitoring-and-land-reports/housing-delivery-and-trajectory/>)

13.31 For the majority of the new dwellings in the 2021/22 period, the Local Development Framework has been successful in containing new growth primarily within the defined settlement boundaries, with only 73 of 502 dwellings delivered (gross completed), being built outside the settlement boundary (or 14.5%).

13.32 Larger housing developments are leveraged for additional infrastructure and services within towns through developer contributions, which have the potential to further enhance the quality of existing towns and villages for the benefit of both current and future residents.

13.33 The following table depicts the housing targets, completions and outstanding balances for the four main towns and other villages in the Forest of Dean District from 2021/22. Source: Forest of Dean District Council Housing Data (Local Plans) 2022.

Town (housing target as per the Core Strategy)	Completed and Under Construction in 2021/22 (the figures are completions during the year and the number under construction at the end of the year (ie 31 st Mar 2022))
Lydney (37% of housing)	143 completions 153 under construction
Cinderford & Ruspidge (C) Cinderford and Ruspidge (R&S) (20% of housing)	4 completions 31 under construction 1 completion 10 under construction
Coleford (Coleford parish) Coleford (West Dean) (13% of housing)	53 completions 39 under construction 4 completions

13 . Core Strategy Policies

	6 under construction
Newent (7% of housing)	75 completions 107 under construction
TOTAL	280 completions 346 under construction

Other Villages 23% of housing	149 completions 69 under construction
----------------------------------	--

13.34 These figures reveal that during the total 2021/22 financial year:

- 493 net dwellings were completed in this 12 month period (**502** gross).
- Of the 502 gross dwellings completed, **29.7%** were in the villages collectively and **56%** were in the four market towns.
- **539 dwellings were under construction** in this period (which is significantly up from the 392 in the previous year and 387 in the year before that).
- Of the 392 under construction, **346 dwellings (64%)** were in the four market towns and **69 (12.8%)** in the cumulative villages. **124 dwellings (23%)** under construction were outside of any settlement boundary.
- The **124 dwellings (23%)** of the gross houses delivered outside the settlement boundaries is higher than the 12.3% in the previous year by almost double. This could be an indication of development allowed under Permitted Development (barn conversions), replacement dwellings and the consequences of a lack of 5 year housing supply.
- The gross number of dwellings constructed in 2021/2022 is 502 compared with 369 in 2020/2021, so there has been quite a significant rise in numbers over the last year, seeing a bounce back to pre-covid period (which was 468 dwellings in 2019/2020).

Policy CSP.5 Housing

Implementation	Monitoring Method
Developers and registered social landlords (RSLs)	Distribution and number of dwellings completed; Affordable dwellings completed; Number of affordable houses delivered against potential number that policy allow; Approximate mix between settlements; Percentage of new house building on previously developed land and measurement of density.

13 . Core Strategy Policies

To be used for assessing overall provision, distribution, type, tenure and for relating the number of completed dwellings against employment land/employment.

13.35 In 2021/22, Policy CSP.5 was referred to in planning reports for full, outline, prior notifications and change of use development applications 41% of the time, which is 157 reports. This is on a par with 40.2% in 2020/21.

13.36 In the Forest of Dean District, there was the following development as of the end of the financial year 2021/22 (this is commitments to 31st Mar 2022 and yearly completions):

Gross completions	502
Net completions	493
Gross not started	2206
Gross under construction	539
Gross for outstanding and under construction	2745

Source: Forest of Dean District Council Housing Data (Local Plans) 2022

13.37 These housing completion figures are further split into permissions granted on Greenfield, Brownfield or Infill sites. Greenfield is a term that refers to undeveloped land, whereas brownfield is a construction term that describes previously developed land, which are typically old industrial areas. Infill refers to development within existing built up and functional urban areas, and is typically much smaller in scale than the other two categories. The following table represents the split between Greenfield and Brownfield over the 2021/22 period.

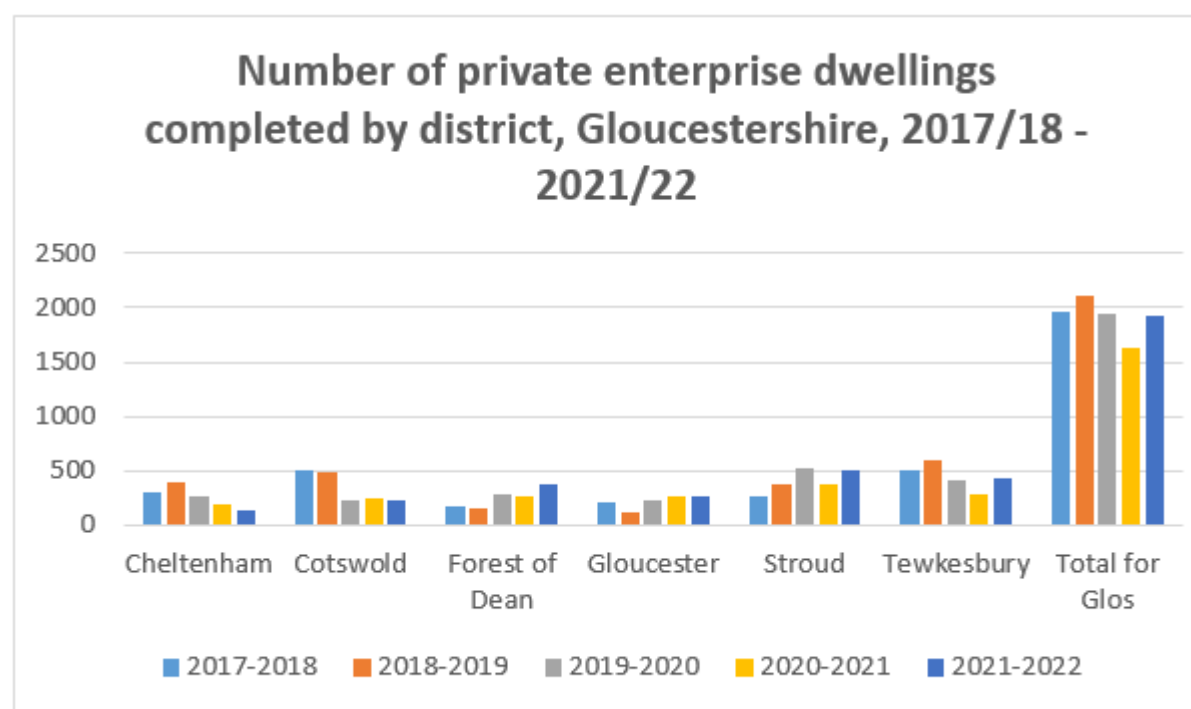
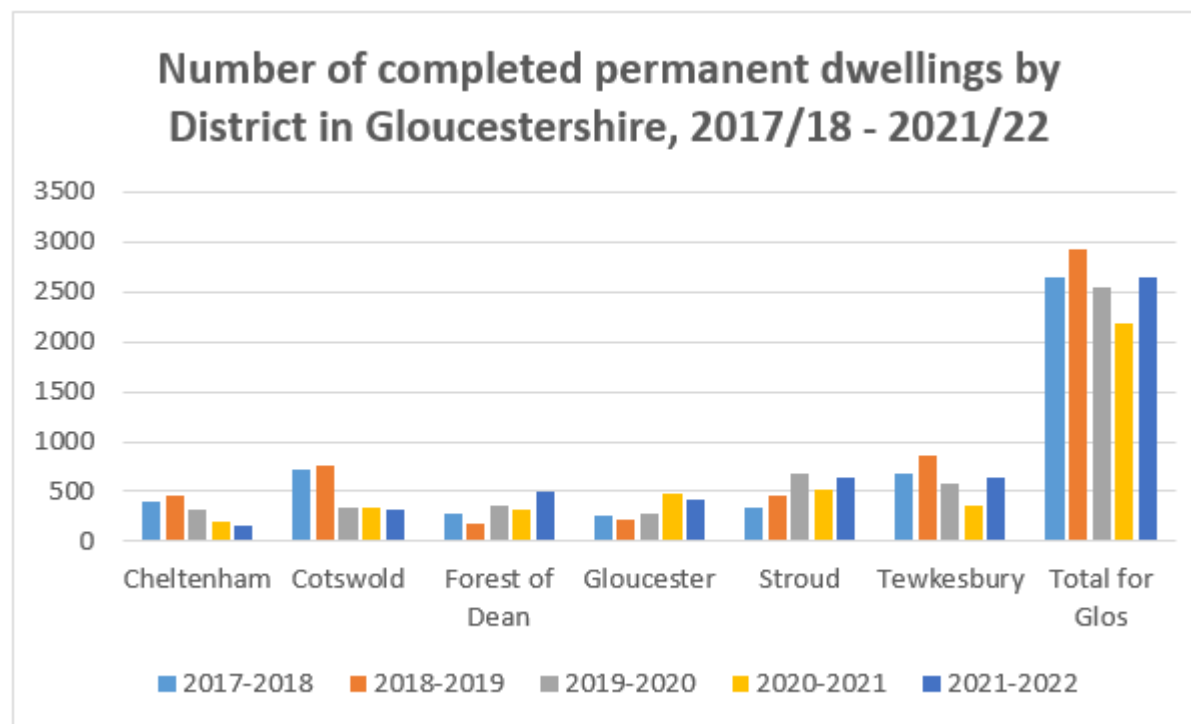
	Brownfield		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
1st Quarter (Apr to June)	30	33	40	40	70	73
2nd Quarter (Jul to Sept)	40	42	87	87	127	129
3rd Quarter (Oct to Dec)	60	62	65	65	125	127
4th Quarter (Jan to Mar)	38	40	113	133	171	173
Cumulative Total	168	177	305	305	493	502

Breakdown of Housing Delivery by Quarter over Greenfield and Brownfield (previously developed land) for Forest of Dean District for 2021/22. Source: Forest of Dean District Council Housing Data (Local Plans) 2022.

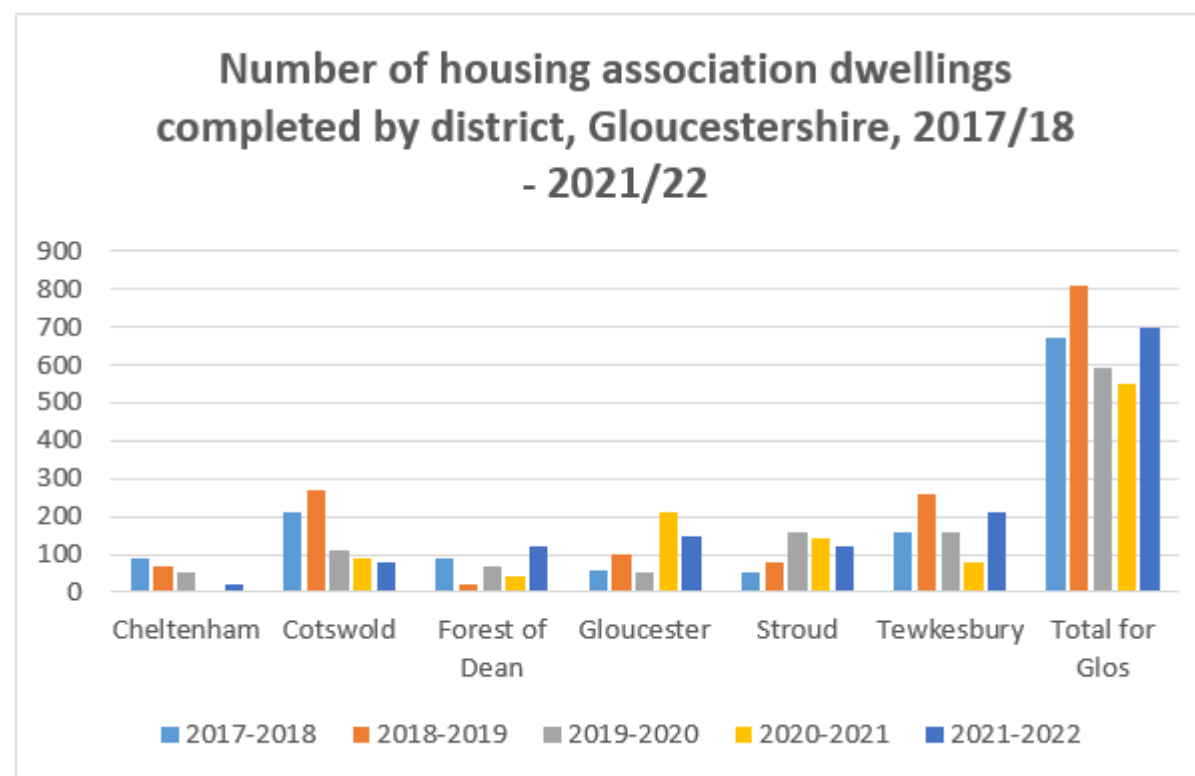
13.38 The Core Strategy lays out the following targets for new housing in the district:

13 . Core Strategy Policies

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



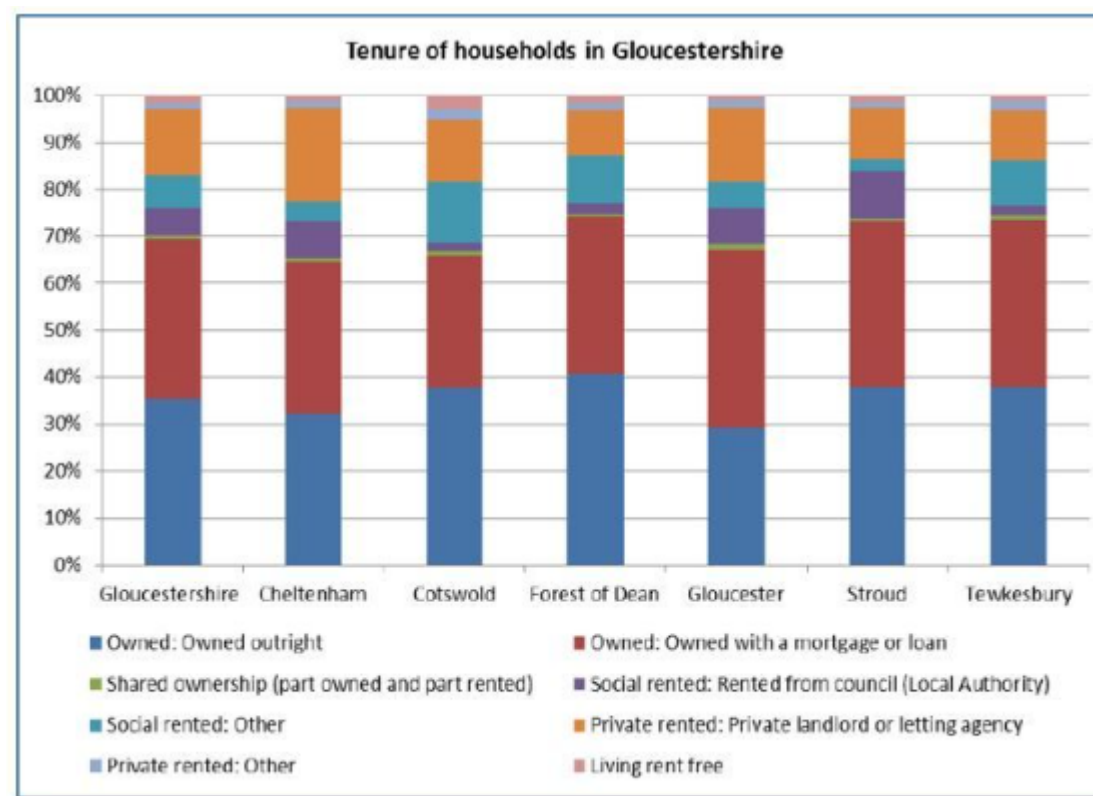
13 . Core Strategy Policies



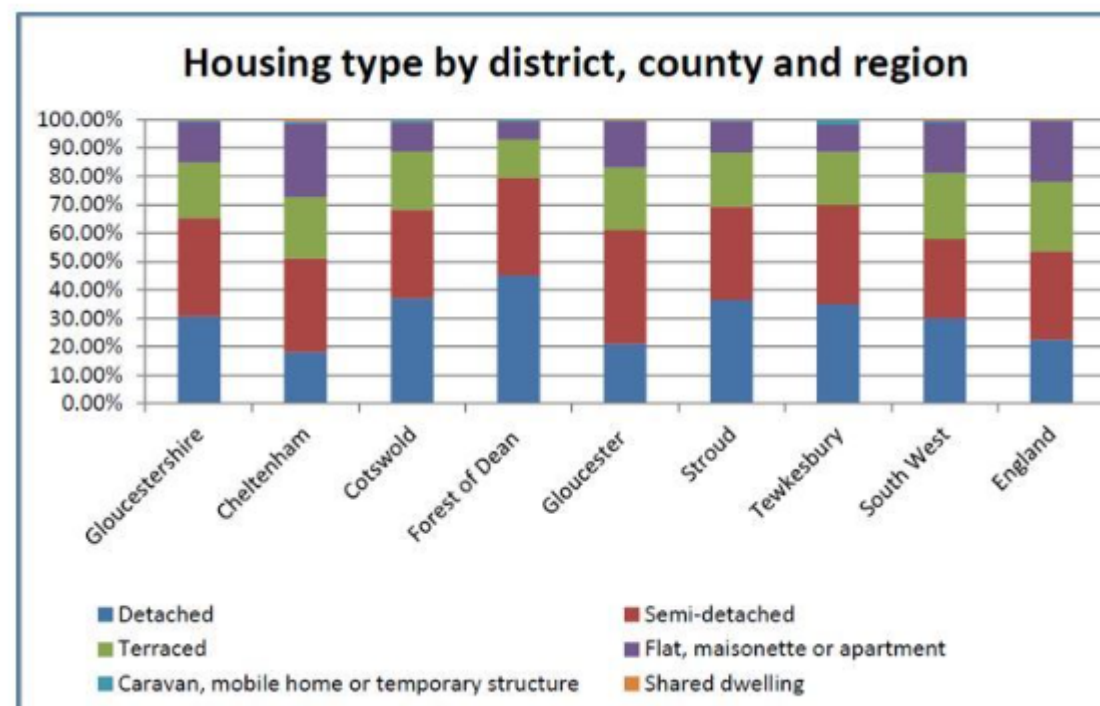
Source: All the data for the 3 graphs above has been taken from the Gov.uk website ([Live Tables on Housing](#))

13.39 The following graphs provide a profile of the total housing stock and tenure of the Forest of Dean District up to 2011, which is derived from the last UK census data (the 2021 UK census data has not yet been released):

13 . Core Strategy Policies



Tenure of households in Gloucestershire. Source: Census data (2011) Office of National Statistics.



Housing Type by District, County and Region. Source: Census data (2011) Office of National Statistics.

13 . Core Strategy Policies

13.40 The notable features of this data is that the Forest of Dean District has the highest level of owner occupied housing (74.3%) ownership rates, a high proportion of the districts housing stock is detached or semi-detached, with a much lower proportion of terrace housing and flats in the context of the whole of Gloucestershire.

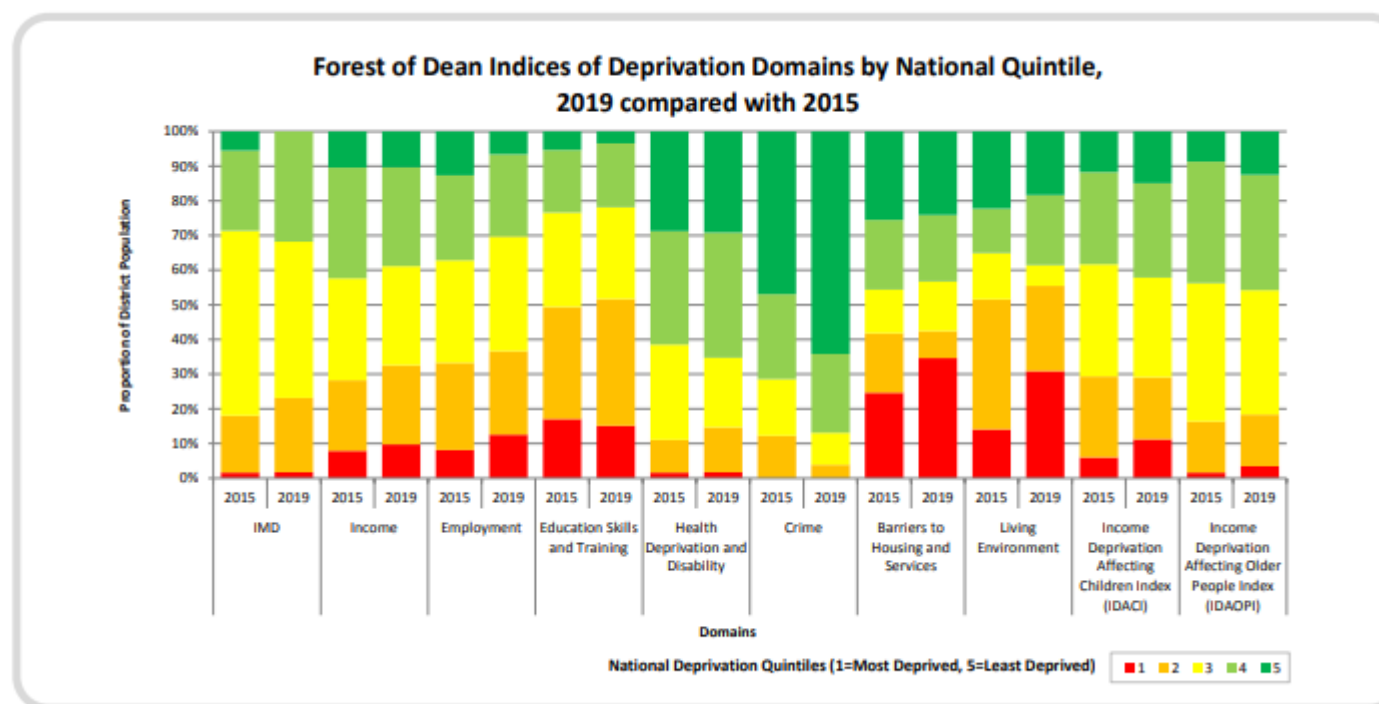
13.41 Whilst there is a significant, identified housing need in the district, the number of rough sleepers continue to remain very lower in 2021/2022 (zero rough sleepers in the Forest of Dean in 2021). Homelessness is still an issue, albeit in low numbers compared to other districts, and tends to be in the form of staying with friends and relatives.

**Snapshot Count/Estimate of rough sleepers by district, 2017-2021
(on a single night in autumn)**

	Cheltenham	Cotswold	Forest of Dean	Gloucester	Stroud	Tewkesbury
2017	9	1	1	15	2	2
2018	2	5	1	6	4	1
2019	9	7	3	17	2	2
2020	6	5	0	11	5	1
2021	8	1-4	0	7	1-4	1-4

Count of rough sleepers for 2017 - 2021. Source: gov.uk website ([Live Tables on Homelessness](#))

13.42 Further to this, the Forest of Dean is the 2nd most deprived district in Gloucestershire and ranks as the 143rd most deprived of the 317 districts in England (Inform Gloucestershire 2019). This indicates that, despite having a home, many people live in poor quality dwellings and areas. The graph below breaks down the areas of deprivation and compares 2019 statistics with 2015. The worst areas of deprivation (ranked 1 as most deprived) appear to be for barriers to housing and services as well as living environment.



Forest of Dean Indices of Deprivation Domains. 2019 compared with 2015. Source: [Inform Gloucestershire \(GCC\) 2019](#)

Affordable Housing

13.43 House prices up to the 2021/22 period for the district were as follows:

13 . Core Strategy Policies

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
2021/22	£414,876	£231,121	£214,046	£135,695	£309,730
2020/21	£401,515	£223,405	£205,785	£109,528	£314,517
2019/20	£342,717	£194,927	£166,975	£139,623	£257,194
2018/19	£320,259	£198,825	£164,832	£102,750	£245,285
2017/18	£316,612	£182,214	£153,146	£116,685	£232,988

Source: Forest of Dean District Housing Data (2021)

13.44 These figures represent the average house prices for the fourth quarter of each period, and not over the whole 12 months. Nonetheless, these figures illustrate that house prices in the Forest of Dean District are consistently tracking upwards. These house prices are beyond many local people's reach, thus the need to secure affordable housing as a portion of net housing development.

13.45 The NPPF defines affordable housing as Affordable Housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent; b) Starter homes; c) Discounted market sales housing; d) Other affordable routes to home ownership.

13.46 For the period 1 April 2021 - 31st March 2022, 227 affordable homes were delivered and 64 houses were permitted. These new affordable homes were **delivered** in the following locations:

Parish	No. of units
Coleford	58
Corse	11
Drybrook	33
Lydney	46
Newent	47
Sedbury	32
Total	227

The Delivery (completed dwellings) of affordable housing in the Forest of Dean District. Source: Forest of Dean District District Housing Data (2022)

13.47 During 2021/22, a further 64 affordable housing units were permitted (as opposed to delivered), in the following locations:

Parish	No. of Units
Hartpury	4
Newent	60
Total	64

13 . Core Strategy Policies

Affordable housing permitted in 2021/22 in the Forest of Dean District. Source: Forest of Dean District District Housing Data (2022)

13.48 The number (227) of delivered (completed) affordable houses has significantly increased compared to last period (2020/21) when only 74 units were delivered. However, this is expected as in 2020/21, 220 affordable units were permitted, and therefore ready and waited to be built out.

13.49 The delivery and these permissions go some way to meet the need for affordable housing, which has been identified in the Local Housing Needs Assessment of 2019. This assessment determined that there is a need for 110 affordable homes per annum. Whilst this figure is higher than has been yet been achieved until this year (2021/22), this target figure is a much more realistic expectation than the former Strategic Housing Market Assessment (2015) which expected 814 dwellings. As predicted last year, the he number of permitted affordable housing units in 2020/21 (220) gave a real hope that the 110 target would be met, and it was indeed exceeded in this financial year with 227 units. However, the permitted affordable units now being 64, it is likely that next years delivered figure will sink back down to levels previously seen prior to this unusual year. It should also be noted that sites which are for 100% affordable housing have better access to grants which clearly improves the possibility of delivery.

13.50 Furthermore, the delivery of affordable housing is concentrated in several centres, while the identified need as per the Affordable Housing register is spread across the district, on the basis of people's first, second and third preferences. Across the Forest of Dean district, the total number of households on the housing waiting list at 31 March 2021 is 2130. This need is categorised into the following types of housing requirements:

Households requiring 1 bedroom	1149 (down from last year's figure of 1243)
Households requiring 2 bedrooms	571 (down from last year's figure of 666)
Households requiring 3 bedrooms	318 (same figure as last year - 318)
Households requiring more than 3 bedrooms	92 (slightly down from last year's figure of 98)

13.51 New delivery is only one aspect of provision of affordable housing. Each year between 300-500 existing affordable homes spread right across the district will become available for renting as they become empty.

13.52 The following table demonstrates the housing need per parish. This is based on applicant's area of preference and applicants are able to choose 3 areas of preference:

Parish	Number of affordable houses needed
Alvington	59
Awre	61
Aylburton	81
Bromsberrow	8
Churcham	13
Cinderford	427
Coleford	594
Drybrook	172
Dymock	36
English Bicknor	10

13 . Core Strategy Policies

Hartpury	33
Hewelsfield & Brockweir	1
Huntley	53
Kempley	8
Littledean	79
Longhope	56
Lydbrook	84
Lydney	558
Mitcheldean	188
Newent	214
Newland	34
Newnham	65
Oxenhall	9
Redmarley	30
Ruardean	57
Rudford & Highleadon	7
Ruspidge & Soudley	81
St. Briavels	41
Staunton (Coleford)	14
Staunton/Corse	33
Taynton	7
Tibberton	15
Tidenham	170
Upleadon	7
West Dean	478
Westbury-on-Severn	55
Woolaston	32

13 . Core Strategy Policies

Housing Need by Parish Location. Source: Forest of Dean District Council Housing Register 2022.

13.53 The ratio of affordable housing compared with market delivered is 227 affordable houses of the 493 net dwelling units completed for 2021/22. This represents 46% of the total new housing stock for the district being affordable homes, which is above the policy target of 40% on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district, or a target of approximately 70 affordable homes per year. Nevertheless, this has been a significant year in terms of a much higher delivery than is usual (last year was 74 dwellings (20.7%)) and it is judged that much of this is owing to the number of permissions granted in the previous year, including sites for 100% affordable housing.

13.54 The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2021/22, 139 rented and 88 shared ownership dwellings were **delivered** in the following formats:

1 bed	32 (up from last year's figure of 12)
2 bed house	100 (significantly higher than last year's figure of 34)
3 bed house	86 (higher than last year's figure of 26)
4 bed house	9 (higher than last year's figure of 2)
Total	227 (compared to last year's total of 74)

Breakdown of delivered housing type by Number of Bedrooms for 2021/22. **Source: Forest of Dean District Council Housing Data**

13.55 In 2021/22, 37 rented and 27 shared ownership dwellings were **permitted** in the following formats:

1 bed	12 (down from last year's figure of 64)
2 bed house	32 (down from last year's figure of 97)
3 bed house	19 (down from last year's figure of 52)
4 bed house	1 (down from last year's figure of 6)
5 bed house	0 (down from last year's figure of 1)
Total	220

Breakdown of permitted housing type by Number of Bedrooms for 2021/22. **Source: Forest of Dean District Council Housing Data**

13.56 It is noted that the above provides a snapshot of 2021/22 only, and it is recognised that housing, and particularly the delivery of affordable housing, does not occur in a linear fashion and as such the effectiveness of planning policies and the delivery of affordable housing should just be considered within the context of a long time period.

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

Implementation

Developers, Potential Occupiers; Public Bodies.

Monitoring Method

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

13 . Core Strategy Policies

13.57 In 2021/2022, CSP.6 was referred to in 1 planning report for full, outline and change of use development applications. This represents 0.26% of the applications, and is a reduction on last year, which had 2 reports referring to CSP.6.

13.58 The 2013 Gypsy and Traveller Area Assessment (GTAA) report shows a shortfall of 39 permanent sites. This was downgraded to 33 in the intervening period. A further study in 2017 using revised government guidelines concluded that there was a modest need for up to 6 for housing persons who wished to travel and identified 9 about whom there was no information or who did not say that they wished to travel. These households may however still be in need of suitable housing and will need to be catered for. The policy situation is that applications will be assessed against the Core Strategy policy CSP.6 which sets out criteria for gypsy and travellers as well as the different requirements for show people's accommodation.

13.59 The single planning application received in 2021/22 period concerning Gypsy/Traveller Sites was as follows:

Reference Number	Address	Description of Proposal	Reason for refusal
P1499/20/FUL	Land at Bullo Pill, Newnham, Glos	Change of use of land to a travelling show persons yard and workshop. (Retrospective).	Development on unsustainable and inaccessible land, impact on the setting of two listed buildings, and highway safety. An appeal was submitted but later withdrawn.

13.60 Relevant Appeals:

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy References	Comments	Lessons Learned (re. policies)
18/3215543 (P0738/18/FUL)	Land adjacent to the old Railway Cutting, Hawthorne Hill, Oxenhall, Newent, Glos	Appeal A – against a refusal to granted planning permission for change of use of land to 2 gypsy/traveller pitches. Appeal B – against and enforcement notice to cease the change of use of land to 2 Gypsy/Traveller pitches, comprising 2 no. mobile homes, 2 no. touring caravans, 2 no. dayrooms, hardstanding and foul drainage.	Appeal A allowed for planning permission. But Appeal B - enforcement notice (amended) was upheld. Nb. The planning application and the enforcement notice are on two separate areas of the same parcel of land (different location plan).	CSP.1, CSP.2,CSP.4, CSP.6, AP.1, AP.4.	Inspector considered that the countryside location would not be inappropriate as access to Newent by walking or a short car journey is possible. Acknowledged a shortfall in traveller sites. Some discussion on harm to landscape from loss of hedgerow for both sites, considered against CSP.1, CSP.2, AP.1 and AP.4.	CSP.6 is a specific policy of traveller sites.

Policy CSP.7 Economy

Implementation

Monitoring Method

13 . Core Strategy Policies

Developers; Local Authority; and Public agencies

In the long term, changes in the employment structure, eg. increase in service sector will be recorded, as well as changes from employment. Where possible numbers employed will be recorded 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 a checklist of adaptation measures.

13.61 In 2021/22, Policy CSP.7 was referred to in 48.7% (186) of planning reports for full, outline, change of use and prior notification developments. Prior Notifications (permitted development) will be considered further in a separate section of this report. The previous 12 months saw 41.1% (134 reports). Therefore, there has been an increase of increase of 7.6% in the number of reports being related to the economy.

13.62 An indicator for the sustainability of a settlement is employment density (ie. the number of jobs compared to total population). Not all people will choose to live and work within the same settlement, but settlements with a higher employment density will offer the best opportunity to be able to do so, minimising pressure on transport. Settlements with low employment density will inevitably limit residents' options, requiring them to commute further to work. The job density for the Forest of Dean is 52.8, which is lower than the Gloucestershire job density of 79.5).

13.63 The job density along with the table below demonstrates that while job numbers are increasing over the last decade in the Forest of Dean District, this is not a steady trend, and takes some sharp spikes and downturns. The proportionate growth in the number of jobs has not matched the steady population growth of the district over the same period, indicating that residential out-commuting is also increasing.

Total Number of Jobs for the Forest of Dean District:

Year	Number of Jobs
2000	30000
2001	35000
2002	34000
2003	31000
2004	29000
2005	29000
2006	31000
2007	33000
2008	28000
2009	31000
2010	28000
2011	32000
2012	33000
2013	30000

13 . Core Strategy Policies

2014	31000
2015	32000
2016	31000
2017	28000
2018	33000
2019	33000
2020	30000
2021	Data not available
2022	Data not available

Source: [Total Job Numbers for the FoD District](#)

Employment and unemployment (Jul 2021-Jun 2022)				
	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
All People				
Economically Active†	41,200	76.5	80.7	78.6
In Employment†	39,100	72.3	78.4	75.5
Employees†	35,100	65.0	67.1	66.0
Self Employed†	4,100	7.2	11.1	9.2
Unemployed (Model-Based)§	1,200	3.0	2.7	3.8

Source: [Breakdown of Economically Active People in the Forest of Dean District \(2020/21\)](#)

Employment Generators

13.64 The profile of the number of jobs per industry or sector for 2021/22 (see table below) reveals how the economy is changing and how the Forest of Dean District employment base compares to the rest of the south west region and Great Britain as a whole and highlights any notable differences.

13 . Core Strategy Policies

Employment by occupation (Jul 2021-Jun 2022)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Soc 2020 Major Group 1-3	19,700	50.4	48.7	51.4
1 Managers, Directors And Senior Officials	3,500	8.9	10.3	10.3
2 Professional Occupations	9,400	24.0	24.4	25.8
3 Associate Professional Occupations	6,800	17.5	14.0	15.0
Soc 2020 Major Group 4-5	7,500	19.0	20.6	18.7
4 Administrative & Secretarial Occupations	4,100	10.5	9.9	10.1
5 Skilled Trades Occupations	3,300	8.6	10.7	8.6
Soc 2020 Major Group 6-7	6,600	17.0	15.8	14.6
6 Caring, Leisure And Other Service Occupations	3,700	9.4	9.0	7.9
7 Sales And Customer Service Occs	3,000	7.6	6.8	6.6
Soc 2020 Major Group 8-9	5,300	13.6	14.9	15.3
8 Process Plant & Machine Operatives	#	#	5.5	5.7
9 Elementary Occupations	3,500	9.0	9.3	9.6

Source: ONS annual population survey

Sample size too small for reliable estimate (see definitions)

Notes: Numbers and % are for those of 16+

% is a proportion of all persons in employment

13 . Core Strategy Policies

Employee jobs (2021)

	Forest Of Dean (Employee Jobs)	Forest Of Dean (%)	South West (%)	Great Britain (%)
Total Employee Jobs	24,000	-	-	-
Full-Time	16,000	66.7	65.0	68.1
Part-Time	9,000	37.5	35.0	31.9
Employee Jobs By Industry				
B : Mining And Quarrying	30	0.1	0.1	0.1
C : Manufacturing	4,000	16.7	8.6	7.6
D : Electricity, Gas, Steam And Air Conditioning Supply	15	0.1	0.5	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	350	1.5	1.0	0.7
F : Construction	1,500	6.2	4.9	4.9
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	3,500	14.6	15.4	14.4
H : Transportation And Storage	1,000	4.2	4.6	5.1
I : Accommodation And Food Service Activities	2,000	8.3	9.9	7.5
J : Information And Communication	450	1.9	3.2	4.5
K : Financial And Insurance Activities	250	1.0	2.7	3.6
L : Real Estate Activities	450	1.9	1.5	1.8
M : Professional, Scientific And Technical Activities	1,500	6.2	8.1	8.9
N : Administrative And Support Service Activities	1,500	6.2	7.1	8.9
O : Public Administration And Defence; Compulsory Social Security	300	1.2	4.5	4.6
P : Education	3,000	12.5	9.1	8.8
Q : Human Health And Social Work Activities	3,500	14.6	15.0	13.7
R : Arts, Entertainment And Recreation	500	2.1	2.0	2.3
S : Other Service Activities	450	1.9	1.5	1.9

Source: ONS Business Register and Employment Survey : open access

- Data unavailable

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

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

Data excludes farm-based agriculture

Source: [Employment by Occupation](#)

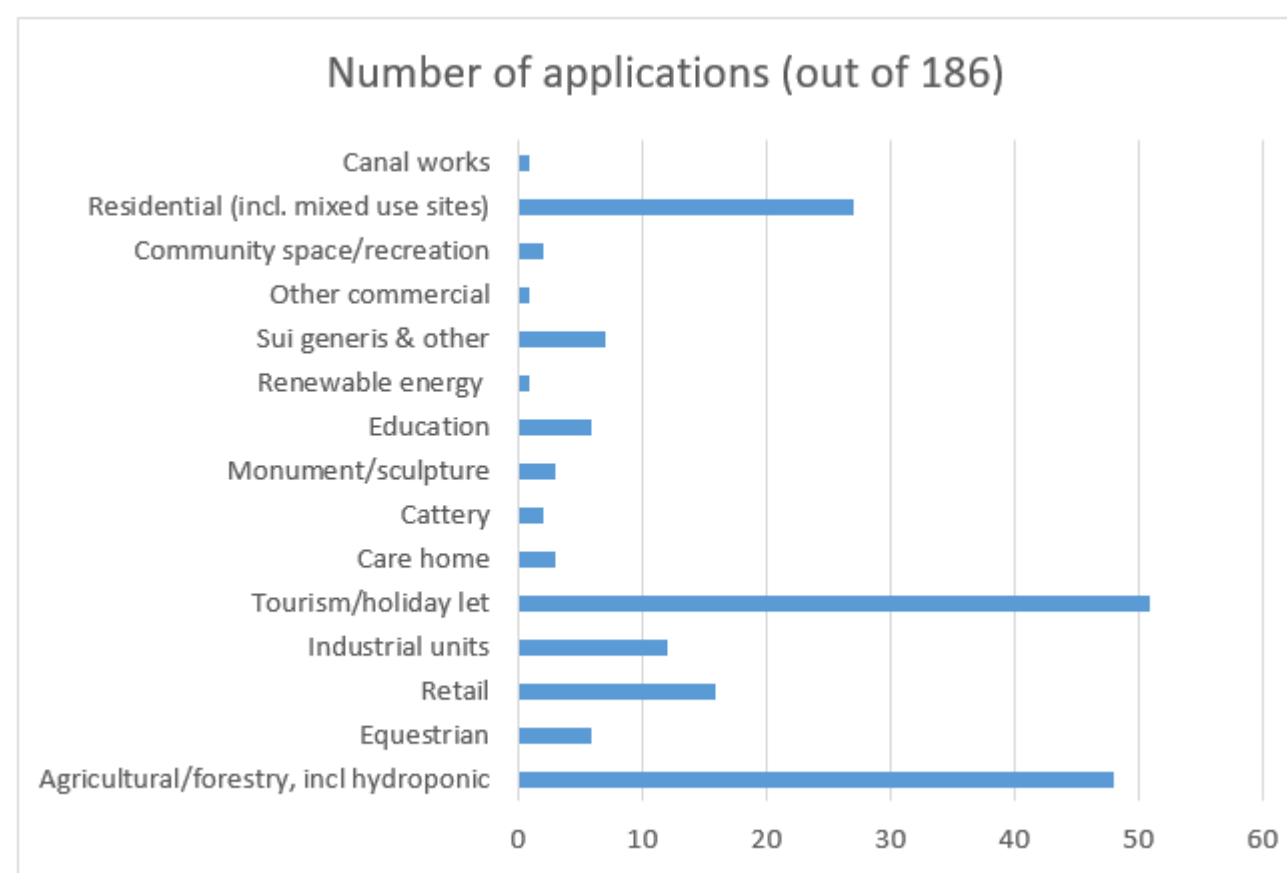
13 . Core Strategy Policies

13.65 The most dramatic differences of these is the 4,000 employee jobs in the manufacturing sector, (which has reduced from 4,500 in 2020) which in terms of percentage share of total jobs, puts the Forest of Dean district at over double the rate of both the South West and Great Britain. This may be accounted for by the large manufacturing employers like the Suntory (Ribena/Luozade) factory in Coleford and manufacturers based at Vantage Point in Mitcheldean. Some of these 4,000 manufacturing jobs may be outside of the district, and Forest of Dean residents commute to access them. Jobs in construction and education are also above both regional and national averages.

13.66 Conversely, residents employed in financial and insurance activities as well as professional, scientific and technical jobs are significantly lower for the Forest of Dean District than the wider region and country. This wider picture indicates the strong working class/blue collar roots of the district still remain.

Commercial Uses

13.67 The following bar chart displays the breakdown of applications for commercial uses in the 2021/22 year.



Source: Commercial applications separated into uses (number of applications (out of 186 reports using policy CSP.7)). Forest of Dean district council planning application database 2021

13.68 The District Council has determined 186 applications for commercial development (those applications which include the policy CSP.7) in the period 2021/22, which is a significant increase of 101 applications (85) for the previous year *. Of these 186 new commercial development applications, 48 (25.8%) were related to agricultural/forestry/horticultural enterprises (including an indoor hydroponic unit), whilst 51 applications (27.4%) were for tourism proposals (mainly the creation of holiday lets). The number of tourism applications is up from the previous year (23.5%). Most of these types of applications are outside of the settlement boundary, which illustrates how small scale, self-contained holiday lets in the open countryside have come to dominate the visitor accommodation offer of the district in a trend which continues. This policy promotes tourism which conserves heritage and environment. Whilst some of these accommodation units may preserve older buildings and heritage assets, the majority are conversions of barns or new buildings/structures.

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* It is noted that the number of applications are much higher than last year. One of the reasons for this may include the fact that this year the statistics include all applications which include CSP.7 in the planning reports, and that will also include change of commercial uses to residential (this is also picked up in a later section of this report). Human error can also cause anomalies, such as a policy being cited in an application which may not actually be relevant.

13.69 12 of the applications received were within a designated employment area:

- Redevelopment of existing site including proposed overhead crane with external steelwork and repositioned front entrance gates - SPP Pumps, Crucible Close, Coleford
- Erection of a building for on site facilities for storage boxes - 6 Forest Vale Road, Cinderford
- Change of use of units 4 - 6 from B1 to auction house (sui generis) - Units 4-6 Broadmoor Park, Broadmoor Rd, Cinderford
- Erection of attached building to provide 5 industrial units (B1, B2 and B8) - Staunton Court Business Park, Ledbury Road, Staunton
- Erection of 5 No. units (mixed used B1/B2/B8) with associated parking, landscaping and works - Land off Forest Vale Road, Cinderford
- Erection of 1 no. Class E(b) unit and 19 Class B2 units and associated works. Demolition of existing residential property - Longhope Business Park, Monmouth Rd, Longhope
- Erection of a commercial unit to the rear of unit 6 with alterations to unit 6 to allow for replacement cladding and low pitch roof with associated works - 6 Forest Vale Rd, Cinderford
- Erection of an external effluent tank - Royal Forest Factory, Rock Lane, Coleford
- Re-development of existing industrial site to form new office and general industrial uses (Use Class E(g) and B2) - Linear Business Park, Valley Road, Cinderford
- Prior approval for the proposed installation of 170 QCell Solar Panels with a total installed capacity of 66.3kWpPV - Unit 2, Hawthorns Workshop, Puddlebrook
- Change of Use from Class E to Sui Generis - Unit 2, Lighthouse Trade Park, Church Rd, Lydney
- Change of use and extension of former JD Norman Foundry (B2) to provide an indoor hydroponic farming facility (Sui Generis), with associated works including alterations to roof and installation of roof-mounted solar panels, external HVAC system, water tanks and CO2 ingestion system and associated works including external alterations to the building - Former JD Norman Foundry, Tutnalls Street, Lydney

13.70 Other noticeable trends are :

- Agricultural applications remain consistently high.
- Tourism uses now form the majority of the commercial enterprise applications. This could highlight that 'staycations' are more popular since Covid 19.
- Retail and industrial applications are picking up, and it is also noted that most changes of use from one employment use to another within an established employment site, do not require planning permission. Equally, some works to existing employment sites also do not require planning permission.
- It should also be taken into account that homeworking is still very much carrying on and is set to continue with the ongoing fight against climate change. This is likely to have an impact on the number and type of applications received for commercial activities, such as office space.
- Sadly 14% of the commercial applications include change of use to include residential. Some of these include mixed use sites, but the majority involve the loss of commercial use to be converted into residential. This is reported further below.

Commercial losses

13.71 Some applications result in the loss of a commercial enterprise, and these generally involve conversions into residential accommodation. The table below shows that there were 27 applications (7%) of full applications for change of use to residential (5 of which were refused) and these are shown in the table below. Please note, however, that some include a mixed use (so the commercial element is not wholly lost):

Application Number	Description of proposal	Location	Number of dwellings
P0688/19/OUT (mixed use)	A hybrid planning application comprising of all existing structures and their demolition and mixed use development and associated infrastructure and works comprising of fish processing building (20,600m ² B2 use), Building consisting of an eel farm (8,000m ² of B2 use), plus	Pine End Works & Land to the North, Harbour Road, Lydney	3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff.

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	1,300m2 restaurant/cafe (A3 use) and 700m2 visitor centre (D1 use). Energy centre (800m2 B2 use), storage building (500m2 ancillary to B2 use), Amenity building for HGV drivers (150m2 ancillary to B2 use), Generator building/substations (500m2 ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff. New pedestrian, cycle and vehicular accesses onto Harbour road and a network of internal routes. 2 No water treatment lagoons, parking areas for visitors, staff and HGVs. Landscaping and planting and associated development and works. Utilities infrastructure including water supply, foul and surface water sewers and underground tanks, electrical supply (including substations), telecommunications equipment, on site renewable energy and associated works. Outline application (all reserved matters for approval other than external appearance) for the erection of a building containing up to 2,500m2 of A1,A2,A3,A4 and A5 uses. (Revised description.)		
P0376/21/FUL	Conversion of 1 three bed flat into 2 one bed flats with associated works.	Silverbourne Court, Regent Street, Lydney	3 flats
P0486/21/FUL	Change of use from redundant therapy centre to 2 no. residential units.	The Grange Village, Dean Road, Newnham	2
P0501/21/PQ3PA (Refused)	Part Q prior notification to change the use of an agricultural building to a dwelling house with associated building operations.	Bulls court, Bream Avenue, Bream	1
P0397/21/FUL	Change of use of redundant bookshop to a dwelling to include demolition of the existing lean-to.	Former Dive In Bookshop, WOS, GL14 1PA	1
P0620/21/FUL	Variation of condition 02 (approved plans) to replace the approved car ports with brick built garages in relation to planning permission P0308/20/FUL.	Garden Centre, Ledbury Road, Staunton	--

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P0779/21/FUL	Change of use of storage rooms to residential (HMO) House of Multiple Occupation (part retrospective).	Eskimarket, 71A Coalway Road, Coalway	1
P0794/21/FUL	Variation of condition 02 (approved plans) relating to planning permission P0718/20/FUL to allow for amendments to approved design.	Sunray, Baptist Way, Ruardean Hill	--
P0871/21/FUL	Variation of condition 02 (approved plans) of planning permission P1683/19/FUL to allow for amendments to the design of the dwelling.	Land adj to Sunnyville, Tramway Road, Ruspidge	--
P0653/21/APP	Approval of reserved matters (access, appearance, landscaping, layout and scale) in relation to outline permission P0317/20/OUT (allowed on appeal APP/P1615/W/20/3261805) for a low carbon energy efficient self-build dwelling. Discharge of conditions 04 (site levels), 05 (foul and surface water drainage), 06 (access and parking), 07 (electric vehicle charging) and 08 (construction method statement).	Land at the Willows, Horsefair Lane, Newent	1
P0811/21/FUL	Extension of existing building to create 4 no additional residential units with associated works. Conversion of existing office space into residential use. Retention of office storage space in basement. Variation of Condition 4 of Permission P0418/15/FUL to remove the link between adjacent office and main building. (Revised Description) (Part Retrospective).	Rock House, 89 St Whites Road, Cinderford	4
P1180/21/FUL	Variation of condition (02) (approved plans) of planning permissions P0730/20/FUL to allow for further amendment to the approved external materials.	Land at former R and D Pressing Ltd, Whitecliff, Coleford	--
P1227/21/FUL (Refused)	Erection of a detached dwelling	Land at Lansdown Road, Bream, Lydney	1
P1303/21/FUL	Change of use from mixed use (shop A1 and associated workshop B1) to 1 no. self contained residential unit (C3). Insertion of rooflights. Replacement of windows.	The Old Chapel, High Street, Newnham	1

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P1041/21/FUL	Change of use from holiday permission to full residential permission.	Hopewell Barn, Bailey Lane, Hewelsfield, Lydney	1
P1097/21/FUL	Variation of condition 01 (occupancy) of planning permission P1149/08/FUL to allow for changing of wording to include "last working" to allow for occupiers to retire in the dwelling.	Leadon Stables, Blackwells End, Hartpury, Gloucester	--
P0452/21/OUT (mixed use)	Outline application (with all matters reserved) for the redevelopment of the site comprising of no. 9 residential dwellings, no. 3 commercial units (work/studio/offices) and associated works.	Laurels Business Park, Parkend Walk, Sling	9
P0108/21/FUL	Erection of a new dwelling and garage. Demolition of the existing dwelling and garage.	Hawgreen Cottage, Ledbury Road, Staunton	1
P0818/20/PQ3PA	Prior notification for the conversion of two barns into two dwellings and associated building operations.	St Whites Farm, St Whites Road, Cinderford	2
P1375/21/FUL	Proposed essential workers' home required ancillary to authorised and established rural enterprise. (RETROSPECTIVE)	Severnweye Farm, Spout Hill, Alvington, Lydney	1
P1828/21/PQ3PA (Refused)	Change of use and conversion of an existing agricultural building to a single dwelling house (large) (C3) including proposed demolition of part.	Agricultural Building, Meredith Lane, Tibberton, Glos	1
P0745/18/OUT (mixed use)	Outline application for mixed use development comprising up to 320 residential dwellings, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of a new vehicular access from Lydney by-pass. (Revised description.)	Land off Lydney Bypass & Naas Lane, Lydney	320
P1866/21/FUL (Refused)	Change of use of former Methodist Church to single dwelling with associated works. Demolition and replacement of modern extension and internal alterations to former Victorian church.	Woolaston Methodist Church, Woolaston Common	1

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P0740/21/FUL (Refused)	Restoration of unauthorised stable building as domestic outbuilding for Paisley House and the re-integration of the surrounding land back into the garden of Paisley House.	Land at Paisley House, Brockhollands, Bream	1
P2074/21/FUL	Change of use of part of building from 'Tanning Salon' (sui generis) to Dwelling and erection of porch to rear.	34 High Street, Cinderford	--
P2070/21/FUL	Erection of replacement dwelling. (Demolition of existing bungalow).	South Lynn, Gloucester Road, Corse	1
P1619/21/FUL	Change of use of nursery and residential accommodation above to one residential dwelling.	Langdons, High Street, Newnham	1

13.72 Of these above applications, they can be divided down into the loss of the following units to create residential uses:

- 2 of the above applications relate to the change of industrial/commercial uses to a mixed use development
- 1 of the above applications result in the loss of a nursery/creche;
- 5 of the above applications relate to the loss of commercial/retail uses to residential use;
- 4 of the above applications relate to the change of agricultural land/buildings to residential;
- 1 of the above applications result in the loss of an office space to residential;
- 1 of the above applications relates to the change of use from a chapel to residential (refused);
- 1 of the above applications relate to the loss of an equestrian use to residential;
- 2 of the above applications relate to the subdivision of existing flats (above commercial premises);
- 9 of the above applications relate to other uses (mainly residential (such as replacement dwellings or variations to conditions))

PQ3PA applications:

It is important to consider that conversion of barns/outbuildings into dwellings is classified as Permitted Development (subject to certain criteria under Part 3, Class Q of the GPDO). 8 PQ3PA applications were received in this period (which is the same as the last period) and 4 were deemed to be permitted development (thus allowed), which is the same as the last period. The details for the approvals are below:

Application Number	Approved (permitted development) or refused?	Description of proposal	Location	Number of dwellings
P1512/20/PQ3PA	Refused	Prior Notification for the change of use of existing agricultural barn 1 residential dwelling and associated building operations.	Ruddle, Newnham	1
P0501/21/PQ3PA	Refused	Part Q prior notification to change the use of an agricultural building to a	Bream Avenue, Bream	1

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		dwelling house with associated building operations.		
P0334/21/PQ3PA	Approved	Prior notification for the change of use of an agricultural building to a dwelling and for building operations reasonably necessary for the conversion.	Dean Common, Mitcheldean	1
P1164/21/PQ3PA	Approved	Prior approval for the change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations.	Lime Street, Eldersfield	1
P1682/21/PQ3PA	Approved	A prior approval application under Part Q of Part 3, of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended to change the use of an agricultural building to two dwellinghouses.	Northington Lane, Awre	1
P1850/21/PQ3PA	Refused	Prior approval for the change of Use of Agricultural Building to dwelling house (Class C3), and for building operations.	Goose Lane, Bollow	1
P0818/20/PQ3PA	Approved	Prior notification for the conversion of two barns into two dwellings and associated building operations.	St Whites, Cinderford	2
P2044/21/PQ3PA	Refused	Notification for prior approval for the proposed change of use of an agricultural building to one dwellinghouse (Class C3) and associated operational development.	Dymock	1

13.73 PO3PA applications:

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13.74 Light industrial/offices now also have Permitted Development Rights, allowing conversion to dwellings. In exactly the same vein as last year, there have not been any applications of this type received in the 2021-2022 period.

13.75 PM3PA applications:

13.76 Retail units now also have Permitted Development Rights, allowing conversion to dwellings. However, there have been no applications of this type received this year (there were 2 for the last period).

Existing Capacity

13.77 There is significant employment land and infrastructure existing in the Forest of Dean district, with large industrial areas and trade parks in Cinderford, Lydney, Coleford and Mitcheldean in particular. While some of these have high occupancy rates, many are under used and contain many vacant units. If the demand is not there, then allocated new employment areas will not necessarily deliver more employment. In late 2022, a review of employment sites was conducted by the Forest of Dean District Council Local Plans team and this document is currently being prepared to be published on the Council's website.

13.78 This assessment has provided a district wide picture of the activity and capacity of existing employment sites. The following figure provides an overall district picture across all existing designated employment sites, as it stands in 2022. As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have sometimes been put into bands rather than number estimates, to reflect the wide margins for change and variation for these estimates.

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

Estimated employees/ infill and occupancy of designated employment sites. **Source: Forest of Dean District Employment baseline report, 2019**

13.79 The results indicate the following key messages:

- Larger employment areas of Forest Vale in Cinderford, Vantage Point in Mitcheldean and Mead Lane in Lydney are well utilised and accommodate some large employment generators. These sites provide a significant source of local employment for the district.
- Vantage point at Mitcheldean is a very large, well utilised site, accommodating a large range of businesses from local to national significance. The combination of large and small employers offers a valuable source of employment, resulting in the business park being the most active employment area across the Forest of Dean. Despite the site being active and well-utilised, there are a few vacant units, ranging from small and large industrial/warehouse units and office space.
- There is generally infill potential within tenancies to subdivide into smaller units, as some large sites appear to be occupied but under-utilised. However the infill capacity of each of these larger sites is relatively minimal.
- Newent's business parks are well utilised.
- Some existing employment areas are almost derelict, and only used for storage and vehicle parking uses, with minimal occupancy by tenant businesses. These include Whitecliff Quarry in Coleford, Staunton Rd Coleford and Land at Stowfield in Lydbrook. The previously dormant Richard Read depot at Longhope is a large site for its location (0.7 ha), which has recently been sold and redeveloped. Currently, the site comprises of a warehouse and depot units, offering a range of uses from offices, storage, vehicle servicing and repairs. There is an extensive service yard throughout the site, whilst to the rear; there is an area of underdeveloped land. Due to the size, the site could potentially generate a fairly large employment area.

13.80 While the existing employment areas of the four main market towns are discussed in the centre by centre section, generally speaking there is plenty of capacity in existing employment sites and the new ones delivered through Lydney east and Cinderford Northern Quarter master planned developments have had very little uptake.

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

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13.82 The continued number of tourism applications over the 2021/22 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, in a trend which is growing. The number of applications for self-catering, holiday lets also demonstrate a move away from traditional hotel style accommodation. This year continues to demonstrate a high demand of modern agricultural buildings, whilst ironically, the number of traditional agricultural barns are being lost to residential uses.

Policy CSP.8 Retention of Community Facilities

Implementation	Monitoring Method
Local Authority	Number of facilities that are protected by the policy but which may also be lost through planning permissions being granted.

This policy was referred to in 29 planning reports in 2021/2022, which is 7.6% of the total number of applications, and 7 more application reports than the last period.

In the 2021/2022 period, the following applications using CSP.8 (community facilities) were permitted:

Date Decided	Application Reference	Address	Description
07.05.2021	P0197/21/FUL	Bream Cricket Club, High Street, Bream	Erection of a cricket pavilion and re-location of existing container.
07.06.2021	P0759/21/FUL	Bream Sports Club, High Street, Bream	Erection of football netting to the length of 60 m and a height of both 8m and 10m.
03.07.2021	P1653/20/FUL	St Mary the Virgin, Hartpury	Insertion of timber gates into northern boundary wall of church yard.
20.07.2021	P0786/21/FUL	Westbury On Severn Cricket Club, Rodley Road	Erection of a storage building and associated works.
04.08.2021	P0884/21/FUL	Drybrook Rugby Club, Mannings Ground, High Street, Drybrook	Erection of 100 seater stand.
09.08.2021	P1202/21/FUL	Bream Sports Club, High Street, Bream	Erection of seated stand, two dug outs (bench), and erection of flag pole
09.09.2021	P1314/21/FUL	Dene Magna School, Abenhall Road, Mitcheldean. Glos	Proposed 2 no. single storey modular classroom buildings.
21.09.2021	P1422/21/FUL	Hartpury College	Variation of condition 02 (approved plans) relating to planning application P0425/20/FUL to allow for enlargement of the single storey event store/cold room, increase in height of the first floor plant room deck, minor amendments to external staircases, glazed screens and fenestration

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07.10.2021	P1158/21/FUL	Old Scarr Bandstand, Sling	Siting of metal shipping container for storage
21.10.2021	P0520/21/FUL	Cricket Pavilion and ground, Swan Road, Lydney	Permanent extension to clubhouse to provide storage for grounds maintenance.
22.11.2021	P1482/21/FUL	Recreation Ground, Coleford Road, Tutshill	Siting of a steel storage container to store football club equipment.
22.12.2021	P1818/21/FUL	Hartpury College, Hartpury, Glos	Proposed development of 9 accelerator units and workspace for use as part of an Agri-Tech facility and for innovative development, including associated landscaping and demolition of existing buildings.
12.01.2022	P1538/21/FUL	Huntley Cricket Pavilion and Ground, Grange Court Lane	Erection of a single storey rear extension including bar, bar store, garage and associated works
28.02.2022	P1977/21/OUT	Hartpury University & College, Hartpury, Glos	Outline Application for a new two-storey detached building and associated facilities to be used as an agricultural technical skills centre. All matters reserved.
14.03.2022	P1734/21/FUL	Playing Field, Steam Mills Road, Cinderford	Development of site, including removal of existing skate park, to provide new community hospital building (and ancillary building), with associated infrastructure works including revised site access, parking provision, landscaping, site re-profiling and drainage works.

13.83 In the same period, the following applications using CSP.8 (community facilities) were affected/lost through permitted planning permissions for conversions/re-development:

Date Decided	Application Reference	Address	Description
25.08.2021	P2147/20/FUL	Mayhill Methodist Church, May Hill, Glos	Change of use of Methodist Church to residential dwelling with associated works.
18.10.2021	P0744/21/FUL	Lydney Methodist Church, Springfield Road, Lydney	Change of use and conversion of church to additional residential accommodation with the erection of a single storey side extension and

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			demolition of existing link to attached to the church to form a detached one bed annex. Erection of single storey orangery extension and demolition of existing conservatory to existing dwelling. Erection of a detached garage with associated works.
22.10.2021	P0139/21/FUL	The Old Congregational Chapel, The Square, Ruardean	Change of use of disused chapel to residential dwelling house and associated works. (Retrospective).
10.11.2021	P0971/21/FUL	St Anthonys School, 93 Belle Vue Road, Cinderford	Change of use from school to 7no self-contained 2-bedroom apartments, 1no self-contained 1 bedroom apartment and 1no 5 room HMO with associated alterations.
10.02.2022	P2065/21/FUL	Community Room, 19A Freeminers Way, Cinderford	Change of use from a community centre into residential. New landscaping works to gardens including fencing to perimeter of gardens.
14.03.2022	P1734/21/FUL	Playing Field, Steam Mills Road, Cinderford	Development of site, including removal of existing skate park, to provide new community hospital building (and ancillary building), with associated infrastructure works including revised site access, parking provision, landscaping, site re-profiling and drainage works.

Comments

Generally, applications have been approved which provide additional services for existing community facilities, however, one of the more larger and perhaps contentious applications has been the new community hospital in Steam Mills, Cinderford. Some community facilities have also been lost to residential uses, such as churches, a skatepark and a community centre. The change of use of churches in particular is a continuing trend across the country. It is reasonable to conclude that this trend will continue on an upward scale, particularly with the current housing shortage adding pressure to owners/developers who see this as a more viable alternative.

Policy CSP.9 Recreational and Amenity Land**Implementation**

Local Authority

Monitoring Method

Loss of protected land, area and number of sites.

13.84 This policy was referred to in 26 planning reports in 2021/2022, which is 6.8% of the total number of applications.

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13.85 This policy relates to the protection of existing recreational and amenity land as well as the creation of new public open space to be delivered by new development. Amenity land includes “forest waste” which is smaller areas of remnant forest surrounding the protected areas of the Royal Forest of Dean. These areas provide a distinctive, scenic backdrop to many parts Forest towns and villages, and provide valued recreational opportunities to residents.

13.86 The Core Strategy and the Allocations Plan together contain policies which protect amenity land including all forest waste whether or not it is explicitly identified on the policies map. The plans incorporate Important Open Areas (IOAs) and settlement boundaries which have been reviewed for the submission of the Allocations Plan; this takes plan policies forward to 2026. The Important Open Areas Keynote and accompanying Schedule of Important Open Areas, published March 2015, provide a more detailed framework for the protection of specific areas of recreational and amenity land. The open spaces and play-spaces are currently being reviewed.

13.87 Some applications approved involving recreational land are highlighted as follows:

Date Decided	Application Reference	Address	Description
07.05.2021	P0197/21/FUL	Bream Cricket Club, High Street, Bream	Erection of a cricket pavilion and re-location of existing container.
07.06.2021	P0759/21/FUL	Bream Sports Club, High Street, Bream	Erection of football netting to the length of 60 m and a height of both 8m and 10m.
11.06.2021	P0614/21/FUL	Black Dome, Sculpture Trail, FOD	Erection of a replacement sculpture.
20.07.2021	P0786/21/FUL	Westbury On Severn Cricket Club, Rodley Road	Erection of a storage building and associated works.
04.08.2021	P0884/21/FUL	Drybrook Rugby Club, Mannings Ground, High Street, Drybrook	Erection of 100 seater stand.
09.08.2021	P1202/21/FUL	Bream Sports Club, High Street, Bream	Erection of seated stand, two dug outs (bench), and erection of flag pole
07.10.2021	P1158/21/FUL	Old Scarr Bandstand, Sling	Siting of metal shipping container for storage
21.10.2021	P0520/21/FUL	Cricket Pavilion and ground, Swan Road, Lydney	Permanent extension to clubhouse to provide storage for grounds maintenance.
19.11.2021	P0712/21/FUL	Land at Malswick adj B4215, Newent	Construction of working section of canal, complete with a firm towpath to one side as well as a level mown grass path to the remaining side and two culverts to allow for existing water courses to continue to flow unrestricted below the level of the canal itself and associated works. (Re-submission).

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22.11.2021	P1482/21/FUL	Recreation Ground, Coleford Road, Tutshill	Siting of a steel storage container to store football club equipment.
15.12.2021	P1696/21/FUL	Lydney Harbour, Harbour Road, Lydney	Installation of public artworks
12.01.2022	P1538/21/FUL	Huntley Cricket Pavillion and Ground, Grange Court Lane	Erection of a single storey rear extension including bar, bar store, garage and associated works
09.03.2022	P0002/22/FUL	Land at Miners Welfare Playing Field, Barleycorn Square Road, Cinderford	Erection of a skatepark together with associated parking and landscaping.
14.03.2022	P1734/21/FUL	Playing Field, Steam Mills Road, Cinderford	Development of site, including removal of existing skate park, to provide new community hospital building (and ancillary building), with associated infrastructure works including revised site access, parking provision, landscaping, site re-profiling and drainage works.

13.88 There has been no overall loss of recreational or amenity land and the skate park in Cinderford has permission to be moved. No applications have been made for the loss of Forestry Waste land. Some of the applications are also community facilities (CSP.8). Most of these applications relate to the additional facilities on existing recreational/amenity land, however, other major planning applications will have provided new/improved open space/recreational land during this period.

Settlement Policies

Policy CSP.10 Cinderford

13.89 Policy CSP.10 was referred to in 12 planning reports in 2021/22 period, or 3.14% of all full, outline, prior notification and change of use applications.

Hierarchy Status

13.90 One of the largest towns in the district, and serves a catchment including Littledean, Mitcheldean, Drybrook and Ruardean (total catchment of approx. 18,000).

Description

13.91 Cinderford is the traditional heart of the Forest of Dean district, with a strong industrial history. As a community, Cinderford is the only location in the district which features in the top quintile for deprivation index in the UK. The town is socially and economically depressed, with low rates of development while conversely there is growing need for affordable housing. Aims to regenerate the town through a new purpose built, multi-function precinct in the northern quarter seeks to reverse the slow decline of this centre. However, the future of the Cinderford Northern Quarter Area Action Plan is currently under review by FoDDC Councillors.

13.92 Cinderford is directly accessible from the neighbouring village of Littledean, and has become contiguous with adjoining community of Ruspidge, which has joined with the larger centre and now forms its southern tail. It is these outlying settlements which have enjoyed greater development activity in the past decade, whilst the traditional centre of Cinderford has remained relatively dormant.

Target	Completed 2021/22	Comments
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Housing - 1050 dwellings over plan period	4 (Cinderford (C)) 1 (Cinderford and Ruspidge)	Cumulative total of 257 from 2012/13 (Core Strategy Adoption) to 2021/22.
Affordable Housing - 40% sought over sites of 10 units/0.3ha	0	No affordable units have been completed over this period.
Employment land - ca. 26ha identified	N/A	Cinderford has the largest employment site in the district at Forest Vale, and this will be added to by more employment land in the Northern Quarter. There are large brownfield sites within Forest Vale which could be redeveloped into major industrial facilities.
Area action plan - 175 dwellings units/6.1ha employment land/recreation/tourism space/green infrastructure.		First stage (college) is complete, however, there has been no uptake of any further housing or employment land. There is no uptake of the new employment land. Note: At the time writing, the Cinderford Northern Quarter was the subject of a review by FODDC members and the outcome which may change the proposals for its development is still awaited.

Town Centre**Regeneration in Cinderford town centre**

13.93 A total £880,000 will be spent in Cinderford town centre, regenerating a number of key buildings and bringing them back into use to provide modern co-working spaces for start up businesses and new community facilities, arts and events space. This is funded through the Governments Levelling Up Fund which was awarded to the Forest of Dean District Council to be spent on several projects throughout the District. The former HSBC bank, Rheola House and the Methodist Church which is a Listed Building and a local heritage asset will be refurbished to provide great spaces for residents to meet, work and socialise in, boosting town centre footfall.

Town Centre Audit

13.94 The Cinderford Town centre audit for [2021-2022](#) evaluates the overall health of the town by considering the following indicators:

13.95 Footfall • Car Parking • Retail and Commercial Offer • Trader Types • Culture and Leisure Offer • Events • Reported Crime • Markets • Charity Shops 4 • Vacant Shops • Town Centre Investment • Evening/Night Time Economy

Footfall

13.96 The information below provides a summary of the 10 minute footfall counts for 2020-2013, 2009 and 2008. The 10 minute average has been calculated across the whole week (weekday and weekend counts). 2020 footfall is the lowest point in a steady downward trend from nearly three times this number in 1999.

2020	2019	2018	2017	2016	2015	2014	2013	2009	2008
38	63	93	63	75	79	81	78	91	85

10 Minute Average Footfall - Cinderford Town Centre, Source: [Cinderford Town Centre Monitoring Report](#)

13 . Core Strategy Policies

13.97 However, the methodology for collecting this data changed from 2020. Funded by [ERDF Restarting the High Street funding](#), Forest of Dean District Council procured new footfall counting software - [TownCentre.AI](#). TownCentre.AI is a platform that provides instant town centre footfall and visitor behaviour insights to Local Government and business improvement districts across the UK. As such the methodology for collecting town footfall data has now changed. Whilst the previous data was collected manually, the following data has been collected by Artificial Intelligence and GPS data. Therefore, it is not possible to compare the new AI data with the manual footfall counts recorded previously. Going forward, the Town Centre Performance Reports will use the new methodology when presenting footfall data.

13.98 The following data provides information on the total footfall within Cinderford town centre boundary during the period of June 2020 to July 2022. These results are more positive demonstrating an upwards trend since June 2021.

	2020/2021	2021/2022	2022/2023
June	74622	120030	156295
July	91295	126759	158795
August	91916	130541	
September	103847	132543	
October	110736	136829	
November	97192	156022	
December	96152	145297	
January	68479	139176	
February	68292	145740	
March	102102	174235	
April	110381	157738	
May	121138	170451	

Car Parking

13.99 The table below shows the recorded monthly figures for tickets purchased within the period of June 2021 to June 2022:

	Jun- 21	Jul- 21	Aug-21	Sep-21	Oct -21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun -22
Heywood Road	1365	1223	1401	1330	1439	1473	1892	1262	1221	1831	1560	1606	1783

Based on a monthly recording for Heywood Road car park, the average ticket sales for Cinderford between last year's report and this year have increased by approximately 25% on last year. [Insert link here to Cinderford Town Centre Audit 2022.](#)

Retail and Commercial Offer (use classes)

13.100 The following table provides details of the class uses currently within the town of Cinderford between 2020 and 2022:

13 . Core Strategy Policies

Use Class	2020	2021	2022
E	71	67	72
F.1	7	8	7
Sui Generis	11	11	11
Total Occupied Units	89	86	90

Note: On 1 September 2020 the Use Classes Order of 1987 was amended. Please refer to appendix for more information.

Cinderford Vacant Units 2022

Vacant Unit Quantity	Units Surveyed	%
13	103	12.6

In 2021 there were 17 units vacant, so this year is an improvement on that. (Source: [FoDDC Town Centre Monitoring](#))

Employment land

13.101 Forest Vale/ Northern Quarter are the largest employment areas in the district and include well utilised business estates, which accommodate both a number of small and larger businesses. There are a number of under-utilised spaces across the site, with Broadmoor Park representing the largest, with only two businesses occupying a large number of units. Additionally, there are a number of vacant units across the site ranging in size, with some either being for sale or to let. It is estimated that Forest Vale/Northern Quarter employs between 2500-3000 people and has a current occupancy rate of ca. 80%. The table below gives more detail (FoDDC Employment Sites Table September 2022):

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Cinderford/Ruspidge	Forest Vale/Valley Rd/ Linear park/ Northern Quarter	AP36 AP37 AP38	2500-3000	80%	10 ha	Forest Vale/ Northern Quarter are the largest employment area in the district and include well utilised business estates, which accommodate both a number of small and larger businesses. There are a number of under-utilised spaces across the site, with Broadmoor Park representing the largest, with only two businesses occupying a large number of units. Additionally, there are a number of vacant units across the site ranging in size, with some either being for sale or to let.
	Lightmoor Business Park	AP20	21	100%	0.9 ha	The site accommodates Forest Products Ltd only. Forest Product Ltd is the sole business at Lightmoor Business Park, offering a fairly large employment site, resulting in a valuable asset for employment and services to the town of Cinderford and Ruspidge.

13 . Core Strategy Policies

2020/21 Significant Development

13.102 Cinderford has not seen any applications for major developments over the last 12 month period; the majority of the applications citing this policy (CSP.10) have been single units and a pair of semi-detached. However, there were applications for 4 residential units, 7 residential units (at former school), as well as re-development of existing industrial site to form new office and general industrial uses.

Appeal outcomes

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

Policy CSP.12 Lydney

13.104 Policy CSP.12 was referred to in 9 planning reports, or 2.3% of full, outline, prior notification and change of use applications.

13.105 Hierarchy status

13.106 According to the 2021 census, Lydney has a population of 10,043 but with 1,068 dwelling permissions in the pipeline, it could rapidly eclipse Cinderford and Coleford to become the largest centre in the Forest of Dean district. It currently supports the satellites of Alvington and Aylburton to the south.

13.107 Description

13.108 Lydney is considered to be the gateway to the forest. Lydney has been subject to some significant development activity in recent years, with a large area of land being developed in the east of Lydney. Lydney is positioned close enough to the Severn Bridge to benefit from the tolls being lifted, and this and its proximity to Bristol, has almost certainly stimulated growth of the town and its property market.

13.109 In 2019, a total sum of £2.1 million from the Government's Coastal Community Fund was made available for Lydney funded primarily from taxpayers money. This fund is used to create the Destination Lydney Harbour project which has seen works completed (and in current development) to a new cafe, visitor information hub, public toilets, planting scheme, interpretation boards, public trail and ornate railing near the train station.

Target	Completed	Comments
Housing - 1900 dwellings over plan period.	143	Cumulative total of 833 completions from 2012/2013 (CS adoption) to 2021/22. A further 153 dwellings are under construction.
Affordable housing - 40% sought over sites of 10 units/0.3ha	46	32.2% of dwellings completed in 2021/22 were affordable.
Employment generating uses- 30ha identified 15ha at Hurst Farm and 5ha as part of the east of Lydney development, and 7ha at Mead Lane.		7ha at Mead Lane approx 60% (this is the area identified for room for intensification not the new allocation) occupied. New employment sites in Lydney east have had no uptake. Lydney Harbour is currently at around estimated 50% capacity, with a lot of roof for infill and intensification.
Town centre provision - 600m2 convenience and 1500m2 comparison goods.		Lydney town centre has had some investment in the town centre.
Town centre highway strategy - part delivery through Lydney east development.		Funds towards this strategy are tied to permissions and delivery to east of Lydney development.

Town Centre

13.110 The Lydney Town centre audit for [2021-2022](#) evaluates the overall health of the town by considering the following indicators:

13 . Core Strategy Policies

Footfall • Car Parking • Retail and Commercial Offer • Trader Types • Culture and Leisure Offer • Events • Reported Crime • Markets • Charity Shops 4 • Vacant Shops • Town Centre Investment • Evening/Night Time Economy

Footfall

13.111 The information below provides a summary of the 10 minute footfall counts for 2020-2013, 2009 and 2008. The 10 minute average has been calculated across the whole week (weekday and weekend counts). In the 2019/20 period, footfall appears to have decreased to 40, and COVID-19 may have had a big influence over this low number.

2020	2019	2018	2017	2016	2015	2014	2013	2009	2008
40	50	51	67	52	79	81	78	91	85

13.112 However, the methodology for collecting this data changed from 2020. Funded by [ERDF Restarting the High Street funding](#), Forest of Dean District Council procured new footfall counting software - [TownCentre.AI](#). TownCentre.AI is a platform that provides instant town centre footfall and visitor behaviour insights to Local Government and business improvement districts across the UK. As such the methodology for collecting town footfall data has now changed. Whilst the previous data was collected manually, the following data has been collected by Artificial Intelligence and GPS data. Therefore, it is not possible to compare the new AI data with the manual footfall counts recorded previously. Going forward, the Town Centre Performance Reports will use the new methodology when presenting footfall data.

13.113 The following data provides information on the total footfall within Lydney town centre boundary during the period of June 2020 to July 2022. It demonstrates that footfall within the town centre boundary has been generally tracking upwards.

	2020/2021	2021/2022	2022/2023
June	109,126	164,392	276,842
July	90,158	161,260	265,418
August	139,419	194,423	
September	136,000	198,719	
October	142,401	203,510	
November	151,980	225,358	
December	138,214	209,448	
January	86,463	222,613	
February	90,110	209,294	
March	125,267	256,700	
April	154,388	227,652	
May	157,799	246,850	

Car Parking

13.114 The table below shows the recorded monthly figures for tickets purchased within the period of June 2021 to June 2022.

13 . Core Strategy Policies

	Jun- 21	Jul 21	Aug-21	Sep-21	Oct- 21	Nov-21	Dec-21	Jan -22	Feb-22	Mar-22	Apr-22	May-22	Jun- 22
Newerne Street	3247	3825	4044	4408	4851	4473	5880	4489	4593	5924	4824	5109	5562
Bream Road	521	511	748	791	721	646	579	559	772	957	870	848	940

13.115 Based on a monthly recording for Newerne Street car park, the average ticket sales for Lydney has increased by 40% on last year. Likewise, Bream Road Car Park saw an increase in monthly ticket sales per month.

Retail and Commercial Offer (use classes)

13.116 The following table provides details of the class uses currently within the town of Lydney between 2021 and 2022:

Use Class	2021	2022
E	118	116
F.1	4	3
Sui Generis	28	26
Total Occupied Units	150	145

Note: On 1 September 2020 the Use Classes Order of 1987 was amended. Please refer to appendix for more information.

Lydney Vacant Units 2022

Vacant Unit Quantity	Units Surveyed	%
17	162	10.5%

13.117 In 2021, there were 15 vacant units out of 165 surveyed. Source: [FoDDC Town Centre Monitoring](#)

Employment land

13.118 Below, the table (FoDDC Employment Sites Table 2022) shows the employment land in and around Lydney and provides an oversight of the number of employees and occupancy rate. Generally, Lydney has small but active employment areas, which is estimated to be operating at good occupancy rates.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Lydney	Allaston Grove Sawmills		10	90%	0.49ha	Allaston Grove Sawmills is a small site, which accommodates

13 . Core Strategy Policies

						small independent businesses. The site could be redeveloped for better space efficiency, which currently contains a large amount of shipping containers and disused vehicles.
	Hurst Farm		20	95%	0.2ha	Hurst Farm is a small, compact, and well occupied site, accommodating small, independent businesses in 7 industrial buildings on site. The site fills the area but one corner could possibly accommodate another unit.
	Lydney Harbour Industrial Estate	AP44	300-400	50%	2.6ha	Lydney Industrial Estate is a well-established and very large, but fairly under-utilised site, with up to half of all business units unoccupied. Mabey Bridge is the largest facility on site, with approx. 160 employees. Throughout the site there are a number of vacant units, creating large empty spaces.
	Mead Lane/Light House Trade Park	AP49 AP50	700-750	60%	1.2ha Plus 12.4595ha on adjoining site	Mead Lane is a large employment area, but is currently

13 . Core Strategy Policies

						<p>fairly under-utilised. The site accommodates a strong number of large employment generators on an international, national and local scale. The Light House Trade Park does have a number of vacant units, with the businesses being minimal and dispersed across the site. Whilst towards the south of Mead Lane, there are a large number of businesses which provides quite a large pool for employment. There may be opportunities to subdivide existing lots, several of which are loosely fit within very large lots.</p> <p>There is an employment land allocations in the existing Allocations plan, adjacent to the established industrial area of Lydney, which is yet to be developed.</p>
	Taurus Crafts	AP18	60	80%	2.561ha	<p>Taurus crafts is multi use facility which accommodates a range of</p>

13 . Core Strategy Policies

						independent designer- makers and artisan businesses. It is a well utilised site with minimal capacity for infill. There is a plant nursery with greenhouses at the rear of the site which could be redeveloped, however this appears to belong to adjoining Lydney Park/ Bathurst estate.
	Pine End Works	AP43	0	0	10.629ha	This site is a brownfield site which is currently being redeveloped.
	East of Lydney	AP47	0	0	4.8595ha 20.9488ha	This is an allocated employment site in the Allocations Plan, which is yet to be developed. This site is within the bypass and has the potential to be integrated with new housing allocations in Lydney East. A further large site across the bypass has also been allocated for employment uses, and planning permission has been granted, but the site has not yet come forward.

13 . Core Strategy Policies

	Employment uses including Foundry site	AP48	0	0	5.7496ha	This site is a brownfield site which could be potentially redeveloped subject to planning consent. The site seems to be occupied by a single business.
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2020/21 Significant Development

Reference Number	Description of Proposal	Address	Approved/Refused
P1522/21/FUL	Change of use and extension of former JD Norman Foundry (B2) to provide an indoor hydroponic farming facility (Sui Generis), with associated works including alterations to roof and installation of roof-mounted solar panels, external HVAC system, water tanks and CO2 ingestion system and associated works including external alterations to the building.	Former JD Norman Foundry, Tutnalls Street, Lydney	Approved
P0745/18/OUT	Outline application for mixed use development comprising up to 320 residential dwellings, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of a new vehicular access from Lydney by-pass. (Revised description.)	Land off Lydney Bypass & Naas Lane, Lydney	Approved
P0859/21/FUL	Demolition of existing buildings and the erection of a 66-bed care home for older people (Use Class C2) with associated access, landscaping and parking.	Fairtide Centre, Naas Lane, Lydney, Glos	Approved
P1889/15/OUT	A Hybrid planning application comprising the creation of 29 new dwellings, restoration of farmhouse, landscaping, open space and associated works.	Holms Farm, Holms Farm Estate, Lydney	Approved
P0688/19/OUT	A hybrid planning application comprising of all existing structures and their demolition and mixed use development	Pine End Works & Land to the north, Harbour Road, Lydney	Pending decision

13 . Core Strategy Policies

	and associated infrastructure and works comprising of fish processing building (20,600m ² B2 use), Building consisting of an eel farm (8,000m ² of B2 use), plus 1,300m ² restaurant/cafe (A3 use) and 700m ² visitor centre (D1 use). Energy centre (800m ² B2 use), storage building (500m ² ancillary to B2 use), Amenity building for HGV drivers (150m ² ancillary to B2 use), Generator building/substations (500m ² ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff.		
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Appeals Outcomes

13.119 There are no appeals relating to Lydney for this period.

Policy CSP.14 Coleford

13.120 Policy CSP.14 was referred to in 5 planning reports, or 1.3% of full, outline, prior notification and change of use applications.

Hierarchy status

13.121 Includes settlements forming an arc around Coleford proper- including Berry Hill in the north to Milkwall in the south.

Description

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

Target	Completed	Comments
Housing - 650 dwellings over plan period.	53 (Coleford C) 4 (West Dean)	Cumulative total of 539 from 2012/13 (Core Strategy adoption) to 2021/22. A further 45 dwellings are under construction.
Affordable housing - 40% sought over sites of 10 units/0.3ha	58	100% of new dwellings completed were affordable (please note that the figures for affordable run at a slightly difference time scale to the housing figures, hence the difference in numbers. Also, Sonoco development was 100% affordable housing).

13 . Core Strategy Policies

Employment generating uses- 6.8ha identified	Established industrial area within Tuffthorn Ave is nearly at full capacity, with little room for expansion, however, more allocated land is owned by Suntory and is largely vacant.
Town centre provision - 1200 m2 convenience and 1300m2 comparison goods.	The town centre is gradually declining but still has steady occupancy rates from the last period.

Forest of Dean Levelling Up Fund- Investment at Five Acres

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

Town Centre

13.124 The Coleford Town centre audit for [2021-2022](#) evaluates the overall health of the town by considering the following indicators:

Footfall • Car Parking • Retail and Commercial Offer • Trader Types • Culture and Leisure Offer • Events • Reported Crime • Markets • Charity Shops 4 • Vacant Shops • Town Centre Investment • Evening/Night Time Economy

Footfall

13.125 The information below provides a summary of the 10 minute footfall counts for 2020-2013, 2009 and 2008. The 10 minute average has been calculated across the whole week (weekday and weekend counts). In the 2019/20 period, footfall appears to have decreased to 43, and COVID-19 may have had a big influence over this low number.

2020	2019	2018	2017	2016	2015	2014	2013	2009	2008
43	64	79	47	53	52	40	60	40	31

13.126 However, the methodology for collecting this data changed from 2020. Funded by [ERDF Restarting the High Street funding](#), Forest of Dean District Council procured new footfall counting software - [TownCentre.AI](#). TownCentre.AI is a platform that provides instant town centre footfall and visitor behaviour insights to Local Government and business improvement districts across the UK. As such the methodology for collecting town footfall data has now changed. Whilst the previous data was collected manually, the following data has been collected by Artificial Intelligence and GPS data. Therefore, it is not possible to compare the new AI data with the manual footfall counts recorded previously. Going forward, the Town Centre Performance Reports will use the new methodology when presenting footfall data.

13.127 The following data provides information on the total footfall within Lydney town centre boundary during the period of June 2020 to July 2022. It demonstrates that footfall within the town centre boundary has been fluctuating, but still generally tracking upwards.

	2020/2021	2021/2022	2022/2023
June	70230	76291	141802
July	70507	80941	137087
August	88380	83585	
September	89650	86190	

13 . Core Strategy Policies

	2020/2021	2021/2022	2022/2023
October	94395	89410	
November	55830	101677	
December	55831	104618	
January	51181	105139	
February	48748	99491	
March	59852	122982	
April	69330	110555	
May	73532	122889	

Car Parking

13.128 The table below shows the recorded monthly figures for tickets purchased within the period of June 2021 to June 2022.

		Jun- 21	Jul- 21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Coleford	Railway Drive	7686	7760	8406	7625	8356	7630	8870	6421	7004	8883	7262	7569	9725
Coleford	Newland Street	264	264	320	317	304	320	321	309	262	481	371	381	455

13.129 Based on a monthly recording for Railway Drive car park, the average ticket sales for Coleford between 2020 and this year has increased by approximately 30%. Newland Street Car Park saw a rise in monthly ticket sales.

Retail and Commercial Offer (use classes)

13.130 The following table provides details of the class uses currently within the town of Coleford between 2020 and 2022:

Use Class	2020	2021	2022
E	93	92	93
F.1	3	3	3
Sui Generis	30	31	30
Total Units	126	126	126

Note: On 1 September 2020 the Use Classes Order of 1987 was amended. Please refer to appendix for more information.

13 . Core Strategy Policies

Coleford Vacant Units 2022

Vacant Unit Quantity	Units Surveyed	%
12	138	8.6%

13.131 This is exactly the same number as vacant units in 2021(12 units vacant). Which is an encouraging sign that vacancies are holding steady. Source: [FoDDC Town Centre Monitoring](#)

Employment land

13.132 Below, the table (FoDDC Employment Sites Table 2022) shows the employment land in and around Coleford and provides an oversight of the number of employees and occupancy rate. Tufthorn Ave & Mushet Industrial park are well utilised and busy employment sites, well located close to the Coleford town centre and the B428 road. Generally, expansion of the employment area is constrained by housing on three sides. Nearby Pingry farm provides a possible overflow location to accommodate new employment opportunities for Coleford.

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Summary
Coleford	Pingry Farm	AP61	15-20	100%	0ha	Pingry Farm is a fairly large business site, allocated for the retention of employment generation. The sole business on the site is JBH Associates Ltd, however there may be future potential to accommodate other business units within this facility. A significant part of the site is used for warehousing, stock keeping and heavy machinery.
	Tufthorn Avenue	AP67	550-600	80%	0.7ha	Tufthorn Avenue is a well utilised employment area, which is allocated site for employment generating uses. The site is almost fully occupied, accommodating both small and large

13 . Core Strategy Policies

						employment generators such as Forterra Formpave and Travis Perkins. There are four units that appear to be unused, whilst to the rear of the site; there is a corner block that could offer an opportunity for infill.
	Mushet Industrial Park					Quite a big site.
	Former Lawnstone House (now Bluebell Gardens)	AP56	180	100%	0	The Lawnstone House site accommodates the Forest of Dean District Council and Job Centre. An infill area at the front of the site has been developed with new buildings which include 10 dwelling units and three commercial premises, which are now occupied.
	Suntory Factory (and land adjoining)	AP60	360	50%	6.73ha	The Suntory factory site contains the Ribena/ Lucozade factory which is the largest employer in the town of Coleford. The land adjoining the Suntory factory is a large site of almost 7ha which could accommodate several more large employment

13 . Core Strategy Policies

						generating uses, as well as employment area which cater for any overflow from nearby Tuffthorn Ave which is nearly full.
	Whitecliffe Quarry		15	10%	0.25ha	Whitecliffe Quarry is a medium sized, but under-utilised site, with a number of possible vacant units, which may currently be being used as storage. The main purpose of the site is for storage and a transport.
	Staunton Road	AP62	<10	5%	0.06ha	Staunton Rd is a very large and mostly unused site, with the main purpose being for storage and vehicle parking, used by Stowfield Quarry opposite. Currently, the site offers very minimal employment generation, and seems to present a significant redevelopment opportunity.

2020/21 Significant Development

13.133 There has been no major or significant applications in Coleford for this period. Applications have mainly been for single dwellings, some of which have been refused, as well as a refusal on an outline for 5 dwellings at Coalway.

Appeals Outcomes

13.134 The only appeal relating to Coleford in this period is:

13 . Core Strategy Policies

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy References	Comments	Lessons Learned (re. policies)
20/3265523 (P0328/20/OUT)	37 Staunton Road, Coleford	Outline application with all matters reserved for the erection of a single two-storey detached dwellinghouse.	Dismissed	CSP.1, CSP.4, AP.1 and AP.4. Coleford NDP policies CH1 and CH2	Harm to pattern of development including erosion of existing garden, therefore causing harm to character and appearance of area. But found that the proposal would not cause increased noise and disturbance to neighbours.	CSP.1, AP.4 and AP.5 are appropriate policies for assessing visual impact. It is important to use NDP policies for assessment.

Policy CSP.15 Newent

13.135 Policy CSP.15 was referred to in 5 planning reports, or 1.3% of full, outline, prior notification and change of use applications.

Hierarchy status

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

Description

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

13.138 A flood protection project- Scheme for Newent designed and was completed in September 2018.

Target	Completed	Comments
Housing - 350 dwellings over plan period.	75	Cumulative total of 448 from 2012/13 (Core Strategy adoption) to 2021/22. Nb. The eventual number will well exceed the early Core Strategy figure of 350. A further 107 dwellings are under construction.
Affordable housing - 40% sought over sites of 10 units/0.3ha	47	62.7% of new dwellings completed were affordable
Employment generating uses- 5ha identified		An existing business park is at full capacity and new allocations have no uptake. 5ha allocated in AP.
Continued support of support of town centre allowing further retail and service provision.		Town centre remains steady, but experiencing gradual decline. Nevertheless, the town seems to be recovering somewhat after Covid 19.

13.139 Continued support of support of town centre allowing further retail and service provision.

Town Centre

13.140 The Newent Town centre audit for [2021-2022](#) evaluates the overall health of the town by considering the following indicators:

13 . Core Strategy Policies

Footfall • Car Parking • Retail and Commercial Offer • Trader Types • Culture and Leisure Offer • Events • Reported Crime • Markets • Charity Shops 4 • Vacant Shops • Town Centre Investment • Evening/Night Time Economy

Footfall

13.141 The information below provides a summary of the 10 minute footfall counts for 2020-2013, 2009 and 2008. The 10 minute average has been calculated across the whole week (weekday and weekend counts). In the 2019/20 period, footfall appears to have decreased to 46 in 2019, and COVID-19 may have had a big influence over this low number.

2020	2019	2018	2017	2016	2015	2014	2013	2009	2008
46	56	45	59	51	57	56	57	49	59

13.142 However, the methodology for collecting this data changed from 2020. Funded by [ERDF Restarting the High Street funding](#), Forest of Dean District Council procured new footfall counting software - [TownCentre.AI](#). TownCentre.AI is a platform that provides instant town centre footfall and visitor behaviour insights to Local Government and business improvement districts across the UK. As such the methodology for collecting town footfall data has now changed. Whilst the previous data was collected manually, the following data has been collected by Artificial Intelligence and GPS data. Therefore, it is not possible to compare the new AI data with the manual footfall counts recorded previously. Going forward, the Town Centre Performance Reports will use the new methodology when presenting footfall data.

13.143 The following data provides information on the total footfall within Newent town centre boundary during the period of June 2020 to July 2022. It demonstrates that footfall within the town centre boundary has been generally tracking upwards.

	2020/2021	2021/2022	2022/2023
June	28,123	39,254.00	69,010.00
July	33,387	38,052.00	61,464.00
August	39,215	40,615.00	
September	43,050	45,865.00	
October	39,649	52,846.00	
November	26,100	54,516.00	
December	28,551	46,388.00	
January	25,296	45,340.00	
February	23,063	37,789.00	
March	34,702	50,606.00	
April	30,863	48,468.00	
May	31,209	53,394.00	

13.144 The Town Centre Audit also provides data on the length of stay. The most common visit length for the high-street was between 20-40 minutes indicating the main use of the high-street was targeted shopping. This is a trend that is consistent throughout the 4 Forest of Dean market towns. However, Newent Town Centre holds a higher percentage of brief visits (Drive-through visits) than the other 3 Market Towns, equating to only an average 4% difference between the brief and median visits. During the reported period Newent has the lowest footfall numbers across the District.

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Car Parking

13.145 The table below shows the recorded monthly figures for tickets purchased within the period of June 2021 to June 2022.

		Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Newent	Lewell Street	2975	2774	2936	3004	2976	2976	3104	2400	2670	3559	2806	2368	3848

13.146 Based on a monthly recording for Lewall Street car park, the average ticket sales for Newent between last year's report and this year has increased. However, over the years, car parking has decreased (5316 in March 2017 to 4382 in March 2018, and again 4,471 in 2019, to 3559 in March 2022). Whilst car parking tickets will oscillate from month to month, the overriding trend appears to be a decrease in usage.

Retail and Commercial Offer (use classes)

13.147 The following table provides details of the class uses currently within the town of Newent between 2020 and 2022:

Use Class	2020	2021	2022
E	67	69	67
F.1	3	3	4
F.2	0	0	1
Sui Generis	10	10	10
Total Occupied Units	80	82	82

Note: On 1 September 2020 the Use Classes Order of 1987 was amended. Please refer to appendix for more information.

Newent Vacant Units 2022

Vacant Unit Quantity	Units Surveyed	%
12	94	12.8%

13.148 This is exactly the same number as vacant units in 2021 (12 units vacant) and 4 less units than in 2020 (16 units vacant). Which is an encouraging sign that vacancies are holding steady. Source: [FoDDC Town Centre Monitoring](#)

Employment land

13.149 Below, the table (FoDDC Employment Sites Table 2022) shows the employment land in and around Newent and provides an oversight of the number of employees and occupancy rate. Newent has a small but active employment area.

13 . Core Strategy Policies

Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Active Tenants / Notes
Newent	Compton Green		10	50%	0.132 ha	Compton Green is a large, but is an under-used site. The number of businesses makes up less than 25% of the site, whilst the predominant use is used for storage.
	Newent Business Park (Town farm, Gloucester Rd)	AP78	65-130	100%	4.2243 ha	Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocation behind the site which is yet to be developed.
	Strawberry Hill Business Park		47	90%	0 ha	Strawberry Hill Business Park is a small, compact site, but is well-utilised site, which accommodates variety of independent businesses. There are no vacant units on site.
	Ross Rd, Newent (#1)		200			This site is dominated by the Two Rivers Housing site which accommodates over 150 employees.
	Cleve Mill Business Park	AP79				

2020/21 Significant Development

Reference Number	Description of Proposal	Address	Approved/Refused
P1086/21/APP	Approval of Reserved Matters (Appearance, landscaping, layout, scale) of outline permission P1990/18/OUT for 50 dwellings.	Land off Bradfords Lane, Newent, Glos	Approved
P1338/20/FUL	Erection of 40 no. two storey dwellings with associated access and hard and soft landscaping.	Land on the north west side of Watery Lane, Newent, Glos	Approved

Appeals Outcomes

13.150 The only appeal relating to Newent in this period is just on the outskirts of the town in Oxenhall:

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy References	Comments	Lessons Learned (re. policies)
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13 . Core Strategy Policies

18/3215543 (P0738/18/FUL)	Land adjacent to the old Railway Cutting, Hawthorne Hill, Oxenhall, Newent, Glos	Appeal A – against a refusal to granted planning permission for change of use of land to 2 gypsy/traveller pitches. Appeal B – against and enforcement notice to cease the change of use of land to 2 Gypsy/Traveller pitches, comprising 2 no. mobile homes, 2 no. touring caravans, 2 no. dayrooms, hardstanding and foul drainage.	Appeal A allowed for planning permission. But Appeal B - enforcement notice (amended) was upheld. Nb. The planning application and the enforcement notice are on two separate areas of the same parcel of land (different location plan).	CSP.1, CSP.2,CSP.4, CSP.6, AP.1, AP.4.	Inspector considered that the countryside location would not be inappropriate as access to Newent by walking or a short car journey is possible. Acknowledged a shortfall in traveller sites. Some discussion on harm to landscape from loss of hedgerow for both sites, considered against CSP.1, CSP.2, AP.1 and AP.4.	CSP.6 is a specific policy of traveller sites.
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Policy CSP.16 Villages

13.151 This policy has been referred to in 113 reports for full, outline, prior notification and change of use applications. Below are some examples of where the majority of the applications within villages took place:

Tutshill/Sedbury - large village status which relies on nearby Chepstow for most of its services.

Reference Number	Approved/Refused	Description of Proposal	Address
P1381/20/FUL	Approved	Erection of a detached dwelling with associated parking, landscaping and works.	Croft House, Morse Road, Drybrook

Bream - large village, closely related to Lydney.

Reference Number	Approved/Refused	Description of Proposal	Address
P0740/21/FU	Refused	Restoration of unauthorised stable building as domestic outbuilding for Paisley House and the re-integration of the surrounding land back into the garden of Paisley House.	Land at Paisley House, Brockhollands, Bream
P1978/21/FUL	Approved	Variation of condition 02 (approved plans) relating to planning permission P1217/19/FUL to re-orientate plots 1-4.	Bream Rugby Social Club, High Street, Bream

13 . Core Strategy Policies

P1809/20/FUL	Refused	Use of land for equestrian business purposes (i.e. horse breeding business and farriery business), the erection of an equestrian building (incorporating 6 stables, 4 foaling boxes, a feed store and a tack / treatment store) and the provision of a temporary mobile home to be occupied by the operators of the equestrian business	Land at Jubilee Lane, Bream, Glos
P0883/21/FUL	Refused	Erection of a detached dwelling with associated garage, parking, landscaping and works. Erection of a detached garage for existing dwelling.P0883/21/FUL	Land at Lynwood, Highfield Road, Bream
P0622/21/APP	Approved	Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline permission P0197/19/OUT for the erection of a detached dwelling.	Land adjoining 12 Parkend Road, Bream, Lydney

Hartpury - village with limited services, but good transport connections to Gloucester.

Reference Number	Approved/Refused	Description of Proposal	Address
P2110/21/PIP	Refused	Permission in Principle application for the provision of up to 5 no. infill starter-type dwellings for local people or people with a local connection to Hartpury.	Land adjacent to the Orchard, Gloucester Road, Hartpury
P2015/20/FUL	Approved	Erection of 11 dwellings with associated garages, landscaping, parking and works. Construction of new vehicular access.	Land adj to Hartpury Village Hall, Over Old Road, Hartpury
P1555/21/PIP	Refused	Permission in principle for residential development of 1 dwelling house.	Land to the north of woodbine cottage, Hartpury, Glos

Drybrook - village with a range of local services which has supported a large housing development (Mannings Farm) in the past year.

Reference Number	Approved/Refused	Description of Proposal	Address
P1381/20/FUL	Approved	Erection of a detached dwelling with associated parking, landscaping and works.	Croft House, Morse Road, Drybrook
P2045/21/FUL	Refused	Erection of 4 dwellings with associated landscaping, parking and works.	1 Hawkwell Row, Drybrook

13 . Core Strategy Policies

P1890/21/FUL	Approved	Erection of detached three bedroom dwelling, with associated parking and landscaping.	Chapel House, Trinity Road, Harrow Hill, Drybrook
P1517/21/FUL	Approved	Erection of a detached dwelling with associated parking. Landscaping and works.	Land adjacent to Windrush Cottage, Baptist Way, Ruardean Hill, Drybrook
P0884/21/FUL	Approved	Erection of 100 seater stand.	Drybrook Rugby Club, Mannings Ground, High Street, Drybrook

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

Reference Number	Approved/Refused	Description of Proposal	Address
P0782/21/FUL	Approved	Erection of a detached dwelling. Demolition of existing dwelling and outbuildings.	Warren Farm, The Stenders, Mitcheldean
P2036/20/FUL	Refused	Erection of a detached three bedroom dwelling with associated works.	4 & 4 Tusculum Way, Mitcheldean
P1309/21/FUL	Approved	Change of use from annexe to holiday let.	Kingsbury House, Jubilee Road, Mitcheldean
P0715/21/FUL	Approved	Change of Use of existing storage building, office and laundry facilities to one bedroomed dwelling for site manager with retention of site office and laundry room	The Roost Glamping, Jubilee Road, Mitcheldean, Glos

Huntley - village with limited services but benefits from very good transport links on the A40.

Reference Number	Approved/Refused	Description of Proposal	Address
P0946/20/OUT	Approved	Erection of up to 11 dwellings with associated works. (All Matters Reserved).	Land adj to Poplars Cottage, Tibberton Lane, Huntley

Newnham on Severn - village with some services and benefits from very good transport links on A48,

Reference Number	Approved/Refused	Description of Proposal	Address
P0383/21/FUL	Approved	Variation of conditions 01 (approved plans) and 02 (biodiversity) to allow for amendments to plot 5 for a bike store, home office and inclusion of chimney and to amend the biodiversity enhancement scheme relating to P1584/20/APP.	Land to the east of Sheens Meadow, Newnham on Severn

13 . Core Strategy Policies

P0330/21/APP	Approved	Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) of outline permission P0068/20/OUT for the erection of a detached dwelling house.	Land North of Dean Road, Newnham
P1317/21/FUL	Approved	Provision of relocated SUDS pond associated with development consented under application P1733/18/FUL.	Land adjoining Unlawater Lane, Newnham, Glos
P1999/21/FUL	Approved	Proposed change of use of former Severnside Press and Shop to a dwelling with part use as a B & B. (Part retrospective)	Severnside Press, High Street, Newnham
P1619/21/FUL	Approved	Change of use of nursery and residential accommodation above to one residential dwelling.	Langdons, High Street, Newnham
P0504/21/FUL	Approved	Variation of condition 02 (approved plans) to allow for unit 40 to become a detached dwelling, alterations to parking layout/provisions, alterations to fenestration through amended roof angles, chimney locations and design of dormer windows in relation to planning permission P1733/18/FUL.	Land adj Unlawater Lane, Newnham, Glos
P1303/21/FUL	Approved	Change of use from mixed use (shop A1 and associated workshop B1) to 1 no. self contained residential unit (C3). Insertion of rooflights. Replacement of windows.	The Old Chapel, High Street, Newnham
P1383/21/FUL	Approved	Erection of single dwelling house with associated works.	Masonic Hall, Station Rd, Newnham

Longhope - small village with limited services well connected to the A40.

Reference Number	Approved/Refused	Description of Proposal	Address
P1105/21/FUL	Refused	Construction of 4 no. dwellings and diversion of public footpath (Revised Description)	Old School, School Lane, Longhope
P2064/20/OUT	Refused	Outline application for the erection of 2 dwellings with associated parking, landscaping and works.	Highbank Barn, Monmouth Road, Longhope

13 . Core Strategy Policies

P0722/21/FUL	Approved	Erection of 1 no. Class E(b) unit and 19 Class B2 units and associated works. Demolition of existing residential property.	Longhope Business Park, Monmouth Road, Longhope, Glos
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14 . Allocations Plan

14 Allocations Plan

14.1 The Allocations Plan was adopted on the 28th June 2018. During the monitoring period of 1st April 2021 to 31st March 2022, the district wide Allocations plan policies were referred to in almost all planning reports, and several key allocated sites were permitted for development, as detailed in the table below. In almost all cases, the planning outcome was consistent with the Allocations plan policy for the site. Therefore, over the last monitoring year, the Allocations Plan has been implemented through the development management process successfully.

14.2 The table below demonstrates the number of applications which have been evaluated using the different Allocations Plan Policies and what the general outcomes have been. This provides an indication of how widespread the use of each policy is and what lessons we can take from its use within the evaluation process.

14.3 It should be noted that these statistics have been drawn from all minor and major determined planning applications as well as Permitted Development, received during the period of 1st April 2021 to 31st March 2022 (total 382 applications (373 including LD1 applications)). Please be aware that householder applications (extensions, porches, garden outbuildings, etc.) have not been included in the gathering of this information.

AP Policy	Number/% of references in planning reports (321 total recorded)	Development outcomes
AP.1 Sustainable Development	352 (92.1%)	This policy is cited in almost all planning reports, which is to be expected given the general and fundamental intent of the policy. It accords with the basic premise of the NPPF for a presumption in favour of sustainable development.
AP.2 Renewable Energy	4 (1%)	This is a more specific renewable energy policy, which builds upon and clarifies the intent of CSP.2 and CSP.3. It is generally used for applications involving renewable energy proposals. The use of this policy has decreased from 4.4% of total applications (14 reports) since last year, which is disappointing given the need to reach net zero carbon by 2030 in the district.
AP.3 Mixed Uses & Proximity	7 (1.83%)	This policy has mainly been used for applications for changes of use of agricultural buildings (mainly to dwellings), but a major application for a fish processing building (including a café, energy centre, visitor centre and staff accommodation) also used this policy.
AP.4 Design of Development	354 (92.7%)	Similar to CSP.1, this policy is cited in almost all of the planning reports, as it is a simple policy approach to providing general principles of good design.
AP.5 Historic Character and Local Distinctiveness	126 (33%)	This policy is mainly cited where a proposal impacts on heritage assets and their settings, generally listed buildings, non-designated heritage assets and Conservation Areas.
AP.6 Locally Distinctive Areas	10 (2.6%)	Provides a policy mechanism for development proposals which fall within designated Locally Distinctive Areas. Over half of the applications citing AP.6 are for dwellings

14 . Allocations Plan

AP.7 Biodiversity	255 (66.8%)	<p>or conversion to dwelling although there are other applications involving a cricket pavilion, animal shelter, flag pole and football netting.</p> <p>This policy refers to national and European guidance on designated habitat sites. It is referred to in over two thirds of the planning reports, many of which are not within or adjoining designated wildlife sites. It is highly noticeable that this policy is engaged for the erection of dwelling (ranging from single units to more major applications) as well as agricultural, tourism and commercial proposals.</p> <p>The % of applications citing this policy has also risen by 6.7% in the last year. All the above demonstrates that the push to protect habitats and provide sufficient mitigation for development affecting biodiversity is rising year by year.</p>
AP.8 Green Infrastructure	152 (41.6%)	<p>This policy is referred to in over 40% of the planning reports, which is over 10% higher than the previous year.</p> <p>Applications citing AP.8 are generally for dwellings, holiday lets, community hospital, agricultural buildings, change of use of land, church conversion, amongst others. This demonstrates that the policy is taken into account and landscaping/biodiversity betterment has formed part of the evaluation. However, there are a few examples of green infrastructure (GI) being committed through the development management process. It highlights that there may be a need for a stronger policy mechanism (and general understanding of what it seeks to achieve) to broker GI outcomes. However, it is also considered that the monitoring process may need to be adapted in the future to clearly see where GI improvements have been proposed through the planning process, as it is very difficult to scroll through each individual application to assess this. Given the need for future biodiversity net gain, it is likely that a similar type of policy will exist in the emerging Local Plan and this will provide the opportunity to re-consider monitoring methods.</p>
AP.9 Herefordshire & Gloucestershire Canal	2 (0.5%)	This policy is cited in two applications:

14 . Allocations Plan

			An approval for the construction of a working section of canal, complete with a firm towpath. This policy features heavily in the principle of development section of the evaluation as well as the overall decision.
			An refusal for the change of use and extension to an agricultural building to form holiday let. However, the canal and the policy AP.9 did not form part of the refusal reasons.
AP.13 Hartpury College	7 (1.83%)		This policy has been used in each of the 7 applications for improved facilities at the Hartpury College site. The number and scope of the applications demonstrates that this policy is used appropriately for applications at the college.
AP.14 Locally Valued Landscape May Hill	2 (0.52%)		This policy has been used for two applications for the erection of a 2-bed dwelling and conversion of the Methodist Church to residential dwelling. Both application sites are within the LVL.
AP.21 - Staunton Court	1 (0.26%)		5 industrial units
AP.23 - National Diving and Activity Centre	1 (0.26%)		This policy is solely related to the Diving Centre and there has been 1 application on the site for the erection of a three storey modular facilities building.
AP.29 - Wye Valley	3 (0.79%)		This policy was used for 3 applications involving barn conversions to dwelling and holiday let, as well as the siting of a shepherd's hut, all within the Wye Valley.
AP.30 Cinderford Town Centre	2 (0.52%)		2 applications were approved in Cinderford Town Centre, for the erection of a commercial unit and the change of tanning salon to a dwelling. Both cited this policy in the evaluation.
AP.36 - Forest Vale, Cinderford - Employment Area	4 (1%)		Building for storage and and change of use of a unit for an auction house within this industrial area, an additional unit to the rear of unit 6 as well as an application for 5 units. This policy is important for this particular industrial estate. There has been some positive changes for this employment area.
AP.42 - Lydney Harbour	2 (0.52%)		A hybrid planning application comprising of mixed use development and associated infrastructure and works comprising of fish processing building (20,600m ² B2 use), Building consisting of an eel farm (8,000m ² of B2 use), plus 1,300m ² restaurant/cafe (A3 use) and 700m ² visitor

14 . Allocations Plan

			<p>centre (D1 use). Energy centre (800m2 B2 use), storage building (500m2 ancillary to B2 use), Amenity building for HGV drivers (150m2 ancillary to B2 use), Generator building/substations (500m2 ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff. This application is particular to this location, as is the policy and is still pending decision.</p> <p>Another application for public artworks used this policy in the evaluation.</p>
AP.43 - Pine End Works and Land to the north	1 (0.26%)		<p>A hybrid planning application comprising of mixed use development and associated infrastructure and works comprising of fish processing building (20,600m2 B2 use), Building consisting of an eel farm (8,000m2 of B2 use), plus 1,300m2 restaurant/cafe (A3 use) and 700m2 visitor centre (D1 use). Energy centre (800m2 B2 use), storage building (500m2 ancillary to B2 use), Amenity building for HGV drivers (150m2 ancillary to B2 use), Generator building/substations (500m2 ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff. This application is particular to this location, as is the policy and is still pending decision.</p>
AP.46 - Lydney Harbour Cycling and Walking	1 (0.26%)		<p>An application for public artworks used this policy in the evaluation.</p>
AP.47 East of Lydney	4 (1%)		<p>This policy has been used to evaluate an outline application for 320 dwellings and neighbourhood centre, as well as an approval of reserved matters for some major allocation sites as well as variations to permissions already granted. These sites form a significant portion of the main allocated housing sites for the district, and therefore this policy is pivotal in ensuring sustainable and cohesive development in this location.</p>
AP.48 Employment Uses including Foundry Site	1 (0.26%)		<p>This policy was used in the evaluation of the approval of the change of use and extension of a former foundry (B2) to provide an indoor hydroponic farming facility with associated works including alterations to roof and installation of roof-mounted solar panels, external HVAC</p>

14 . Allocations Plan

			system, water tanks and CO2 ingestion system and associated works including external alterations to the building.
			This policy is specific to this allocated employment site (the foundry).
AP.50 Mead Lane, Lydney	1 (0.26%)		Change of use of Class E to sui generis.
AP.53 - Holms Farm - housing site	1 (0.26%)		This policy was used to evaluate a hybrid planning application comprising the creation of 29 new dwellings, restoration of farmhouse, landscaping, open space and associated works within Holms farm. It is a site specific policy for allocated housing, therefore a pertinent policy for this application.
AP.55 - Coleford town centre	1 (0.26%)		This application has been cited for an application for a ground floor shop to holiday let.
AP.61 - Tuffthorn Avenue and Pingry Farm	1 (0.26%)		This policy was cited for the SPP Pumps factory in this policy area. It allowed the redevelopment of existing site including proposed overhead crane with external steelwork and repositioned front entrance gates.
AP.69- Coleford Locally Valued Landscape	8 (2.1%)		Several applications relating to a campsite in the LVL area, an outline application for 5 dwellings, as well as 2 other minor applications in the area, an application for temporary toilets. The application for the erection of a bungalow was refused, and cited this policy (but not in the reasons for refusal).
AP.70- Newent Town Centre - Environment and Uses	1 (0.26%)		This policy has been used to evaluate the change of use of a tearoom to residential.
AP.71 - Newent Town Centre - mixed development allocation	2 (0.52%)		This policy has been used to evaluate the change of use of a tearoom to residential as well as changes to dwellings in Culver St. It was also used to evaluate an application for a change of use from retail to leisure.
AP.73 - Watery Lane, Newent	1 (0.26%)		This specific site policy was relevant for the application for 40 dwellings on this allocated housing site.
AP.75 - North of Southend Lane, Newent	1 (0.26%)		This policy was used for changes of approved plans to dwellings at Southend Lane.
AP.82 - New Road and High Street, Bream	1 (0.26%)		An evaluation for an application for changes to approved plans for orientation of dwellings included this policy.

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AP.86 - Hartpury	1 (0.26%)	This policy for allocation of 12 dwellings was highly pertinent and cited for an application for 11 dwellings on the site.
AP.87 - Land adjacent to the Poplars, Huntley	1 (0.26%)	This policy was used for the evaluation of reserved matters for 11 dwellings.
AP.89 - Land off Church Road, Longhope	1 (0.26%)	This policy was used for the evaluation of four dwellings, which was refused.
AP.90 - Transport Depot A4136	1 (0.26%)	1 application was made at the Transport Depot for the erection of 1 no. Class E(b) unit and 19 Class B2 units and associated works. This policy was therefore cited.
AP.98 - High Street, Newnham	3 (0.79%)	2 applications for a change of use of nursery to a residential dwelling has cited this policy. Another was for the change of mixed use to residential. The policy seeks to protect the special heritage assets of the High Street.
AP.100- Land north of Newnham and Unlawater Lane	1 (0.26%)	Relocation of a SUDS pond for an approved housing development application.
AP.109 - Locally Valued Landscape - Staunton/Corse	6 (1.57%)	Used in the evaluation of a horse ménage in the LVL area as well as an application to replace car ports with garages, 5 industrial units, a new dwelling and 2 replacement dwellings on different sites in the area.
AP.110 - Lydney Road, Whitecroft	1 (0.26%)	1 application for the use of a double decker bus for a cafe.
AP.113- Netherend Farm, Woolaston	1 (0.26%)	This policy has been cited in 1 outline application for the erection of up to 36 dwellings at Netherend Farm.

15 . Appeals Outcomes

15 Appeals Outcomes

15.1 There have been 23 appeals decided between 1st April 2021 to 31st March 2022. Of the 23 appeals relating to planning and enforcement applications: 5 have been allowed in full.

- 14 were dismissed (one being a split decision)
- 3 were split decisions.

Application Ref	Site Address	Description of Proposal	Appeal Outcome	Local Policy References	Comments	Lessons Learned (re. policies)	
21/3280059 (P0700/21/LD2)	2 Harts Farm Stud, Chapel Lane, Redmarley, Glos	Lawful Development Certificate for the erection of a single storey side extension, single storey rear extension, dormers and a detached garage.	Allowed – proposed operations are lawful		Decision is purely determined on fact and whether the works complied with the GDPO at the time.	The LBC was not determined within the prescribed period – hence the appeal.	No policy issues to learn. But generally to determine such applications within the set time period.
21/3269444 (P2010/20/FUL)	5 Cross Farm Close, Aylburton, Lydney, Glos	Change of use of land from agricultural to residential without complying with a condition attached to planning permission P0735/18/COU.	Allowed	CSP.1, AP.4 and AP.5	The Inspector used these 'design' and 'heritage' policies to determine the visual impacts of the scheme and concluded the changes to the proposed plan (fencing and hedging) were acceptable and did not harm the CA.	CSP.1, AP.4 and AP.5 are appropriate policies for assessing visual impact.	
20/3265523 (P0328/20/OUT)	37 Staunton Road, Coleford, Glos	Outline application with all matters reserved for the erection of a single two-storey detached dwellinghouse.	Dismissed	CSP.1, CSP.4, AP.1 and AP.4. Coleford NDP policies CH1 and CH2.	Harm to pattern of development including erosion of existing garden, therefore causing harm to character and appearance of area. But found that the proposal would not cause increased noise and disturbance to neighbours.	CSP.1, AP.4 and AP.5 are appropriate policies for assessing visual impact. It is important to use NDP policies for assessment.	
21/3281882 (P2064/20/OUT)	Highbank Barn, Monmouth Road, Longhope, Glos	Outline application for the erection of 2 x 3-bed semi detached dwellings.	Dismissed	CSP.4, CSP.5, CSP.16 Section 5 of NPPF AP.4 and AP.5	The appeal was made against a failure to decide the planning application within the prescribed period (non-determination).	CSP.4 and CSP.5 still have relevant significance with regards to housing in	

15 . Appeals Outcomes

					<p>Outside DSB</p> <p>Considered unjustified form of residential development outside any DSB.</p> <p>Inspector also concluded harm to the character and appearance of site and setting of listed dwelling (less than substantial) and the CA.</p> <p>Concluded public benefits for 2 dwellings for housing stock do not outweigh harm.</p>	<p>open countryside, as well as CSP.16 in smaller villages.</p> <p>Noted that the Inspector states that the housing policies do not allow for 'rounding off in spatial terms' outside of DSB. Is this important to retain in the next set of plan policies?</p> <p>AP.4 and AP.5 remain relevant to assess character and heritage.</p>
21/3273568 (P0571/20/FUL)	Ash Farm, Morse Lane, Drybrook, Glos	Conversion of no. three barns to no. 4 dwellings and associated works.	Dismissed	CSP.4, CSP.1, AP.4 Residential Design Guide (RDG) Para 119 of NPPF	<p>Works required to barns are not equivalent to new build or complete reconstruction.</p> <p>Inspector noted Council's lack of 5 yr housing supply.</p> <p>However, Inspector concludes there is no private amenity space from overlooking from windows regardless of hedging/fencing, quoting the Council's RDG and Para 119 of NPPF. Also lack of privacy within a main indoor living area of Plot C.</p>	<p>Inspector highlights that CSP.4 requiring development in SB (with exceptions) is not disputed.</p> <p>Interesting to see that although the principle of conversion is acceptable, as well as visual impact and highways, the Inspector still dismisses the proposal based on lack of privacy. The Residential Design Guide is still regarded pertinent (despite its age).</p>
19/3229226 (P0780/17/LD1)	Ganders Green Barn, Ganders Green, May Hill, Longhope, Glos	Certificate of Lawful Use for change of use of agricultural barn to residential dwelling	Dismissed	Planning merits are not relevant for the Appeal A section, for the LDC, as the	<p>There is a long history of enforcement and subsequent changes to building. The</p>	<p>Again, CSP.4 has been used for development outside DSB. AP.14 is a</p>

15 . Appeals Outcomes

		with associated parking and ancillary works.		decision is made on the facts, relevant law and judicial authority. However, the Inspector assesses the current situation against CSP.1, CSP.4, AP.1, AP.5 and AP.14 for Appeal B section.	Inspector concluded that the current building is not lawful as it does not comply with previous permissions. Furthermore, on assessing the works against current planning policies, he found harm to the local distinctiveness of the surroundings and the May Hill Locally Valued Landscape.	particularly relevant policy for the Mayhill Locally Valued Landscape and should be retained in future policies.
21/3274345 (P1057/20/FUL)	Clearwell Farm, The Rocks, Clearwell, Glos	Erection of poultry building.	Allowed	CSP.1, CSP.2, AP.1 and AP.7	Main concerns were for the effects on the SAC (bats). After considering there would be no increase in poultry numbers on site, there would be no requirement for an Appropriate Assessment. A unilateral undertaking ensures the old poultry unit is disused.	AP.7 is pertinent for applications relating to biodiversity.
21/3282735 (P0983/21/FUL)	Ferndale, Road from Woodland Road to Reddinhorn Cottage, Hillersland, Glos	2 storey extension to rear of house.	Dismissed	CSP.1, AP.4, RDG and Alterations and Extensions Guide for Householders. CSP.4.	The appeal was made against a failure to decide the planning application within the prescribed period (non-determination). Inspector concluded harm to character and appearance of dwelling and fail to conserve or enhance the natural beauty of the Wye Valley AONB.	Clear that CSP.1, AP.4 and the RDG and Alterations and Extensions Guide are still relevant for assessing harm to character. Inspector highlights that these policies and guidance require high-quality design.

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3287928 (P0556/21/FUL)	20 Phelps Way, Tibberton, Glos	Demolition of existing detached garage block and retention of a new dwelling.	Dismissed	CSP,1, AP.1, AP.4, RDG	Substantial building shoehorned into a very small space, eroding the spacious character and appearance of the area.	Inspector uses the RDG to assess the 100 sq.m. of private garden. Although he acknowledges he RDG is dated and needs to be applied flexibly, but in its aim to deliver a high standard of amenity it remains consistent with the Framework. Again, the use of CSP.1 and AP.4 to assess character is notable.
19/3237062 (Appeal A), 19/3237063 (Appeal B) (Identical appeals against Enforcement notice) & 19/3239604 (Appeal C – against refusal to grant planning permission P1124/19/FUL)	Land at Greyhound Inn, The Slad, Popes Hill, Newnham, Glos	Appeal A & B is against breach of planning control. Appeal C seeks planning permission only for the erection of 1.8m high closed use of the land to a board fence and gates. Separate residential dwellinghouse, and the construction of an access gate adjacent to the highway over 1 metre in height to the south of the site, and a fence with associated gates adjacent to the highway over 1 metre in height to the north of the site.)	Appeal A & B– succeeds in part, but otherwise appeal fails and enforcement notice as corrected and varied is upheld. Appeal C – Allowed and planning permission is granted (for fence and gates on north boundary).	CSP.8	The Inspector concluded that Policy CSP.8 is consistent with the main thrust of paras 83d and 91a of the NPPF. The Inspector was not satisfied with the marketing evidence or the viability argument and concluded that the loss of the public house was contrary to CSP.8.	CSP.8 is a highly pertinent policy for applications relating to community facilities (such as a pub) and remains valid and in line with the NPPF.
21/3277249 (P2156/20/PQ3PA)	Guy Hall Farm, Northington Lane, Awre, Glos	Change of use of agricultural buildings to no. 5 dwellings (under Permitted Development)	Dismissed	No planning policies are relevant in these cases as the scheme must accord with Schedule 2, Part 3, Class Q of the GPDO.	Inspector considered that the proposal went beyond the works allowed by the GDPO.	Planning policies may play little part in these types of applications.
18/3215543 (P0738/18/FUL)	Land adjacent to the old Railway Cutting, Hawthorne Hill, Oxenhall, Newent, Glos	Appeal A – against a refusal to granted planning permission for change of use of land to 2 gypsy/traveller pitches.	Appeal A allowed for planning permission. But Appeal B - enforcement notice (amended) was upheld.	CSP.1, CSP.2,CSP.4, CSP.6, AP.1, AP.4.	Inspector considered that the countryside location would not be inappropriate as access to Newent by walking or a short car journey is possible.	CSP.6 is a specific policy of traveller sites.

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		Appeal B – against and enforcement notice to cease the change of use of land to 2 Gypsy/Traveller pitches, comprising 2 no. mobile homes, 2 no. touring caravans, 2 no. dayrooms, hardstanding and foul drainage.	Nb. The planning application and the enforcement notice are on two separate areas of the same parcel of land (different location plan).		Acknowledged a shortfall in traveller sites. Some discussion on harm to landscape from loss of hedgerow for both sites, considered against CSP.1, CSP.2, AP.1 and AP.4.	
20/3265246 (P0826/20/FUL)	Land at Burway Farm, Buttermilk Lane, Rudford, Glos	Erection of a single storey dwelling and associated garage. Change of use of land to form residential curtilage. Demolition of existing redundant horticultural buildings.	Dismissed	CSP.1, CSP.4, CSP.5, CSP.16, AP.1, AP.4 and AP.5	The Inspector makes particular note about the settlement hierarchy and Tibberton being classified as a small village. It was concluded that the dwellings would erode the countryside through urbanisation and domestication of the site, as opposed to the redundant buildings which are agricultural in nature.	CSP.4 is a very pertinent policy for housing outside the DSB, and the Design policies CSP.1 and AP.4 have been used to assess visual impact.
20/3260350 (P0300/20/OUT)	Land at Cliff Patch, New Road, Blakeney, Glos	Outline application for a two bedroom self-build bungalow.	Dismissed	CSP.1, CSP.4, CSP.5, CSP.16, AP.1, AP.4 and AP.5	Inspector concluded that the location is not appropriate for self-build housing in relation to the spatial strategy for the area, access to services and effects on the character and appearance of the countryside. He also considered that the proposal would not accord with established visibility splay metrics and would therefore	Use of CSP.1 and AP.4 with regards to highway safety (safe access). Even with a 5 yr housing shortfall, the Inspector considers the small-scale development to have limited benefits.

15 . Appeals Outcomes

					generate harmful effects on highway safety along New Road.	
20/3265384 (P0787/19/FUL)	Hartpury College, Hartpury, Glos	Erection of three student accommodation blocks providing 165 bedrooms, with associated car parking and landscape works.	Dismissed	CSP.1 and AP.4 AP.13	The Inspector concluded that 3 blocks of accommodation proposed would radically alter the character of the appeal site and its relationship with the land to the south. Breaching the bund and extending 3 storey development into what is currently undeveloped countryside would physically and perceptually extend the built form of the campus into a rural landscape.	The retention of a dedicated policy for Hartpury College (AP.13) is highly recommended, however, the Hartpury Masterplan was afforded limited weight owing to its age and lack of clear justification for its landscape conclusions. Therefore the Masterplan needs to be updated in line with any emerging planning policy.
21/3282531 (P1131/21/FUL)	Magnolia Cottage, Ledbury Road Crescent, Staunton, Glos	Extension to main house. Refurbishment of annexe. New detached garage and workshop.	Allowed	CSP.1, AP.4, AP.5 and AP.109 Residential Design Guide.	The extension was considered subordinate and would not disrupt the feeling of spaciousness at the plot.	AP.109 is a policy relating to the Chartist Settlement and remains valid. The RDG is also used by the Inspector.
21/3272236 (P1389/20/OUT)	Moys Hill Farm, Strand Lane, Westbury on Severn, Glos	Erection of a rural managers dwelling.	Dismissed	CSP.4, CSP.5, AP.1,	It was concluded that the appellant did not demonstrate an essential need for the dwelling and the single dwelling has limited cumulative benefit and therefore	CSP.4 and CSP.5 are relevant in these types of application to a certain extent, but a lot of the evaluation depends on the essential need demonstrated.

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					does not outweigh the shortfall of housing in the District.	
21/3268871 (P1579/20/FUL)	Mutlow Cottage, Barrel Lane, Longhope, Glos	Removal of holiday let condition.	Dismissed	CSP.1, CSP.4, CSP.5, CSP.16 AP.1, AP.4 H1a, H1e and H2c of Longhope NDP	It was concluded that the site is remote from everyday facilities and the occupants would have to travel to everyday facilities. Consequently, the occupants would be car dependent and an additional unrestricted new dwelling would lead to unwarranted carbon emissions which would be unjustifiable. (conversely the impacts of such reliance upon car use from holiday lets would be countered by the benefits to the rural economy.	Planning policy in its broad strategy has not significantly altered since 2008. The use of CSP.1, CSP.4, CSP.5, CSP.16, AP.1 and AP.4 can be used in conjunction to consider sustainability and accessible environments. The Longhope NDP policies H1a and H1e are relevant in the case of housing which meets local needs and is appropriate of the locality.
20/3262483 (P0375/20/AG)	Pitts Mill, Orridge Street, Corse, Glos	Erection of a general purpose, steel portal frame, sheet tin clad agricultural building with two hard standing apron areas (resubmission).	Dismissed	The application is assessed against Schedule 2, Part 6, Class A of the GDPO.	Determined that it does not meet the GPDO criteria and is not permitted development.	N/A
21/3273001 (P1497/20/PQ3PA)	Sheperdine Top Barn, Land at Yartleton Lane, Gloucester Road, Longhope, Glos	Conversion of an existing barn to a self-build low impact studio dwelling and associated operational development.	Dismissed	The application is assessed against. Nationally Described Space Standard. Para 130 of the NPPF. No local policies quoted. Longhope NDP.	The main issue concerned the acceptability of the internal space being provided, which was considered unacceptable (too small).	The Longhope NDP was given little weight. The new RDG guidance should point to the space standards (NDSS) and highlight it's importance for amenity.
20/3252116 (enforcement EN/0021/17(1))	The Lake Farm, Wyndbrook Lane, Redmarley, Glos	Without planning permission – construction of a dwelling and	All grounds of appeal failed with the exception of the metal post and rail fence.	The appeal was not considered against planning policies, but was assessed against	The Inspector considered that the majority of the works were not permitted	N/A

15 . Appeals Outcomes

		associated track, access, hardstanding, decking, fencing, garage.		permitted development criteria (GPDO).	development. He considered the dwelling unit to be mobile.	
21/3274587 (P1512/20/PQ3PA)	Underhill Farm, Ruddle, Newnham, Glos	Prior Notification for the change of use of existing barn to residential dwelling.	Allowed	No policies. The application is assessed against Schedule 2, Part 3, Class Q(b) of the GDPO.	Inspector concluded the external dimensions would be maintained and works do not go beyond reasonable to provide acceptable living conditions.	These types of applications do not generally involve local planning policies.

15.2 Overall lessons learned with regards to the use of local plan policies in Appeals:

- The majority of the appeals have used CSP.1 and AP.4 for considering design and impact on character and appearance. These two policies are relevant to most applications and should therefore be retained in a similar form.
- It can be said that CSP.4, CSP.5 and CSP.16 have consistently been used for consideration of sustainable housing, including those within the open countryside. However, cases have also shown that there may be a need to be more specific in Policy CSP.4 (and possibly CSP.5) about dwellings outside the DSB, as some Inspectors have taken the view that CSP.4 does not rule out development completely in the open countryside, it is how they weigh up the tilted balance at this current time whilst the Council does cannot demonstrate a 5 year housing supply.
- An interesting point is where an Inspector highlights that policies CSP.4 and CSP.5 do not allow for 'rounding off in spatial terms' outside of the DSB. In other words, the policy does not promote either infilling or natural conclusions to settlement patterns. This element in the policies should be retained in the emerging local plan policies.
- The Inspectors have consistently used CSP.1, AP.4 and AP.5 for visual impact, and these types of policies should therefore be retained in the future.
- Inspector's are keen to acknowledge NDP policies, but also highlight when they are irrelevant.
- The Residential Design Guide in terms of privacy and garden area is still considered highly relevant (despite the age of the document). Furthermore, an Inspector has highlighted that the RDG and Alterations and Extensions Guides are appropriate for assessing the need for high quality design.
- Specific policies, such as AP.14 for Mayhill Locally Valued Landscape should be retained, as they provide an excellent steer on what is acceptable locally.
- Policy CSP.6 remains relevant and highly useful in assessing Gypsy/Traveller applications.
- Whilst AP.13 remains relevant for Hartpury College, it is recognised that the Masterplan requires updating, as it is now afforded limited weight.
- AP.7 Biodiversity is consistently used.
- CSP.8 (Community facilities) remains highly relevant when assessing the potential loss of a public house.
- AP.5 is relevant for considering heritage assets, and AP.109 is judged to still be valid for the Chartist Settlement in Staunton.
- On the whole, the majority of the policies used in assessing appeals has been considered to be still valid and pertinent to align with NPPF requirements.

16 . Neighbourhood Development Plans

16 Neighbourhood Development Plans

NDP	Number/% (policies used in all 382 applications evaluated) for 2021-2022	Number/% (policies used in all 321 applications evaluated) for last year 2020-2021	NDP	Number/% (policies used in all 382 applications evaluated) for 2021-2022	Number/% (policies used in all 321 applications evaluated) for last year 2020-2021	NDP	Number/ (policies used in all 382 applications evaluated) for 2021-2022	Number/% (policies used in all 321 applications evaluated) for last year 2020-2021
LYDNEY			LONGHOPE			COLEFORD		
ENV1	13 (3.4%)	10 (3.1%)	H2A	3 (0.79%)	2 (0.6%)	CH.1	8 (2.09%)	2 (0.6%)
ENV2	11 (2.87%)	8 (2.5%)	PE1.B	3 (0.79%)	4 (1.2%)	CH.2	8 (2.09%)	3 (0.9%)
TRAN1	9 (2.36%)	7 (2.2%)	PE.2	5 (1.31%)	7 (2.2%)	CC1	1 (0.26%)	2 (0.6%)
TRAN2	2 (0.52%)	3 (0.9%)	H1.A	1 (0.26%)	2 (0.6%)	CC3	0	1 (0.3%)
TRAN3	6 (1.57%)	4 (1.2%)	H1.E	2 (0.52%)	3 (0.9%)	CE1	8 (2.09%)	1 (0.3%)
CEN1	3 (0.79%)	2 (0.6%)	H2.C	3 (0.79%)	2 (0.6%)	CHE.1	11 (2.88%)	5 (1.6%)
GEN1	11 (2.88%)	8 (2.5%)	AM1A	3 (0.79%)	3 (0.9%)	CE.2	8 (2.09%)	4 (1.2%)
GEN2	3 (0.79%)	1 (0.4%)	AM2	4 (1.05%)	2 (0.6%)	CNE.1	16 (4.19%)	6 (1.9%)
No specific policy	2 (0.52%)	1 (0.3%)	IF1	1 (0.26%)	1 (0.3%)	OTPA1	5 (1.31%)	3 (0.9%)
HAR 1	1 (0.26%)	0	IF2	3 (0.79%)	3 (0.9%)	OTPA4	4 (1.05%)	1 (0.3%)
			H1.B	1 (0.26%)	1 (0.3%)	CNE.2	3 (0.79%)	2 (0.6%)
			H1.C	1 (0.26%)	1 (0.3%)	CNE.3	8 (2.09%)	2 (0.6%)

16 . Neighbourhood Development Plans

			H2.B	1 (0.26%)	1 (0.3%)	CC2	1 (0.26%)	0
			PE1.A	2 (0.52%)	0	CH.3	1 (0.26%)	0
						CC.4	2 (0.52%)	0
						CHE2	1 (0.26%)	0
						CE.3	1 (0.26%)	0
						CTC.4	1 (0.26%)	0
MITCHELDEAN			ALVINGTON			BERRY HILL		
E1	4 (1.05%)	2 (0.6%)	C2	0	1 (0.3%)	CE4.1	0	1 (0.3%)
E2	2 (0.52%)	2 (0.6%)	F1	0	1 (0.3%)	CE1.1	0	1 (0.3%)
E3	8 (2.09%)	4 (1.2%)	NE1	0	1 (0.3%)	EC1.1	0	1 (0.3%)
E4	8 (2.09%)	4 (1.2%)	NE2	0	1 (0.3%)	HP1.1	1 (0.26%)	7 (2.2%)
E5	7 (1.83%)	3 (0.9%)	WEST DEAN			HP1.2	0	1 (0.3%)
T1	6 (1.57%)	3 (0.9%)	HP.4	1 (0.26%)	0	HP2.1	1 (0.26%)	2 (0.6%)
AC1	1 (0.26%)	1 (0.3%)	TP.1	1 (0.26%)	0	HP2.2	0	1 (0.3%)
H2	4 (1.05%)	2 (0.6%)	TRI.1	1 (0.26%)	0	HP3.1	0	1 (0.3%)
H1	1 (0.26%)	1 (0.3%)	CE1.1	1 (0.26%)	0	HP3.2	0	1 (0.3%)
None policy	1 (0.26%)	0				HP4.1	1 (0.26%)	5 (1.6%)
B1	3 (0.79%)	0				HP4.2	0	2 (0.6%)
B2	3 (0.79%)	0				HP4.3	0	2 (0.6%)
T2	1 (0.26%)	0				HP5.1	0	1 (0.3%)
						TR1.1	1 (0.26%)	6 (1.9%)

16 . Neighbourhood Development Plans

TR2.1	0	2 (0.6%)
CE3.1	0	1 (0.3%)
CE3.2	0	1 (0.3%)
TP1.1	0	1 (0.3%)
HP1.3	0	3 (0.9%)
CE5.1	0	1 (0.3%)

16.1 What is clear from this data, is that the planning reports are using more of a wide range of the NDP policies and more frequently, although clearly the number of NDP policies used will highly depend on the type and number of applications received for a certain area. Nevertheless, it is expected that this will be an upward trend, as community involvement is so important to the whole planning process. NDPs are becoming ever more necessary as the government intends to introduce a National Design Code. It is vital that local communities and local plans ensure that the special characteristics of their area are retained (rather than relying on a National Design Code, which is a generic document).

17 . Source Data

17 Source Data

Local Insight Profile - <https://local.communityinsight.org/dashboard/>

Office National Statistics

Inform Gloucestershire

Forest of Dean District Council - Rapid Action Plan

Forest of Dean District Council – Climate Emergency Plan

Forest of Dean District Carbon Dioxide Emissions Report 2005-2019

Forest of Dean District Council – How to Achieve Net Zero Carbon Homes

Nomis – www.nomisweb.co.uk

Public Health England 2019 records

Waste Data Flow - www.wastedataflow.org

Forest of Dean District Annual Air Quality Status Report 2020

Gloucestershire Local Nature Partnership <https://naturalcapital.gcerdata.com/>

NatureSpace District Licensing Scheme Monitoring Results 2019-2020

Forest of Dean Carbon Emissions 2005-2019

Appendix 1

Use Class Order

The changes amend the Use Classes Order 1987 and took effect on 1 September 2020. This is a guide to the changes in the various Use Classes and the unit types that they represent:

Use	Old Use Class	New Use Class
Shops	A1	E
Financial and Professional Services	A2	E
Food and Drink	A3	E
Business (office, research and development, light industrial process)	B1	E
Non-residential Institutions (medical or health services, creches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-Residential Institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F1

17 . Source Data

Use	Old Use Class	New Use Class
Shops no larger than 280m2 (selling mostly essential goods and at least 1km from other similar shops)	A1	F2
Community Hall, outdoor sport/recreation, indoor or outdoor swimming pool, skating rink	A1	F2
Public House, wine bar, drinking establishments	A4	Sui Generis
Hot Food Takeaway	A5	Sui Generis
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live Music Venue	D2	Sui Generis

