



This brief is a summary of the Forest of Dean district Authorities Monitoring report for the period of 1 April 2019 through to 31 March 2020.

Local authorities are required to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. These monitor the progress and performance of the Local Plan over the relevant 12 month period. The full [2019/20 AMR can be found online here](#).

District context

With a total district population of **86,791** the Forest of Dean has had 279 new residents to the district from the proceeding 12 month period, or a 0.3% increase. This is marginally lower than the South west of England (0.6%) and England and Wales (0.5%) as a whole. The population of the district has increased by 4,800 in a ten year period from 2009-2019, which represents a 5.9% increase over a decade.

From July 2018- June 2019, there is estimated to be 46,400 economically active people, which represent 88% of the total district population of 16-64-year olds. Life expectancy is 4.6 years lower for men and 3.7 years lower for women in the most deprived areas of Forest of Dean than in the least deprived areas.¹

Housing

In the Forest of Dean district, there was the following development activity as of the end of the financial year 2019/2020²:

Gross Completions	345
Net Completions	336
Gross not Started	2526
Gross under construction	387
Gross for Outstanding and U/C	2913

These figures reveal that during the total 2019/20 financial year:

- **345 gross dwellings** were completed in this 12 month period;
- Of these **39.41% were in the villages collectively** and **60.59 % were in the four market towns** (from **47.03%** in villages and **52.97%** in market towns the previous year);
- **387 dwellings were under construction** in this period (up from 343 in the previous year, and 121 the year before that);

- Of these **24.8%** were in the villages and **75.2%** were in the four market towns;
- In total, a further **34 (gross) were completed outside of the defined settlement boundary** in 2018/19. This represents a total of **9.8% of dwelling houses** in Forest of Dean district are built outside defined settlement boundaries in this period, down markedly from **15.33% in the previous year**.
- **468 (gross) were permitted** in 2019/20, up from 240 in 2018/19.³

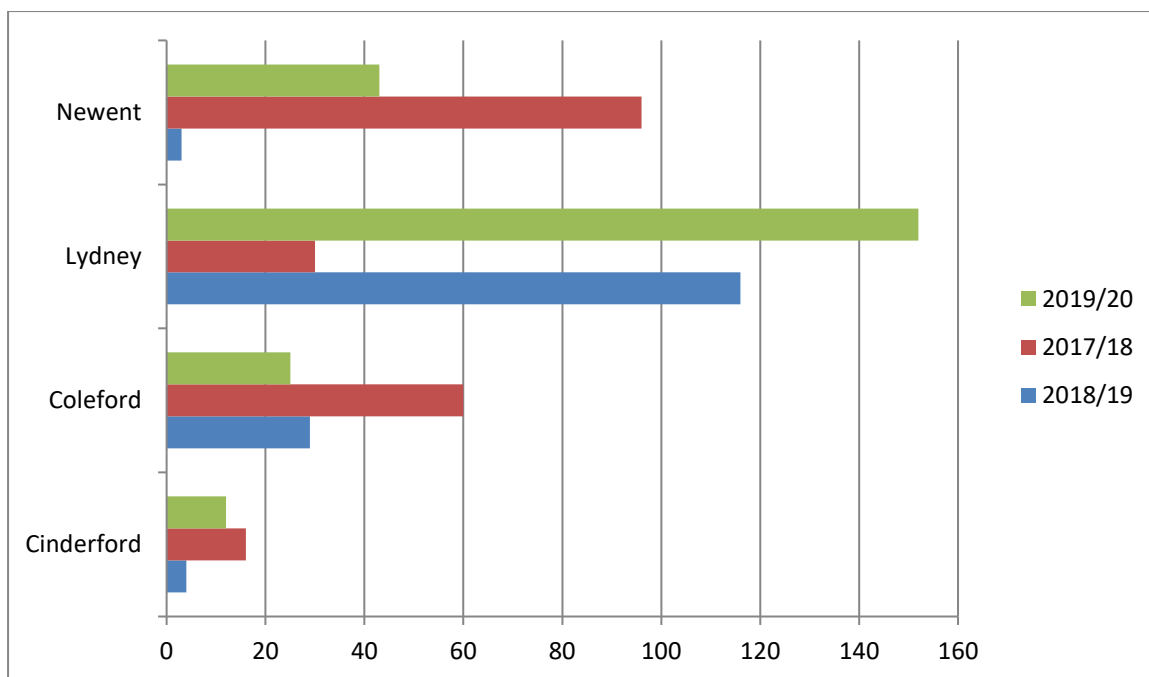
This figure is further split into permissions granted on Greenfield or Brownfield sites. The following table represents the split between Greenfield and previously developed for number of new dwellings permitted in 2019/20.⁴

	Brownfield		Greenfield		Overall total	
	Net	Gross	Net	Gross	Net	Gross
1st Quarter (Apr to Jun)	11	11	20	20	31	31
2nd Quarter (Jul to Sept)	18	20	66	66	84	86
3rd Quarter (Oct to Dec)	26	31	77	77	103	108
4th Quarter (Jan to Mar)	18	20	100	100	118	120
Cumulative Total	73	82	263	263	336	345

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 UK's housing needs. The average number of houses built within the Forest of Dean district consistently falls below this number with the exception of 2019/20, which reached a record high for the district of 345 dwellings, as illustrated by the table below:

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Net housing completions	205	405	310	118	228	265	230	343	372	303	247	256	270	345	3897
Net housing completions on small sites	114	167	114	43	43	82	86	75	86	69	82	69	101	69	1200

This table provides a comparison the spread of dwellings completed and under construction across the four market towns in the 2019/ 2020 and financial year as compared with the 2017/18 & 2018/19 periods.⁵



Average house prices for the 2018/19 year for the district were as follows: ⁶

	Detached	Semi-detached	Terraced	Flat/ maisonette	Overall
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	£184,214	£153,146	£116,685	£232,988
2016/17	£297,059	£166,415	£167,931	£110,179	£227,090
2015/16	£284,022	£160,186	£144,729	£122,785	£213,876

For the period 1 April 2019- 31 March 2020, 78 affordable homes were completed and a further 78 affordable houses were permitted in the Forest of Dean district. These new affordable homes were delivered in the following locations:⁷

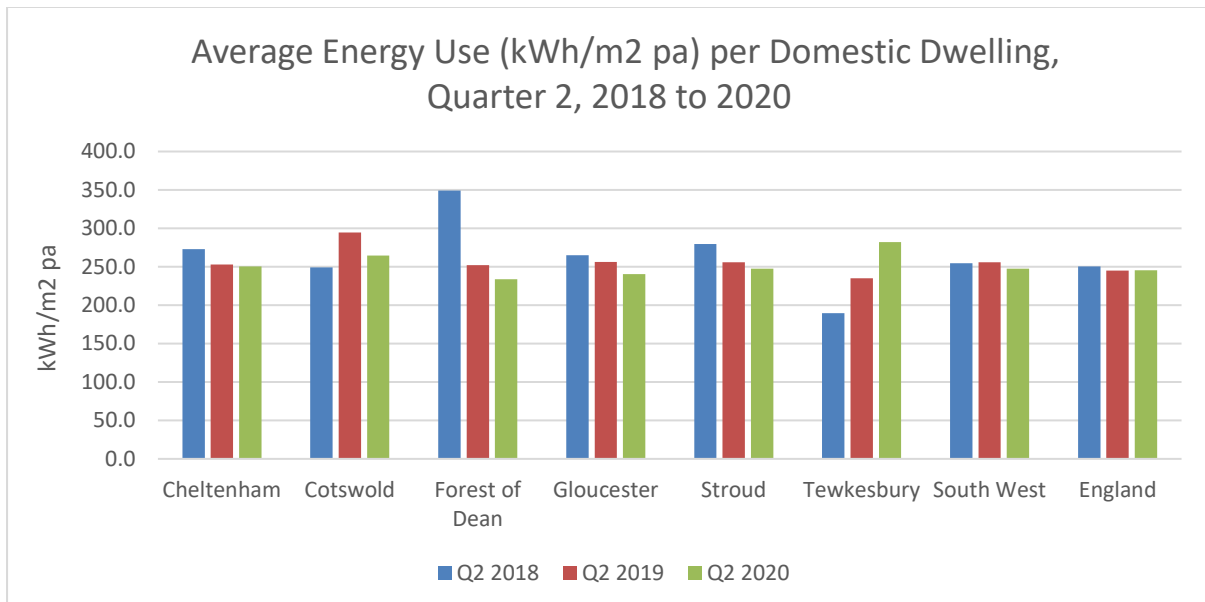
Parish	No. of units
Tutshill	30
Lydney	22
Newent	26
Total	78

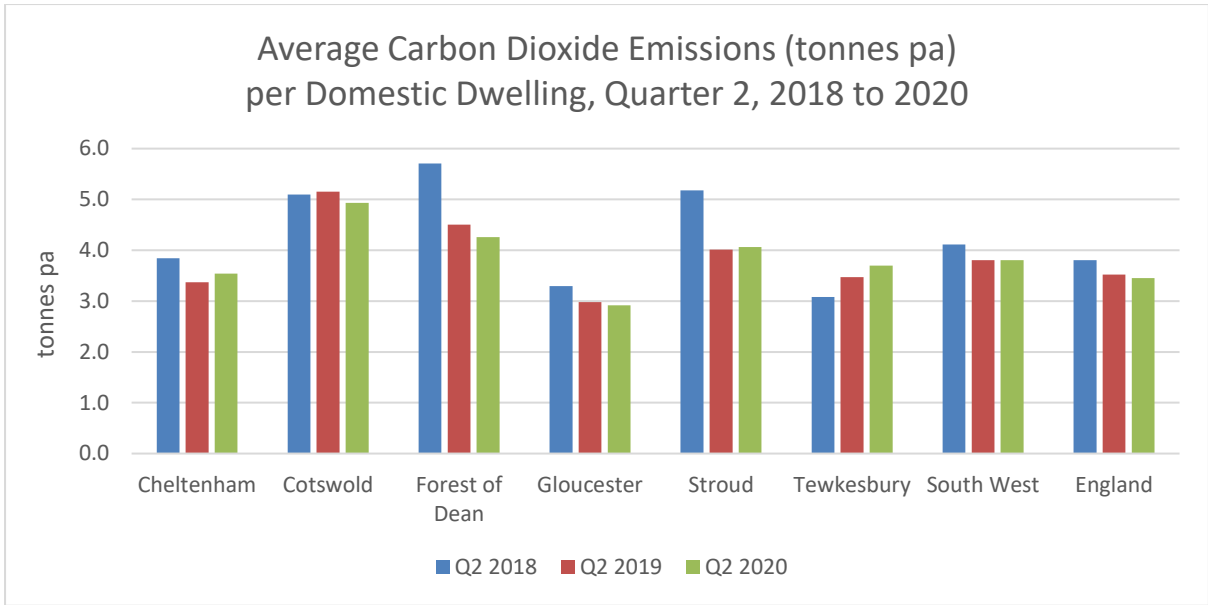
During 2019/20, a further 22 affordable Housing units were permitted (based on Full or Reserved Matters), in the following locations: ⁸

Parish	No of units
Longhope	3
Alvington	4
Redmarley	4
Corse	11
Total	22

Energy

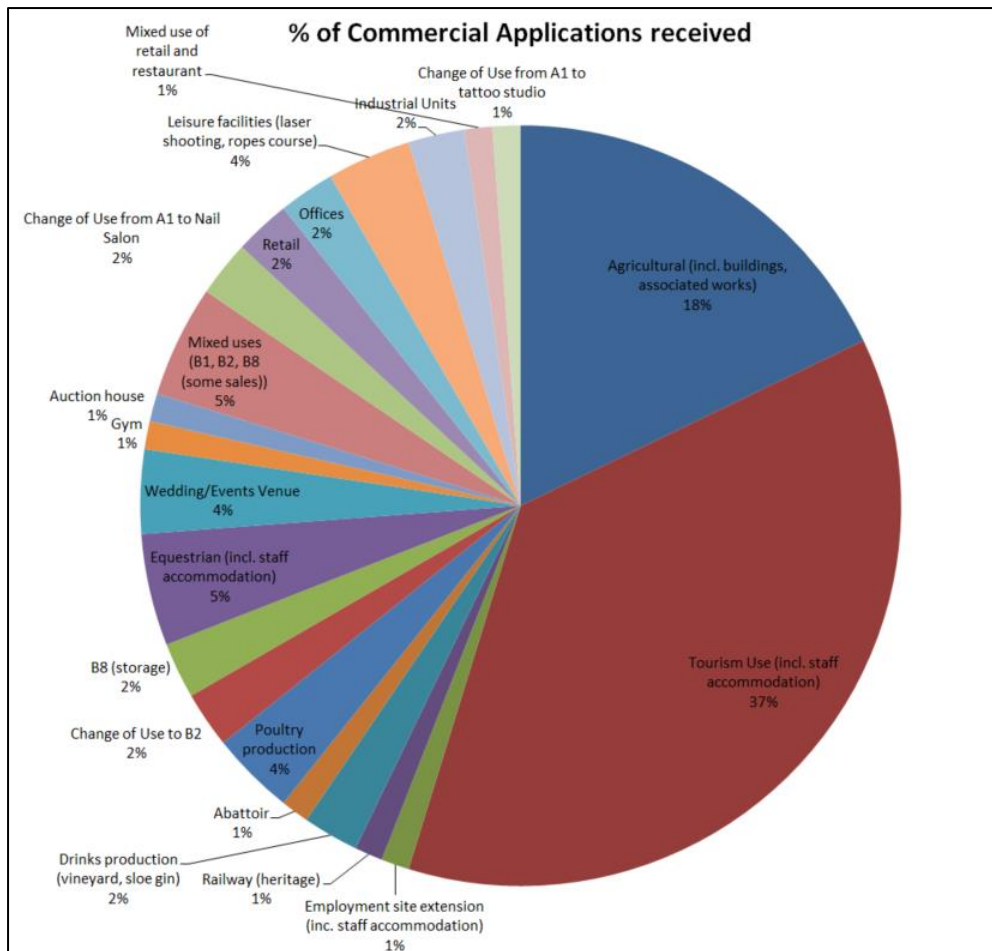
The following graphs indicate the average energy use and carbon dioxide emissions per dwelling in the district as compared with other districts of Gloucestershire. While Forest of Dean district performed worst in quarter 2 2018, it has improved dramatically by quarter 2 in 2020, and is now slightly below the county average.





Economy

The District Council has determined 84 applications for commercial development in the period 2019/20, which is an increase of 12 applications (72) for the previous year. Of these 84 new commercial development applications, 31 were tourism developments (36.9%), although this is actually 2 less applications than recorded for the previous year (33 tourism applications).⁹



100% of these tourism applications are for new accommodation/ holiday units (including a mixture of yurts, shepherds huts, caravans and building conversions), most of which 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.

In late 2019, a review of employment sites was conducted by the Forest of Dean District Council Local Plans team. 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 2019.¹⁰

Total estimated employees	Total estimated infill capacity	Average estimated occupancy rates
8,000-12,000 employees	82ha	82%

Of the remaining 53 (63.1%) applications assessed, only 9 applications were within a designated employment site.

REFERENCES

1. [ONS Population estimate; 2019](#)
2. *Forest of Dean District Council housing data (Local Plans) 2020*
3. *Forest of Dean District Council housing data (Local Plans) 2020*
4. *Forest of Dean District Council housing data (Local Plans) 2020*
5. *Forest of Dean District Council housing data (Local Plans) 2020*
6. *HM Land registry data 2020*
7. *Forest of Dean District Council housing data (Local Plans) 2020*
8. *Forest of Dean District Council housing data (Local Plans) 2020*
9. *Forest of Dean district planning application database 2020*
10. *Forest of Dean District Employment baseline report, 2019*