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1 . Introduction

1 Introduction

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

1.2 It covers the period of 1 April 2020 through to 31 March 2021. 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.

2.2 The following figures 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.

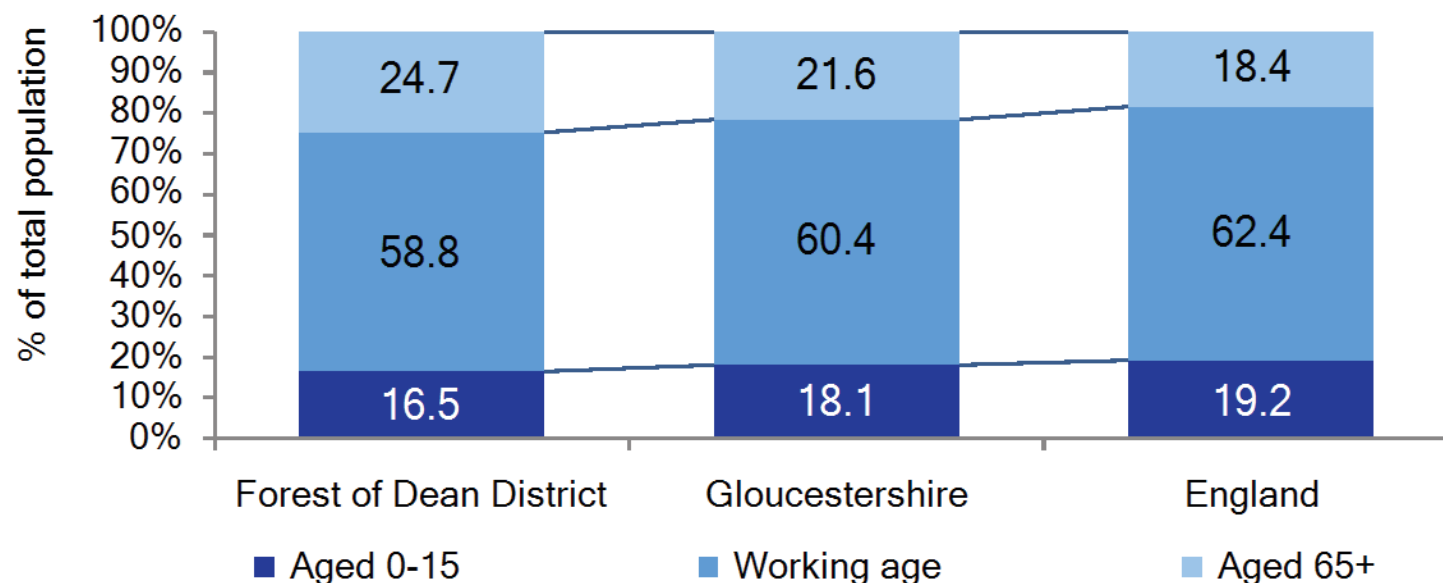
3 . Population

3 Population

3.1 With a total district population of 87,100 ([ONS Population estimate; 2020](#)) the Forest of Dean. The district had a population of 86,800 in 2019, and therefore this is an increase of 300 new residents to the district within a 12-month period (or a 0.3% increase).

3.2 This is marginally lower than the South West of England (0.6%) and Great Britain (0.4%) as a whole.

3.3 The graph below demonstrates the **Population by Age** (Source: [Local Insight Profile: June 2021](#)):



3.4 The population of the district has increased by 5,200 in a ten year period from 2010-2020, which represents a 5.97% increase over a decade ([ONS: 2020](#)).

3 . Population

3.5 The population for the Forest of Dean district is projected to increase to 92,428 in 2026 and 101,222 in 2041 (Source: [Inform Gloucestershire: 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 recently 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 development standards in relation to new development" that "Sets out strategic carbon neutral development plan". These aspirations will be further reflected in Council's new corporate plan. Therefore it is important to reflect this clear priority in the development of the new Local Plan. Furthermore, a Climate Emergency Officer has been employed. A [Climate Emergency Plan](#) has been drafted and a [Forest of Dean District Carbon Dioxide Emissions Report 2005-2019](#) has been published, comparing how emissions have changed between 2005 and 2019. The following data is taken from the latter report:

- In 2019, the 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).
- Emissions from transport remain a major challenge to the district, and represent by far the largest proportion of total CO₂ emissions from energy in the district (37.7%). Almost all of this came from road transport (93.1%). Transport emissions have remained stubbornly high since 2005, having recorded the smallest reduction of all sectors (9.4%). This was also the case most recently between 2018 and 2019 (1.4% fall). The challenge, is further highlighted by the fact that emissions from minor road transport has actually increased by 18.1% since 2005, a trend that continued between 2018 and 2019, when there was an increase of 2.2%.

4 . Climate Change and Carbon Footprint

- Another significant challenge will be reducing emissions from gas consumption across the district, which since 2005 has seen significant increases across commercial, domestic, industry and public sectors, and makes up the largest proportion of emissions for the latter three sectors.
- Whilst all sectors have seen a fall in net emissions since 2005, it is important to highlight that across all of them, the largest percentage reduction in emissions came from electricity consumption. Although this is a welcome trend, it is likely mainly the result of increases in the proportion of national grid supplied electricity coming from renewable energy generation, rather than actions taken within the district.
- Unsurprisingly, given the natural landscape of the district, land use, land use change and forestry contributed a net gain in carbon storage, removing an estimated 8.5% of the emissions produced by other sectors in 2019. Despite this, net carbon sequestration was 0.2% lower than in 2018 with sequestration from forest falling and emissions from settlements increasing.

4.3 The report makes the following key recommendations for the Council:

- Prioritise actions that will help reduce emissions from road transport in the district, such as through the provision of cycling and walking infrastructure, investment and planning policy that facilitates the uptake of electric vehicles and access to local amenities, and lobbying of the County Council and national Government for increased public transport provision.
- Establish a positive planning policy framework for maximising the use of renewables within new developments, and facilitating opportunities for the deployment of larger scale renewable power and heat generation within the district.
- Explore and identify ways that the Council can help facilitate an increase in the retrofit of existing buildings across the district in order to reduce heating demand and accelerate the transition away from gas fired heating systems to low carbon ones.
- Identify ways of supporting industry to use renewable energy to substitute for fossil fuels.
- Identify ways of supporting the implementation of carbon sequestering (and ecologically regenerative) land management and farming practices in the district.

4.4 The Council's website also provides a section on climate action and provides a wealth of information on how our 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](#).

5 . Economy

5 Economy

5.1 Between January 2020-December 2020, there is estimated to be 43,400 economically active people in the district, which represent 81.5% of the total district population of 16-64-year olds. This is down by 2,300 people (5.%) from the previous 12-month period (Source: [Labour market profile: 2020](#)).

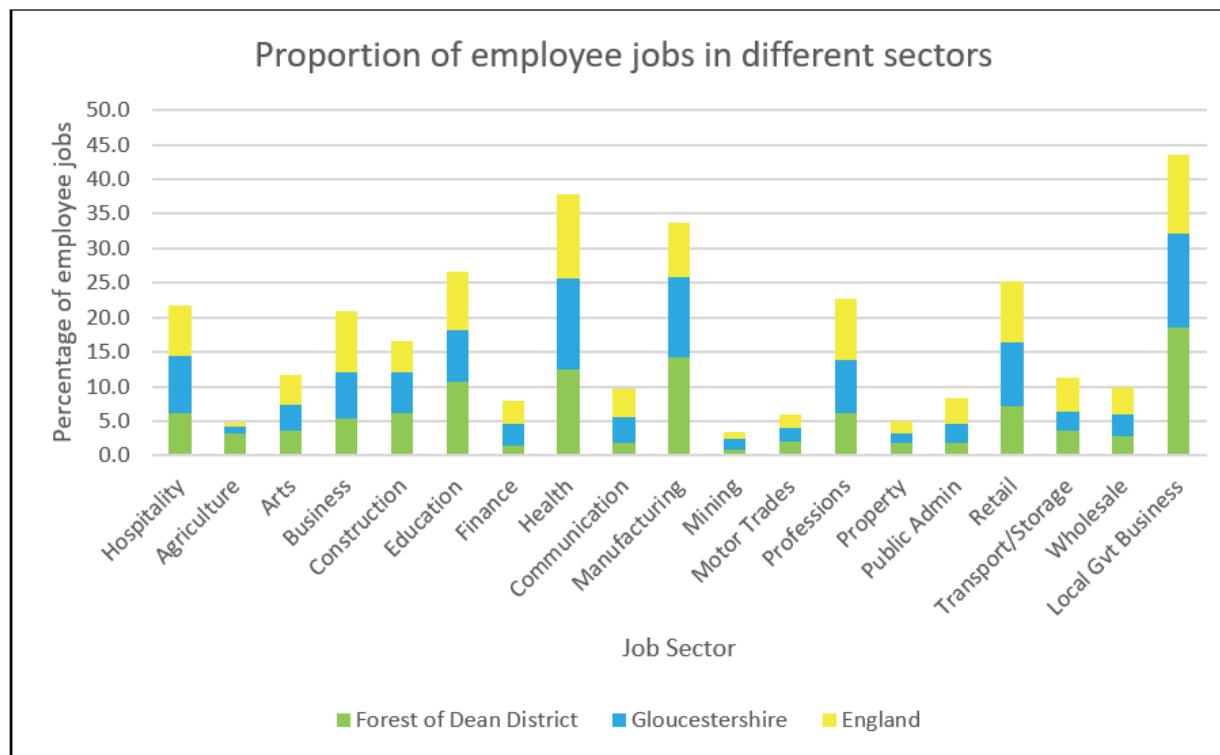
5.2 The table below demonstrates the number of hours both male and females work each week and it can be seen that a higher percentage of males work full-time compared to females. This is a similar trend to the whole of Gloucestershire and England. More than 50% of women work over 31 hours a week.

Gender and working hours per week	Females: FT:31-48hrs	Females: FT:49hrs+	Females: PT:15hrs	Females: PT: 16-30hrs	Males: FT: 31-48 hrs	Males: FT: 49hrs+	Males: PT:15 hrs	Males: PT:16-30hrs
Forest of Dean	42.8	6.4	17.2	33.7	64.6	21.2	5.5	8.6
Gloucestershire	45.9	6.4	15.7	3.2	66.5	19.2	5.7	8.6
England	49.2	6.6	13.9	30.2	65.1	19.3	5.8	9.8

5.3 Percentage of Males and Females working Full-time and Part-time (data from 2011 census). Source: [Local Insight](#)

5.4 The following graphs show the proportion of all employee jobs in different sectors and compares the Forest of Dean with Gloucestershire and England as a whole.

5. Economy



5.5 As can be seen, the highest percentage of employee jobs in the Forest of Dean are within local government and healthcare. there is also a much higher percentage of employee jobs in Agricultural in the FoD (3.2%) compared to 1% for Gloucestershire and 0.6% for the whole of England. A higher proportion of employee jobs can be found in Education (10.7%) in the FoD compared to 7.4% for Gloucestershire and 8.4% for England. Similarly, Manufacturing has a 14.3% of employee jobs in the FoD compared to 11.7% in Gloucestershire and 7.7% in England. Employee jobs in professions are however lower than Gloucestershire (7.7%) and England (8.8%) being only 6.3%. These

5 . Economy

employment jobs clearly represent the fact that the Forest of Dean is a rural district with centres of manufacturing and vocational sectors. 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.

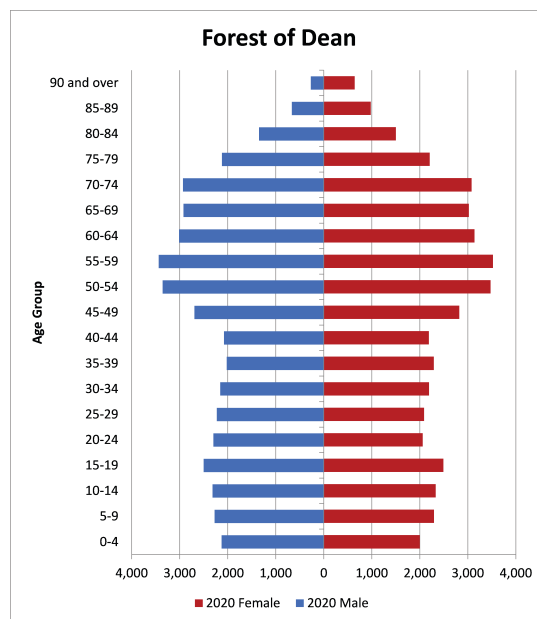
5.6 COVID-19 clearly had an impact on the general economy, and the Forest of Dean District was no exception. The areas within the District with the highest number of at risk employees (as a result of COVID-19) were located in the areas of: Coleford and surrounding areas including Redbrook, Lydbrook, Parkend, Yorkley, Oldcroft, Bream and St. Briavels as well as Sedbury.

6 . Health and Wellbeing

6 Health and Wellbeing

6.1 While the population continues to grow, within the community there is a marked population change towards an aging population. The graph below shows the number of males and females of different ages within the district. As can be seen, the graph is becoming 'top heavy' with the age groups between 45 and 75 growing larger than the younger generations. (Source: [Inform Gloucestershire: Population Figures](#))

6.2 Graph: Population Pyramid Mid 2020



6.3 The following table shows the ages of the population for the district and the other Gloucestershire county districts. It shows that the Forest of Dean has an older populations proportionately when compared to the other districts. (Source: [Inform Gloucestershire: Population Figures](#))

6 . Health and Wellbeing

	Cheltenham	Cotswold	Forest of Dean	Gloucester	Stroud	Tewkesbury
All persons	116,043	90,264	87,107	129,709	120,903	96,624
0-19	26,135	18,387	18,335	31,821	26,498	21,732
20-64	66,790	48,259	47,077	75,762	66,918	53,556
65 and over	23,118	23,658	21,695	22,126	27,487	21,336
All Males	57,177	43,655	42,753	64,144	59,362	47,084
0-19	13,177	9,266	9,216	16,236	13,615	11,263
20-64	33,719	23,509	23,282	37,935	33,041	26,102
65 and over	10,281	10,880	10,255	9,973	12,706	9,719
All Females	58,866	46,609	44,354	65,565	61,541	49,540
0-19	12,958	9,081	9,119	15,585	12,883	10,469
20-64	33,071	24,750	23,795	37,827	33,877	27,454
65 and over	12,837	12,778	11,440	12,153	14,781	11,617

6.4 The average life expectancy is currently 80 for men and 83 for women (Source: [Local Insight Profile: June 2021](#)) within the Forest of Dean District.

6.5 The following table charts the drivers of population change in the district for 2019-2020 (Source: [Inform Gloucestershire: Population Figures](#) based on mid 2019 ONS estimates)

6 . Health and Wellbeing

	Forest of Dean
Population Change (Number of People)	316
% Population Change	0.36%
% Population Change due to Births and Deaths	-0.25%
% Population Change due to Internal Migration	0.48%
% Population Change due to International Migration	0.09%
% Population Change due to Special & Other Adjustments	0.04%

6.6 The health of people in Forest of Dean is varied compared with the average for England. About 15% (2,802) of children aged 0-19 are in relative low-income families in the Forest of Dean compared with 19% across England. Life expectancy for men is the same as the England average (80 years). Similarly, life expectancy for women is the same as the England average (83 years).

6.7 The number of people living in health deprivation 'hotspots' is 1.7% (1,492), which is much lower than the England average of 19.6%.

6.8 People with a limiting long-term illness in the district is 19.6% (16,063), which is marginally higher than the England average of 17.6%.

6.9 Emergency hospital admission for children under 5 is 131(per 1,000 population), which is lower than the England average of 149 (per 1,000 population).

6.10 Binge drinking is recorded at 19.2% of the total population of the Forest of Dean District, compared to 20% in the whole of England. Whilst smoking is recorded at 20.5% in the District compared to 22.2% in England. Furthermore, 5% of the population under 15 years of age in the district are recorded as regular smokers, which is marginally lower than 5.5.% average for England. (Source: [Local Insight Profile: June 2021](#))

6 . Health and Wellbeing

6.11 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.

6.12 In Year 6, 19.7% of children are classified as obese (compared to 20.4% in England) and 28% of adults are classified as obese (which is higher than 24.1% in England).

6.13 The rate for alcohol-specific hospital admissions among those under 18 is 31. The rate for alcohol-related harm hospital admissions is 650. The rate for self-harm hospital admissions is 122, better than the average for England. Estimated levels of physically active adults (aged 19+), rates of new sexually transmitted infections and new cases of tuberculosis, violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and employment (aged 16-64) are all better than the England average. (Source: [Public Health England 2019 records](#)).

6.14 Covid-19 has had a significant short-term impact on people within the District. The Red Cross statistics (Source: Local Insight 2020 data) highlights that the areas within the FoD district with the highest COVID-19 vulnerability Index Score (which includes health, economic, social and physical vulnerability related to Covid-19) is the following the A48, from Blakeney to Chaxhill and further north to Dursley Cross, as well as Coleford.

7 . Crime and Safety

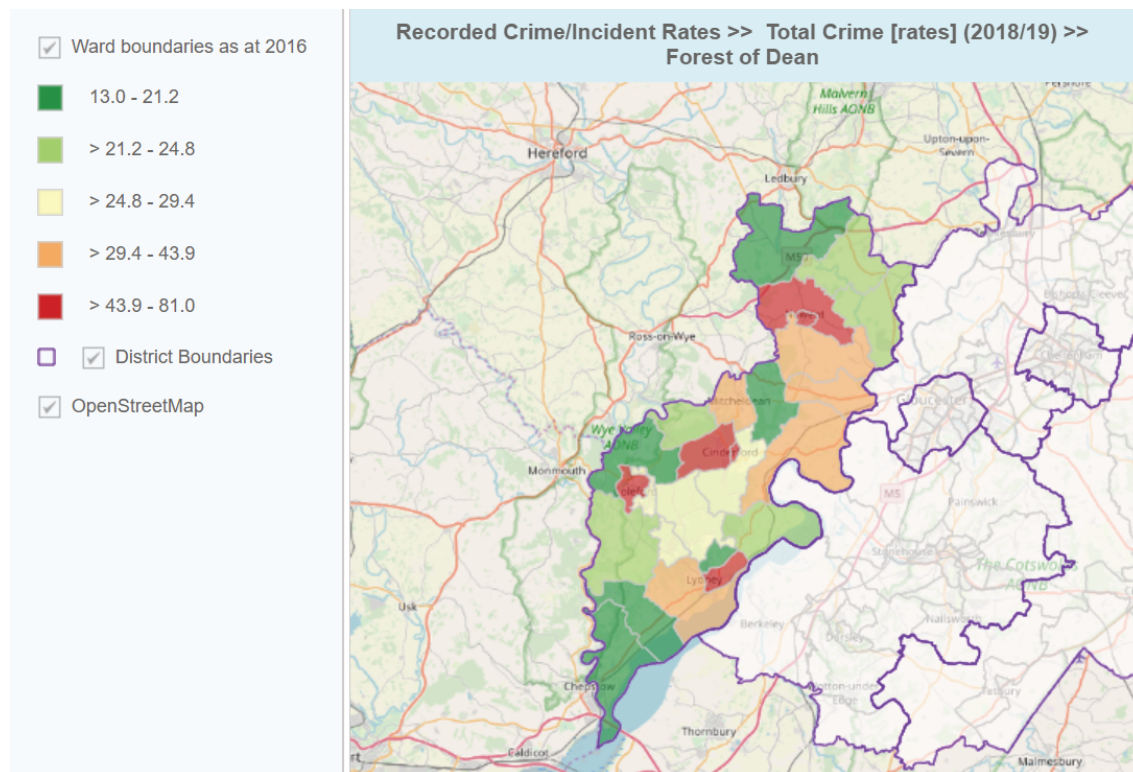
7 Crime and Safety

7.1 Overall, the district experiences crime rates much lower than the overall rates for England and Wales and the rest of the county. Below is a table showing total crime rates for 2018/2019 (crime rate has been calculated by crime volume/population of area x 1000). Source: [Inform Gloucestershire: Crime Rates](#)

Name	Total Crime (rates) 2018/19
Cheltenham	70.74
Cotswold	36.92
Forest of Dean	33.16
Gloucester City	87.76
Stroud	37.44
Tewkesbury	36.59
Gloucestershire	56.47
South West	67.8
England	88.69
England and Wales	89.49

7. Crime and Safety

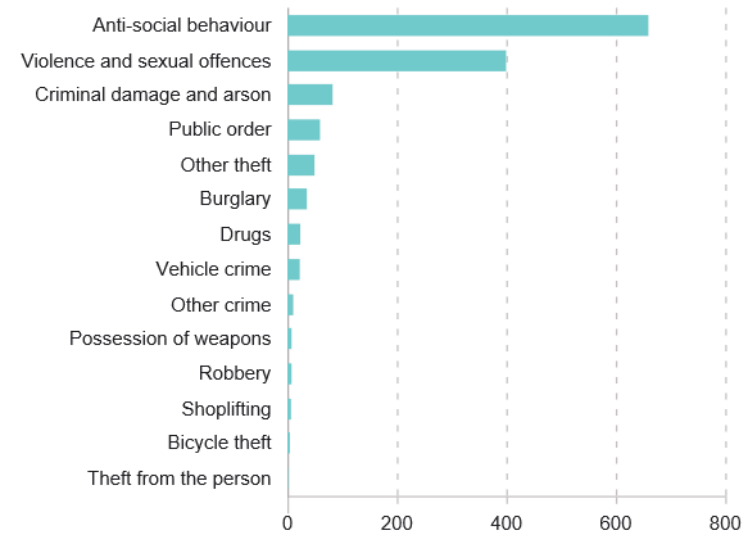
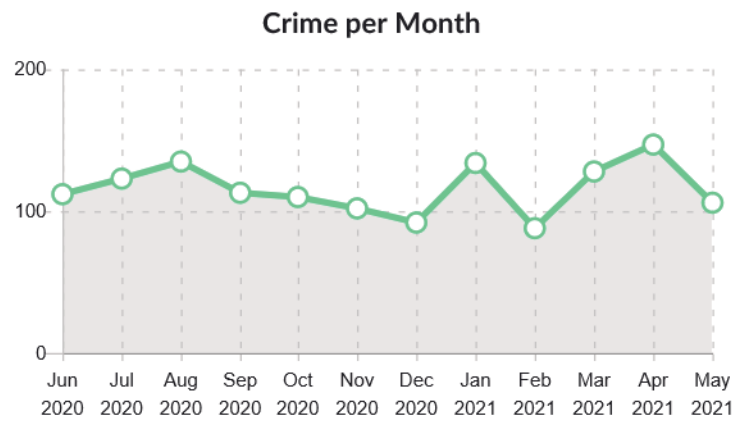
7.2 The following map illustrates the distribution of crime geographically across the district. Unsurprisingly, the highest incidence of crime is clustered around the four market towns of Newent, Coleford, Cinderford and Lydney, which all have crime rates in the top quintile for Gloucestershire. Source: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



7.3 The following graphs shows the total number of all reported crime and descriptions of crimes for each of the four main markets town areas of the district over the 12 months (crimes per 1000 popn). Note that the areas are larger than just the town centres. Source for crime statistics : [Gloucestershire Constabulary](#)

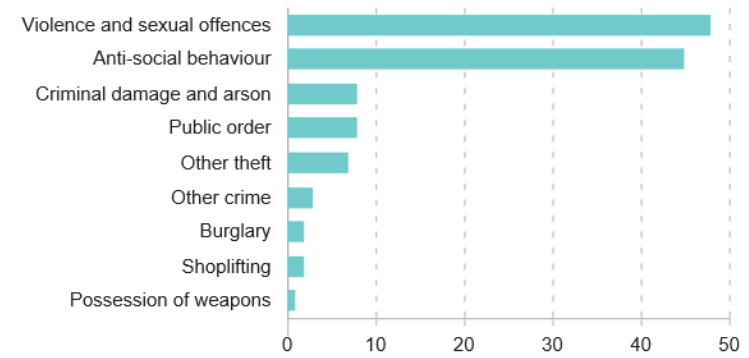
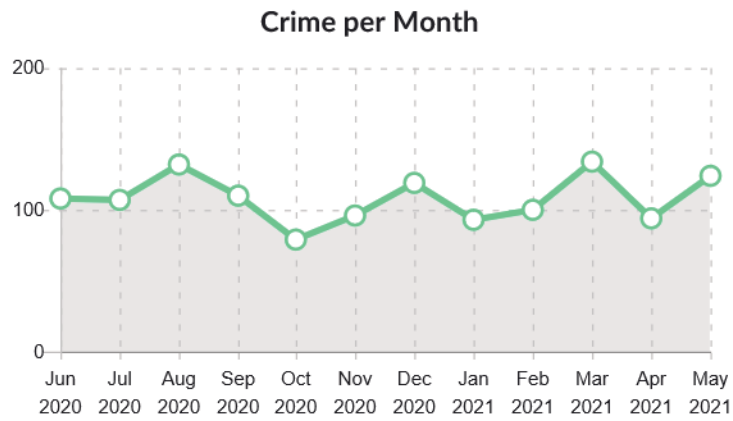
7. Crime and Safety

7.4 Coleford



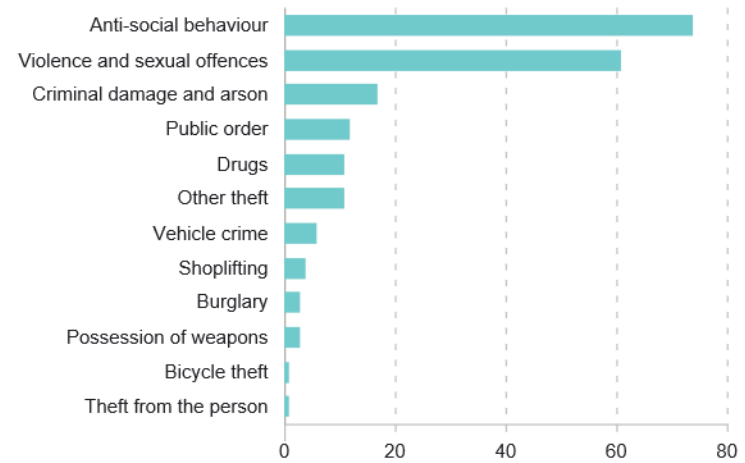
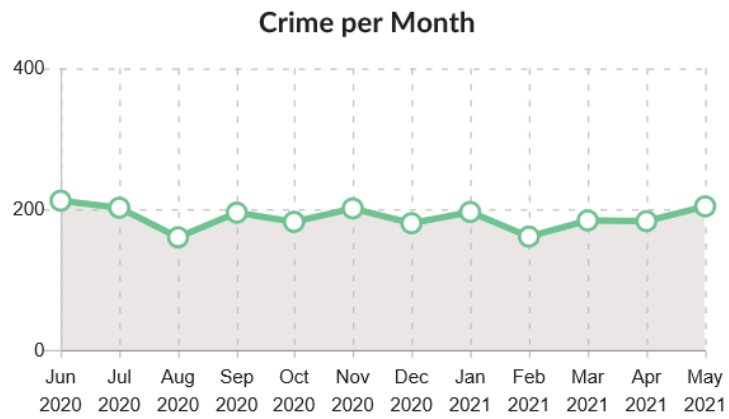
7. Crime and Safety

7.5 Lydney



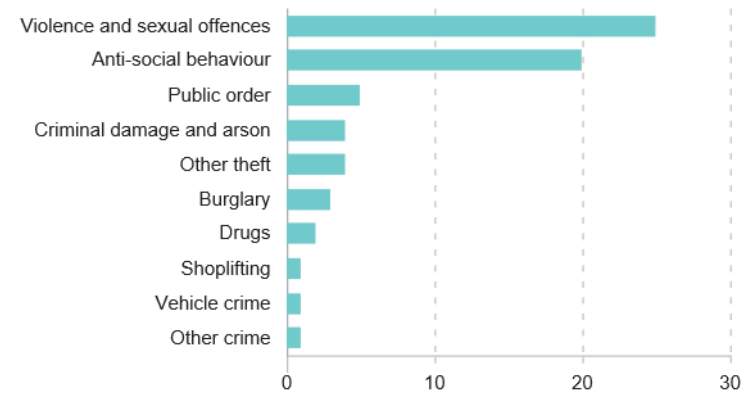
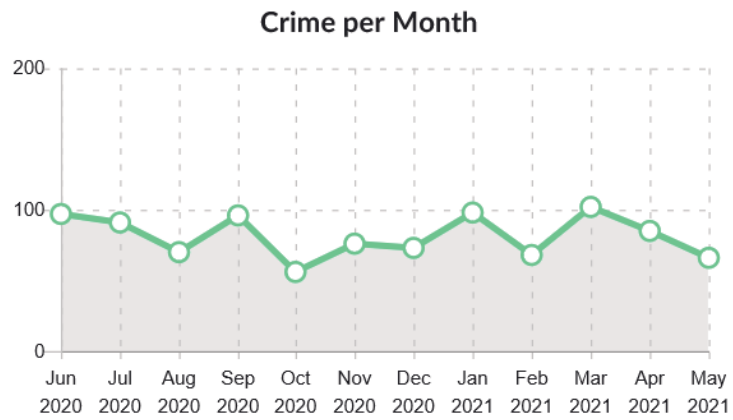
7. Crime and Safety

7.6 Cinderford



7. Crime and Safety

7.7 Newent

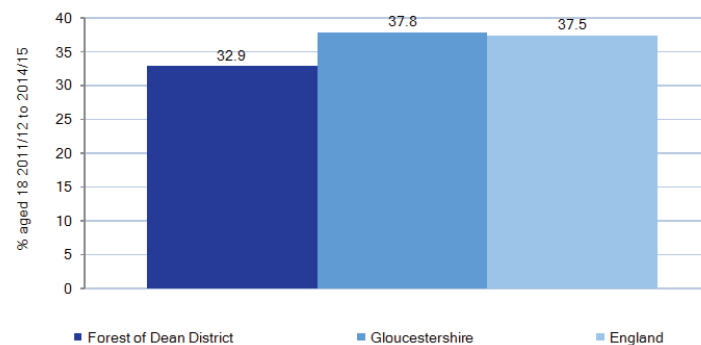
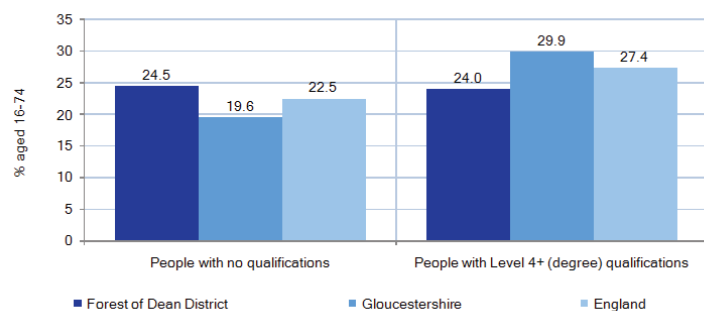


8 . Education

8 Education

8.1 25% of people have no qualifications in Forest of Dean District compared with 22% across England ([Local Insight Profile: June 2021](#))

8.2 This is also reflected in the graphs below which shows that the Forest of Dean has fewer people with qualifications than Gloucestershire and England, as well as fewer people entering higher education at the age of 18 ([Local Insight Profile: June 2021](#))



	9-4 pass in English and Maths 2020/21	Average Attainment 8 score of all pupils 2020/21
Cheltenham	74.9	56.1
Cotswold	81.2	54.8
Forest of Dean	69.5	49.0

8. Education

Gloucester	76.3	56.2
Stroud	80.6	56.7
Tewkesbury	71.9	50.7
Gloucestershire	76.1	54.3
South West	73.3	51.4
England	72.2	50.9 * 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.

8.3 The table above (Education attainment across Gloucestershire districts - Gloucestershire County Council: 2020/21) demonstrates that levels of GCSE attainment (average attainment 8 score) are worse than the England average. Within the context of Gloucestershire, the local districts of Gloucester and Forest of Dean consistently perform the lowest in terms of educational attainment at GCSE level. 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 by this table (left) of educational attainment from 2020/21.

8 . Education

8.4 Due to the COVID-19 pandemic, the summer exam series was cancelled in 2021. Instead, for 2020/21, pupils were only assessed on the content they had been taught for each course. Schools were given flexibility to decide how to assess their pupils' performance, for example, through mock exams, class tests, and non-exam assessment already completed. GCSE grades were then determined by teachers based on the range of evidence available and they are referred to as teacher-assessed grades.

8.5 This is a different process to that of 2019/20 when pupils were awarded either a centre assessment grade (based on what the school or college believed the pupil would most likely have achieved had exams gone ahead) or their calculated grade using a model developed by Ofqual - whichever was the higher of the two.

8.6 The changes to the way GCSE grades have been awarded over the last two years mean 2020/21 pupil attainment data should not be directly compared to pupil attainment data from previous years for the purposes of measuring year on year changes in pupil performance.

8.7 Coleford, Newent and the areas around the forest core (Bream, Cinderford and to the west of Cinderford) are the areas of the highest deprivation of Gloucestershire for Education, Skills and Training Deprivation. Source: [Local Insight](#) (2019 MHCLG data).

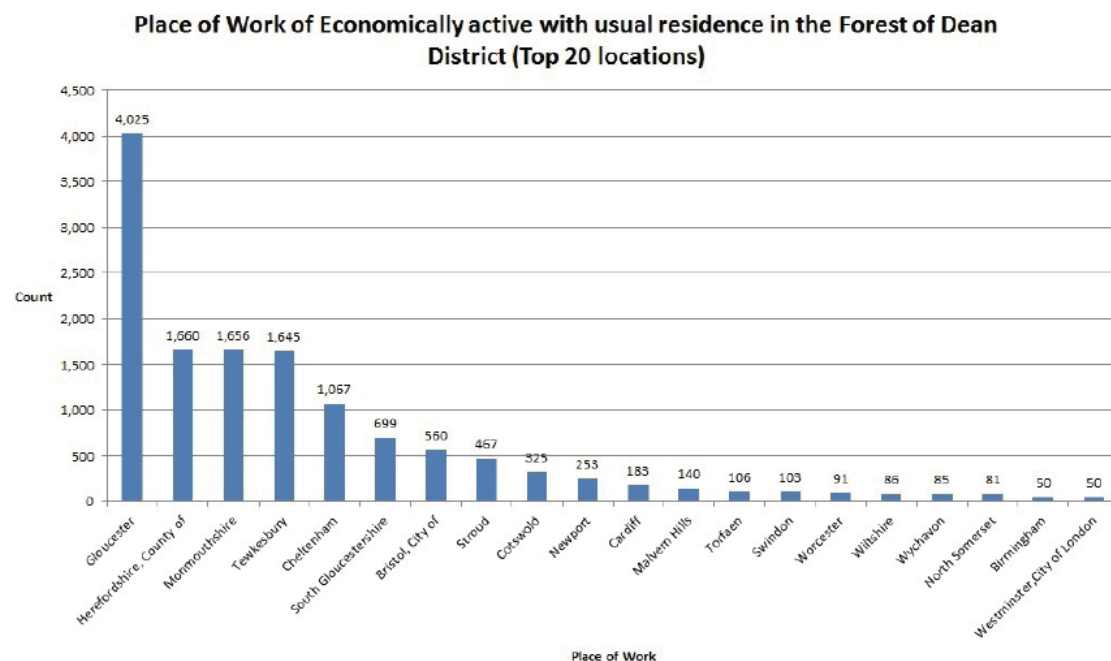
9 . Transport and Commuting

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.

9.2 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. Transport and Commuting



9.3 Whilst the figures are a decade old, it is unlikely that the out commuting will have decreased over the last 10 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. The latest census was in 2021, however, the resulting statistics will not be released by central government until March-April 2022 and this hypothesis can be verified at that point. However, it is also highly noteworthy that 2020-2021 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 . Transport and Commuting

9.4 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 2021) 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 the upward track in out-commuting. It is noted that these statistics are a decade old, however, the data from the 2021 census is not available until Spring 2022.

9. Transport and Commuting

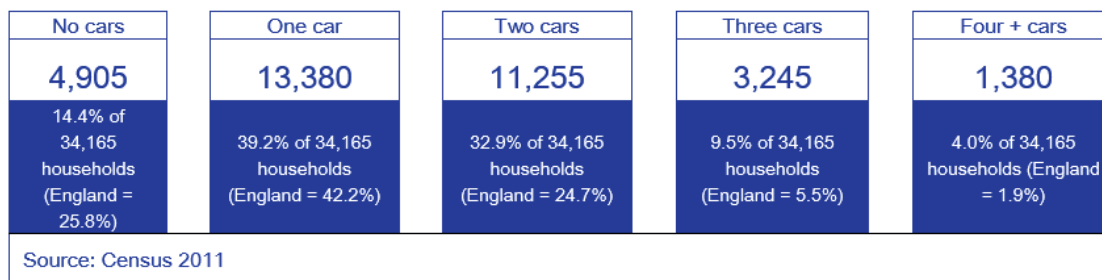
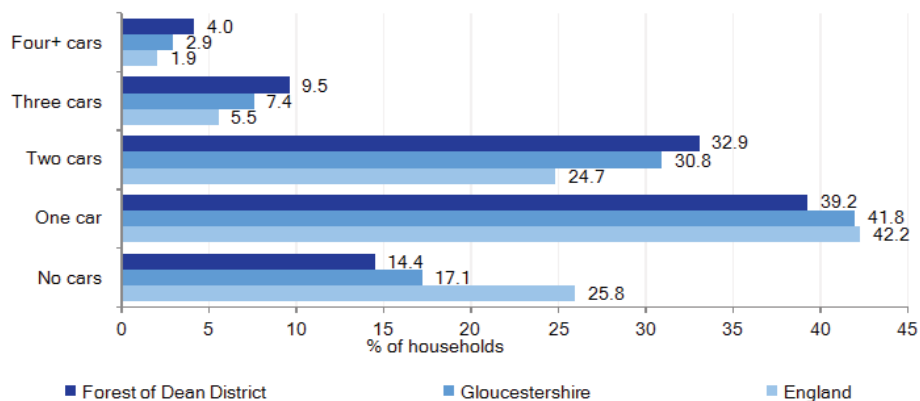


Figure: Car ownership
Source: Census 2011



9.6 Internet Access

9.7 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 2017 and 2019) shows that the Forest of Dean has a much lower broadband speed than the rest of England. However, in the last couple of years, there has been a greater push to improve broadband speeds across rural communities.

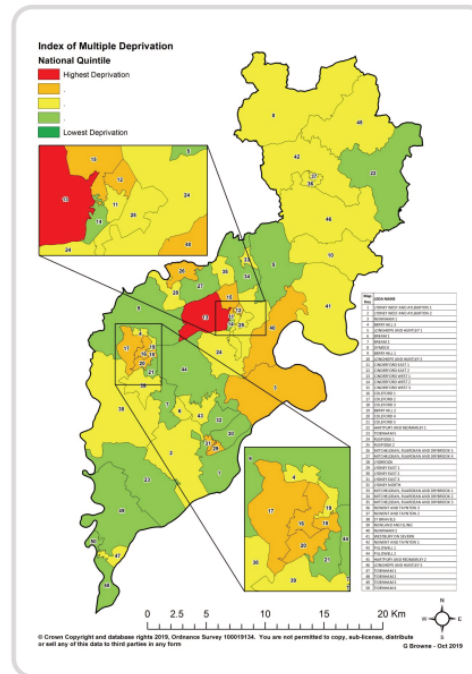
9. Transport and Commuting

Premises with broadband speeds below the USO (2019)	Average broadband download speed (Mbit/s) (2017)	Average broadband upload speed (Mbit/s) (2017)
4,223	21.79	3.96
10.8% (England average = 1.8%)	England average = 45.08	England average = 6.05
Source: Ofcom 2017 & 2019		

10 . Deprivation

10 Deprivation

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



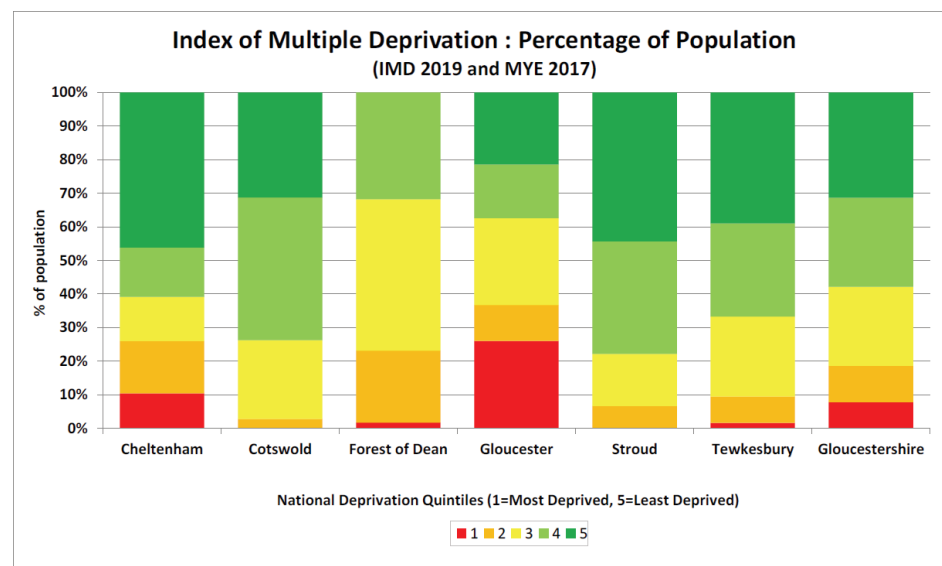
10.2 Forest of Dean is home to the most deprived LSOAs in the county for:

10 . Deprivation

- “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).

10.3 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.

10.4 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](#)



10.5 Vulnerable Groups - Children

10 . Deprivation

10.6 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 lone parent families and children in relative low income out of work families.

Children in relative low income families	Children in absolute low income families	Children in relative low income lone parent families	Children in relative low income out of work families
2,802	2,350	1,112	680
15.2% (England average = 19.3%)	12.8% (England average = 15.9%)	39.7% of relative low-income families (England average = 40.2%)	24.3% of relative low-income families (England average = 28.1%)
Source: Children in low-income families, Department for Work and Pensions (2019)			

10.7 As can be seen, the the percentages are slightly lower than the England average.

10.8 Vulnerable Groups - Pensioners

10.9 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

10 . Deprivation

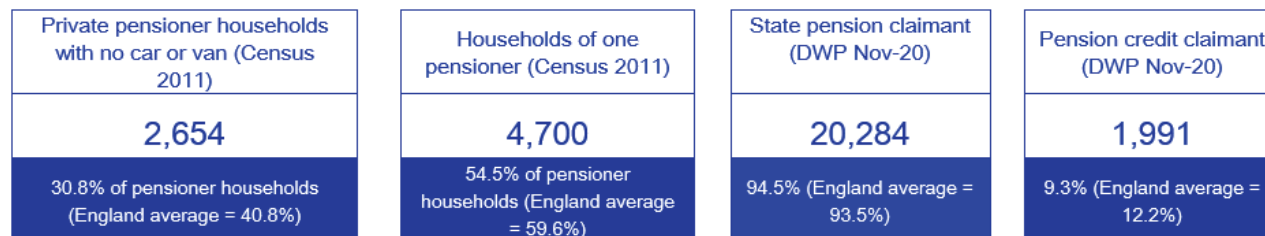
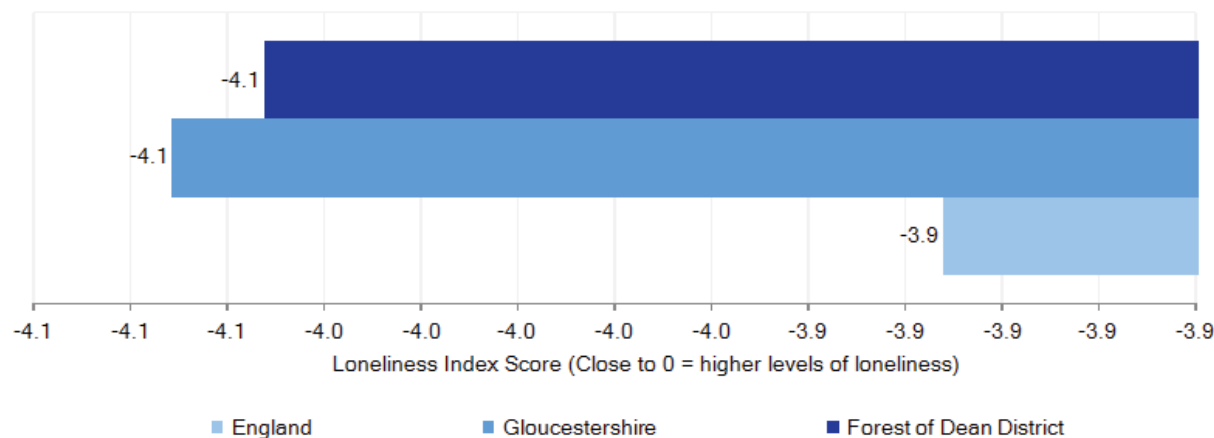


Figure: Pension Credit claimants, Source: Department for Work and Pensions (Nov-20)

10.10 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)



11 . Progress of the Local Plan

11 Progress of the Local Plan

11.1 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 2020/21 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 on the 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 and Edge End Neighbourhood Development Plan	Made 1st March 2018

11 . Progress of the Local Plan

Mitcheldean Neighbourhood Development Plan	Made 1st March 2020
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11.2 The following Neighbourhood Development Plans were in development over the April 2020-March 2021 period:

- Alvington - The Examiner's Report on the Alvington Neighbourhood Development Plan was received on 17 April 2020. The independent examiner's report concluded that the plan should proceed to a neighbourhood planning referendum. This NDP is to be made on the 1st June 2021.
- 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.

11.3 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 Sustainability Appraisal Options Assessment

11 . Progress of the Local Plan

		Habitat Regulations Assessment - consideration of alternatives
Draft Plan	Spring 2022* *Since the Preferred Option Consultation, the Local Plan strategy is now expected at the end of 2022.	Draft Local Plan Formal Consultation
Publication	Autumn 2022	Publication Draft Local Plan Formal Consultation Sustainability Appraisal Draft Habitat Regulations Assessment
Submission	Spring 2023	Submission Draft Local Plan Sustainability Review Habitat Regulations Assessment Review

12 . Core Strategy

12 Core Strategy

12.1 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.

12.2 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).

12.3 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.

12.4 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.

12.5 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. There is a dedicated section on the Allocation Plan contained in Appendix 1 of this report.

13 . Strategic Vision for the Area

13 Strategic Vision for the Area

13.1 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.

13.2 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.

13.3 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.

13 . Strategic Vision for the Area

<p>Providing quality environments throughout the district - to protect the environment for the benefit of the community and in order to attract new businesses.</p>	<p>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.</p> <ul style="list-style-type: none"> ● CSP.1 Design and environmental protection ● CSP.2 Climate change ● CSP.4 Development at settlements
<p>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.</p>	<p>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.</p> <ul style="list-style-type: none"> ● CSP.4 Development at settlements ● CSP.7 Economy
<p>Providing homes including affordable homes - to meet the housing needs of the community.</p>	<p>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> <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>

13 . Strategic Vision for the Area

<p>Facilitate regeneration - to support a stronger more sustainable economy in a better-quality environment.</p>	<p>This statement is particularly relevant to the four main market towns of Cinderford, Coleford, Lydney and Newent.</p> <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

14 . Core Strategy Policies

14 Core Strategy Policies

14.1 The Core Strategy is committed to the principle of sustainable development. In practice, this means directing development to the most sustainable locations in the district, where services and infrastructure can support growing communities, as well as contain populations in concentrations which will minimise car travel and strain on the roads. As such, the Core Strategy includes a spatial strategy which indicates where most development should be directed; including an expectation of 75% of all new housing and 80% of new employment being located in the four market towns of Lydney, Cinderford, Coleford and Newent. In the relevant reporting period, 56.1% of dwellings completed or under construction in the Forest of Dean district were located in these four towns (down from 68% in the proceeding 12 month period, but up from 50.15% in the one before that).

14.2 Of employment generating/ commercial uses, a much smaller percentage is located within these four towns, indicating a marked lack of development activity and change within traditional employment sites. Of the 85 applications assessed, only 5 applications were within a designated employment site. This represents 5.9% of all new employment generating uses, which is far from the 80% target in the spatial strategy. This figure is highly influenced by the number of agricultural proposals as well as holiday lets which were approved in the 2020/21 reporting period, as well as the fact that many change of use developments do not require planning permission.

14.3 As well as emphasising the role of the four market towns, the spatial strategy also contains a district-wide strategy and vision which includes the following over-arching principles and elements for development management:

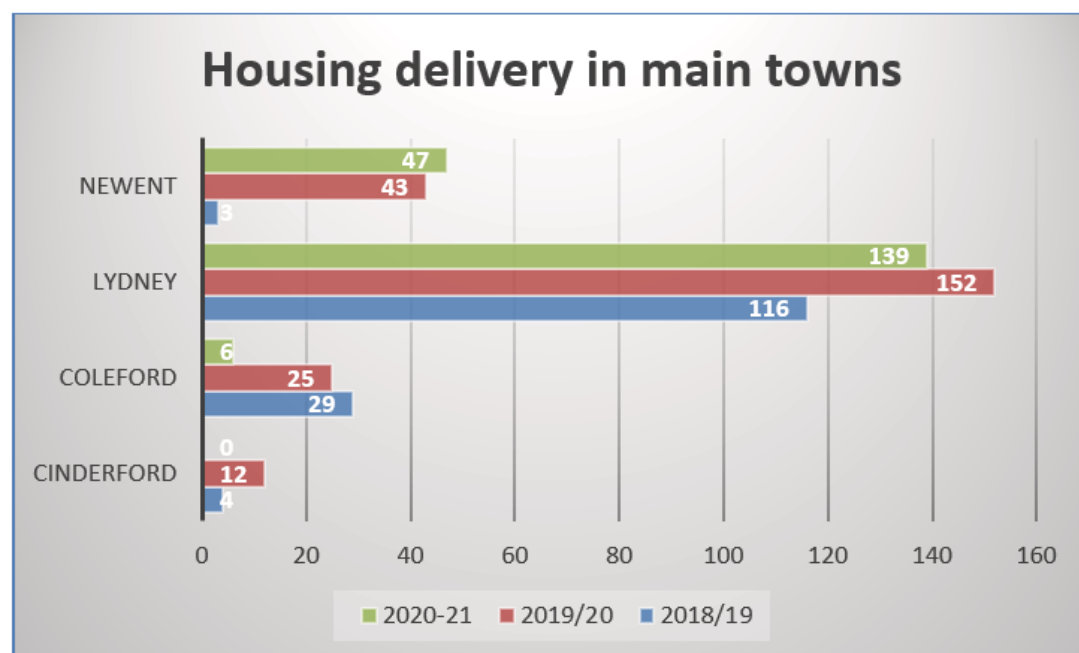
- Regeneration in Cinderford and Lydney's harbourside;
- More diverse economy;
- Development in east of Lydney and Cinderford's northern quarter;
- Avoid sensitive areas/safeguarding the character of the countryside;
- Respond to the need for affordable housing;
- Reverse the loss of trade and declining fortunes of town centres, as well as leakage of business to outside of the district;
- Facilitate modest growth in Newent;
- Reinforce the role of villages;

14 . Core Strategy Policies

- Support renewable energy installations;
- Avoid areas of localised flooding - particularly in Lydney and Cinderford.

14.4 These themes are consistent throughout the document and the Local Development Framework more generally, and will be explored in more detail throughout this report.

14.5 The following graph provides a comparison of the spread of dwellings completed across the district in the financial years of 2018/2019 and 2019/2020 as compared with this current year of 2020/2021.



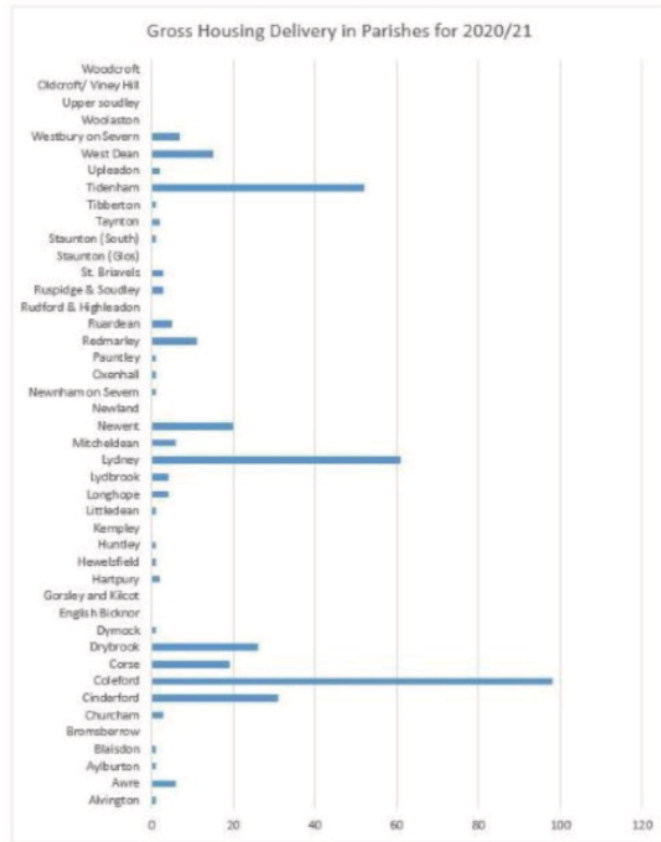
14.6 **Gross housing delivery across four main market towns 2018 - 2021.** Source: Forest of Dean District housing data (Local Plan) 2021.

14.7 This graph shows the geographical spread of new dwellings completed over the previous 3 years. It is clear that Lydney is consistently delivering houses over the 3 year period, and is once again the town with the highest number of delivered houses this year. Whilst dropping significantly in 2018/19, Newent is also now consistent with ca. 50 houses per annum over the 2019/20 and 2020/21 periods. Coleford has dropped over the last year and Cinderford has consistently under-delivered over this three year period. Given its size and population, this highlights the issues with bringing forward housing supply in this location and is highly noticeable for this year, with zero houses being delivered.

14 . Core Strategy Policies

14.8 The following graph illustrates the geographical spread of new housing over the remaining parishes of the district over the 2020/21 period - **Housing deliveries by Parish for 2020/21. Source: Forest of Dean District Council Housing Data.** Apart from the high number of deliveries in parishes which include the major towns, the most notable point is the high number of dwellings in the Tidenham parish, which is owing to the recent expansion of Sedbury. Coleford parish also includes a high number of dwellings which were recently constructed in Berry Hill.

14 . Core Strategy Policies



Policy CSP.1 Design and Environmental Protection

Implementation

Monitoring method

14 . Core Strategy Policies

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.

14.9 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 2020-2021 financial year, when this policy was referred to **100% of all reports** (excluding LD1 applications, which are often not applicable for this policy), which was 321 applications (326 in total including LD1s). It is the most widely cited Local Plan policy by a comfortable margin.

14.10 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 2019/2020 financial year:

<p>Protected site (including historic and natural sites)</p>	<p>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.</p> <p>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.</p>
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14 . Core Strategy Policies

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. The recent severe flooding in the Forest 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 Board (either Severn Trent or Welsh Water), the Environment Agency and Natural England to advise on water quality and resource use impacts. Severn Trent and Welsh Water tend not to object to development proposals, but will apply conditions where relevant. There is strain on aging, sewage infrastructure from expanding urban areas and district wide population growth which will continue to accumulate over time and may become a

14 . Core Strategy Policies

	<p>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>
Areas which are unstable due to past mining activities or ground instability	<p>Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.</p>
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>

14 . Core Strategy Policies

	<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 WateCare, 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> <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).</p> <p>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>
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14 . Core Strategy Policies

	Source: Forest of Dean website What happens to your recycling?
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 Tjunction 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 2019 has not identified any other exceedances of the national objectives within the Forest of Dean District.</p> <p>Source: Forest of Dean district annual air quality status report 2020</p>

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

14.12 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.

14.13 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. This work is underway, but throughout the 2020-2021 period, the new design guidelines were still in draft form.

14 . Core Strategy Policies

14.14 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.

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

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

14.17 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.

14.18 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.

14.19 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](#)

14 . Core Strategy Policies

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.

14.20 In 2020/21, this policy was referred to in planning reports for full, outline, prior notifications and change of use development applications 49% of the time, which was a total of 156 reports (down from 57.26% in the preceding 12 months).

14.21 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
1. 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.

14 . Core Strategy Policies

	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.
<p>2. Heating and cooling including:</p> <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. ³ .
<p>3. Biodiversity, including:</p> <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, 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.

14.22 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

14 . Core Strategy Policies

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.

14.23 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.

14.24 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.

14.25 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.

14.26 In 2020/2021, Policy CSP.3 was referred to in planning reports for full, outline and change of use development applications 17.4% of the time (total of 56 reports). This is down from 26.5% for the period of 2019/2020.

14 . Core Strategy Policies

14.27 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*.

14.28 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 5 small scale schemes for renewable energy provision. However, it must be borne in mind that other minor 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 small domestic heat source pumps/solar panels).

14.29 In the 2020/2021 period, the following larger scale energy developments were approved:

Application Reference	Development	Address	Approved/Refused
P1881/19/FUL	Installation of an air source heat pump	Stone End House, Stone End Farm, Church Lane, Corse	Approved
P0276/20/FUL	Installation of 150 kv biomass boiler and associated flue (retrospective).	Hewlers Farm, Brains Green, Blakeney, Gloucestershire GL15 4AP	Approved

14 . Core Strategy Policies

P0814/20/FUL	Installation of biomass boiler CHP system that will generate green electricity to be used mostly on site with some exported to the grid.	Woodgate Sawmills, Buckstone Close, Mile End	Approved
P0567/20/FUL	Installation of ground mounted solar panels and erection of a chicken coop. (Retrospective).	Sunnybank, Elton Lane	Approved
P0719/20/PJ14PA	Installation of roof mounted solar pv panels with a system capacity of 121 kwp, including all ancillary infrastructure.	Five Acres High School, Five Acres, Coleford	Approved

14.30 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](#)

14.31 Part of this problem may be the high proportion of older style, detached building stock, which is not well insulated or designed for warmth.

14 . Core Strategy Policies

14.32 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.

14.33 Whilst Development Management and Building Regulations can improve the efficiency standards of new buildings, this has the influence over the total energy use and carbon emissions as new development only contributes an additional 1% (approximately) to the total housing stock of the district. Therefore any significant reduction in household carbon emissions will also require retrofitting the existing housing stock of the district. 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.

14 . Core Strategy Policies

14.34 In 2020/21, CSP.4 was referred to in planning reports for full, outline, prior notification and change of use development applications 60.7% of the time, or in 195 reports (down from 72.64% in the preceding 12 months).

14.35 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), however, these are rare and for the most part development proposals located outside the defined settlement boundary will be considered to be in the open countryside and 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 to dwellings being located in the open countryside, contrary to the overall aims of the Local Plan.

14.36 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 2 years), as demonstrated by the table below:

	2007	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	2020/21	TOTAL
Net Housing Completions	205	405	310	118	228	265	230	343	372	303	247	256	270	336	358	4246

14 . Core Strategy Policies

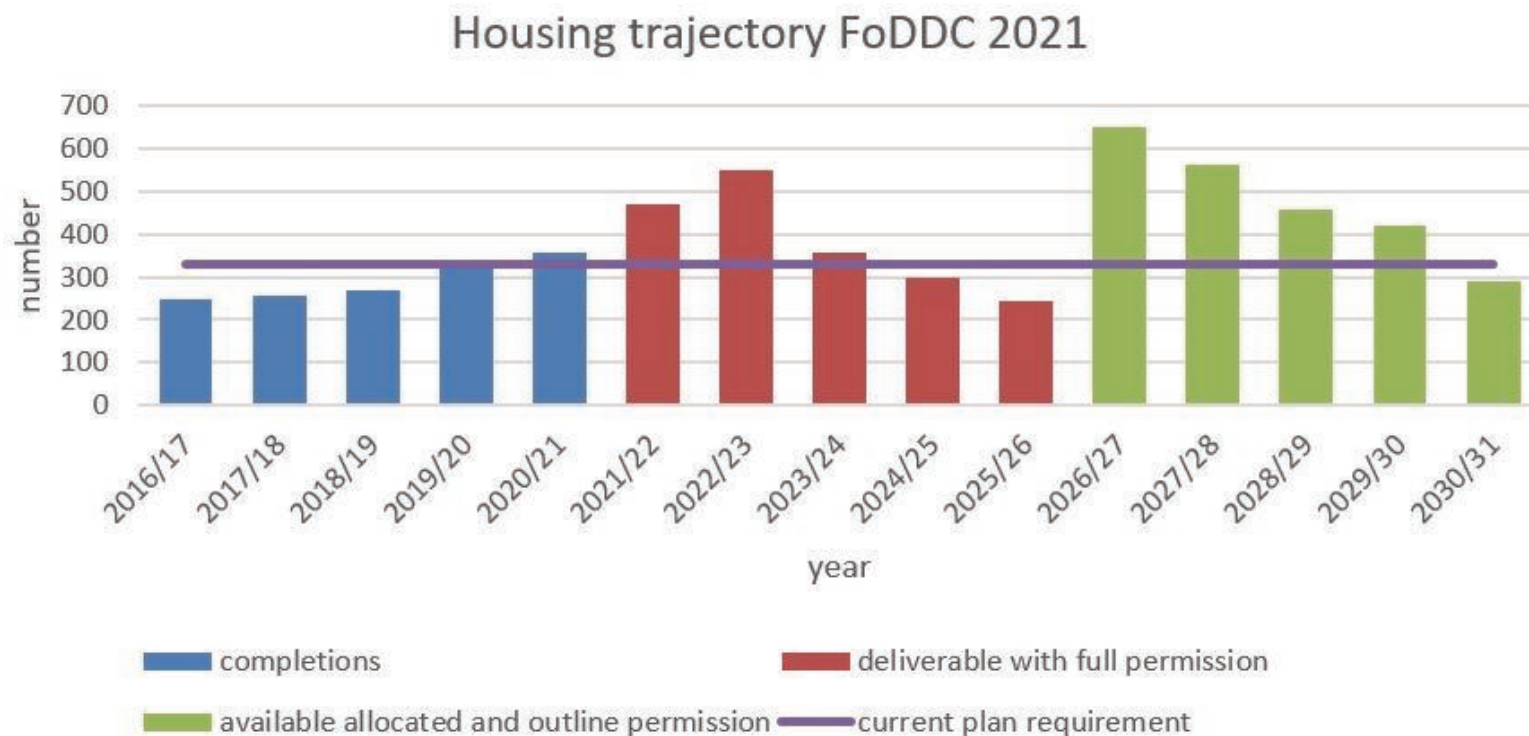
Net Housing Completions on small sites	114	167	114	43	43	82	86	75	86	69	82	69	101	69	60	1241
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14.37 Net Housing Completions from 2007-2021 Source: Forest of Dean District Council Housing Data (Local Plans) 2021.

14.38 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 2007 is 704.

14.39 The trajectory for housing land over the remainder of the Plan period from 2016/17 is illustrated in the graph below:

14 . Core Strategy Policies



14.40 Forest of Dean District Housing Trajectory 2021. Source: Forest of Dean District Council Housing Data (Local Plans) 2021

14.41 For the majority of the new dwellings in the 2020/21 period, the Local Development Framework has been successful in containing new growth primarily within the defined settlement boundaries, with only 44 of the 358 dwellings delivered built outside the settlement boundary (or 12.3%).

14 . Core Strategy Policies

14.42 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.

14.43 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 2020/21. Source: Forest of Dean District Council Housing Data (Local Plans) 2021.

Town (housing target as per the Core Strategy)	Completed and Under Construction in 2020/21 (the figures are completions during the year and the number under construction at the end of the year (ie 31 st Mar 2021))
Lydney (37% of housing)	139 completions 59 under construction
Cinderford & Ruspidge (C) Cinderford and Ruspidge (R&S) (20% of housing)	0 completions 29 under construction 2 completions 2 under construction
Coleford (Coleford parish) Coleford (West Dean)	7 completions 67 under construction

14 . Core Strategy Policies

(13% of housing)	6 completions 6 under construction
Newent (7% of housing)	47 completions 20 under construction
TOTAL	201 completions 183 under construction
Other Villages 23% of housing	124 completions 117 under construction

14.44 These figures reveal that during the total 2020/21 financial year:

- **358** net dwellings were completed in this 12 month period, (**369** gross and **11** losses).
- Of the 358 gross dwellings completed, **33.6%** were in the villages collectively and **56.1%** were in the four market towns. Please note that the figures for Coleford and Cinderford have been collated slightly differently from last year, which saw 39.41% in villages and 60.59% in the market town for the year 2019/20).
- **392 dwellings were under construction** in this period (which is up from the 387 in the previous year and 343 in the year before that).
- Of the 392 under construction, **183 dwellings (46.7%)** were in the four market towns and **117 (29.8%)** in the cumulative villages. **92 dwellings (23.5%)** under construction were outside of any settlement boundary.

14 . Core Strategy Policies

- The **44 dwellings (12.3%)** of the net houses delivered outside the settlement boundaries is higher than the **9.8%** in the previous year.
- The gross number of dwellings permitted in planning applications in 2020/21 is 179 (note that this is new housing, it does not include revised applications or approval or reserved matters, as these have already been counted previously). This is a significantly lower from 468 gross permitted in 2019/20. This drop might be owing to the Covid pandemic, with national lockdown occurring in March 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. To be used for assessing overall provision, distribution, type, tenure and for relating the number of completed dwellings against employment land/employment.

14.45 In 2020/21, Policy CSP.5 was referred to in planning reports for full, outline, prior notifications and change of use development applications 40.2% of the time, which is 129 reports. This is down from 53.85% in 2019/20, however, this may be owing to the types of applications submitted and a drop in housing proposals, potentially owing to the Covid pandemic.

14 . Core Strategy Policies

14.46 In the Forest of Dean District, there was the following development as of the end of the financial year 2020/21 (this is commitments 31st Mar 2021 and yearly completions). Please note that Covid may have affected these numbers:

Gross completions	369
Net completions	358
Gross not started	2553
Gross under construction	392
Gross for outstanding and under construction	2945

14.47 Source: Forest of Dean District Council Housing Data (Local Plans) 2021

14.48 In 2020/21, a further 178 houses were permitted in that financial year, with 167 dwellings not started, 5 under construction and 6 completed in the same year. Source: Forest of Dean District Council data collection (Local Plans) 2021.

14.49 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 2020/21 period.

	Brownfield		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
1st Quarter (Apr to June)	29	34	21	21	50	55

14 . Core Strategy Policies

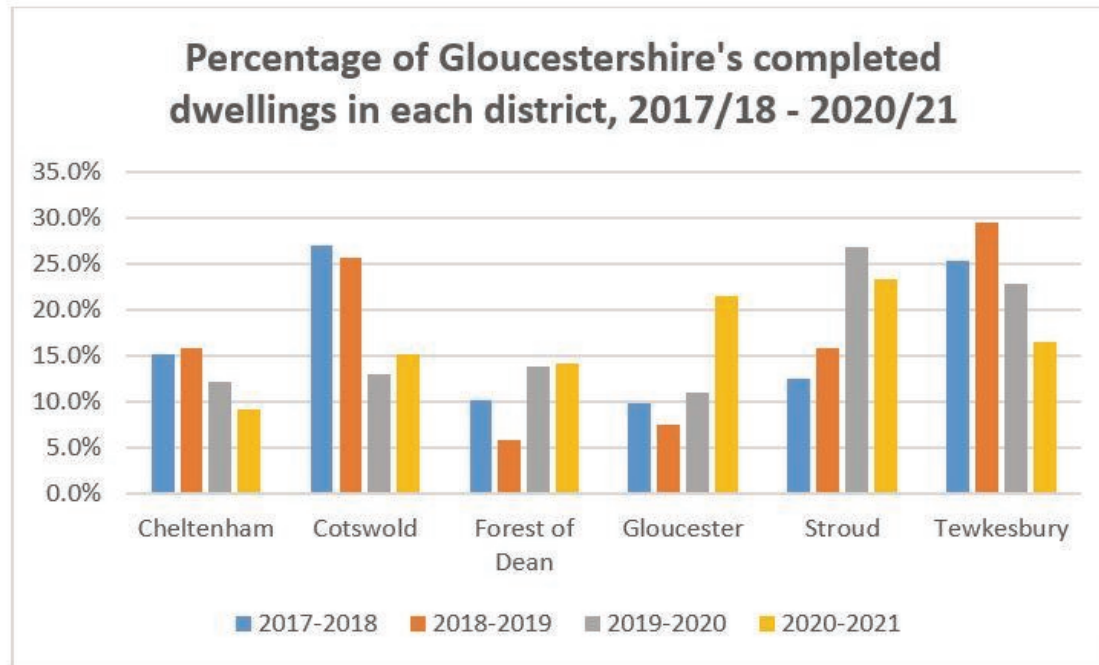
2nd Quarter (Jul to Sept)	9	11	63	63	72	74
3rd Quarter (Oct to Dec)	9	11	63	63	72	74
4th Quarter (Jan to Mar)	36	38	128	128	164	166
Cumulative Total	83	94	275	275	358	369

14.50 Breakdown of Housing Delivery by Quarter over Greenfield and Brownfield (previously developed land) for Forest of Dean District for 2020/21. Source: Forest of Dean District Council Housing Data (Local Plans) 2021.

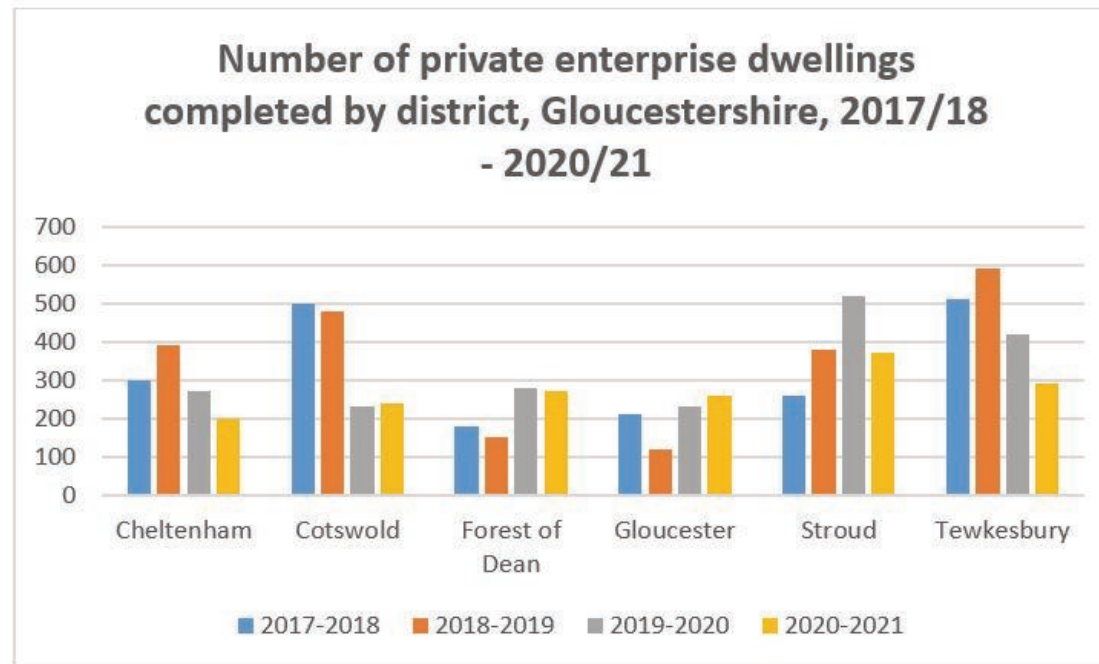
14.51 The Core Strategy lays out the following targets for new housing in the district:

- 40% affordable housing contribution on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district;
- Average development density of 30 dwellings per ha;
- Tenure mix 70:30 in favour of rented accommodation sought;
- Total of up to 70 affordable dwellings district wide per year.
- The following figures represent how many dwellings have been completed in the district as compared with other districts in Gloucestershire, over 3 consecutive years.

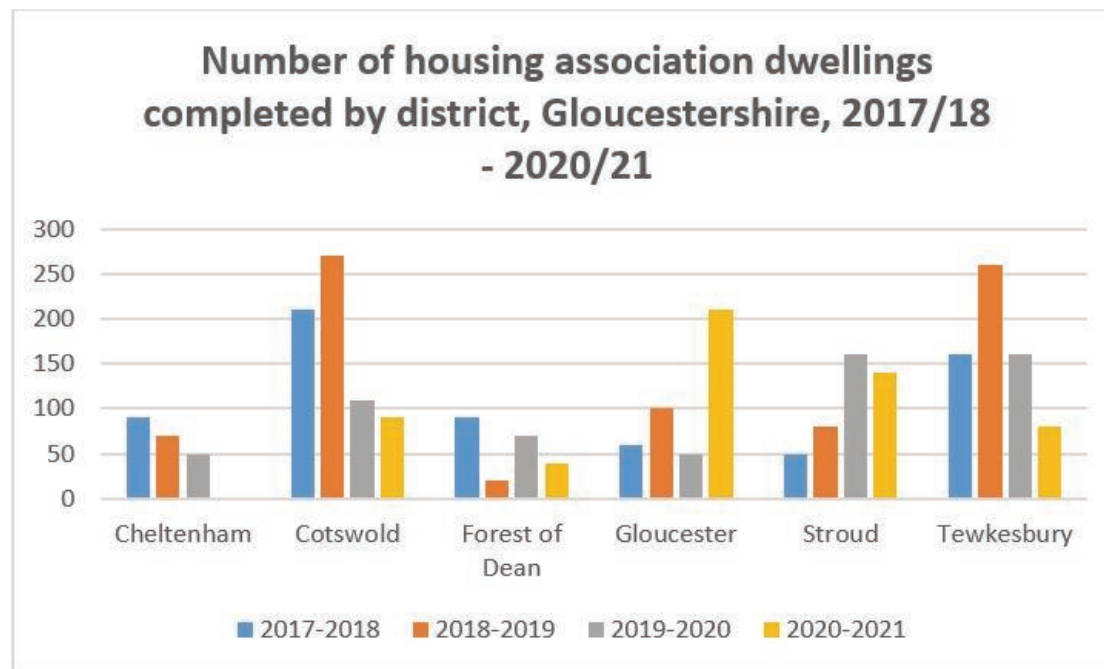
14 . Core Strategy Policies



14 . Core Strategy Policies



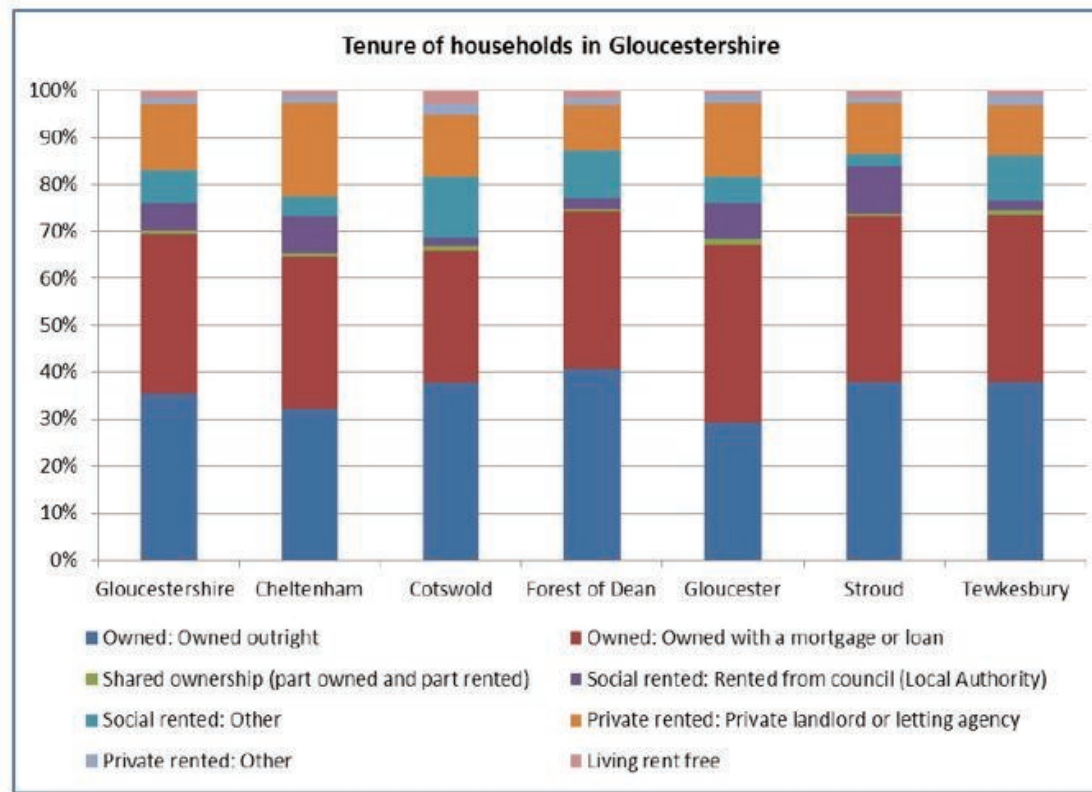
14 . Core Strategy Policies



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

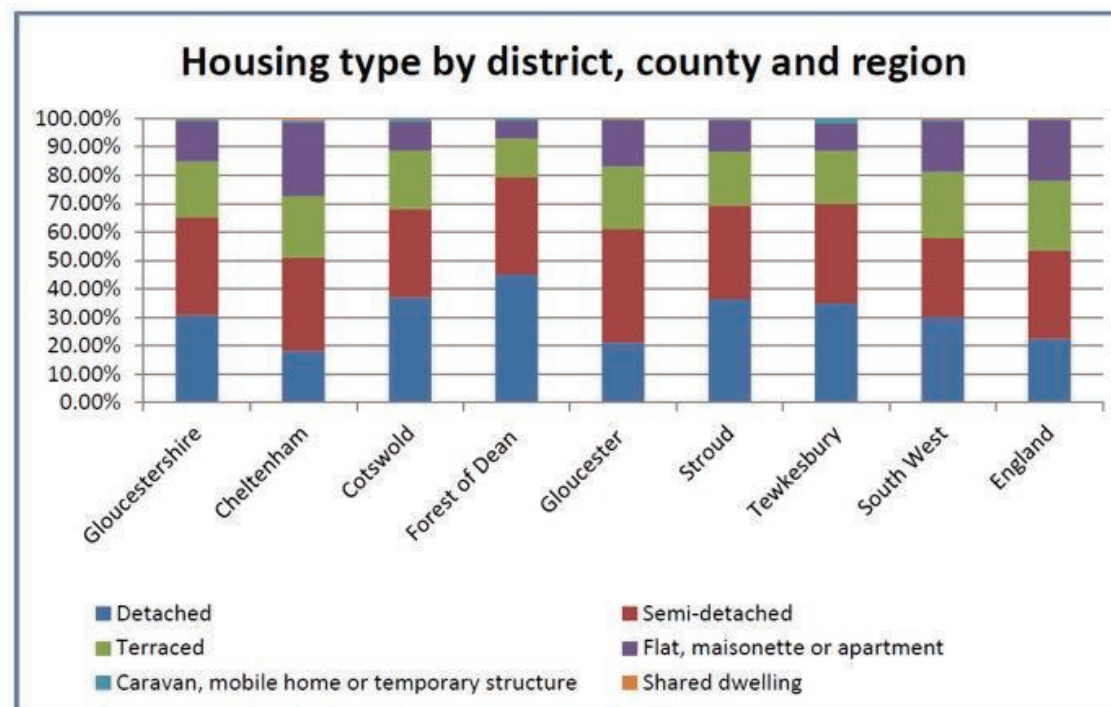
14.53 The following graphs provide a profile of the total housing stock and tenure of the Forest of Dean District up to 2011, which is derived from the last UK census data (the 2021 UK census data has not yet been released):

14 . Core Strategy Policies



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

14 . Core Strategy Policies

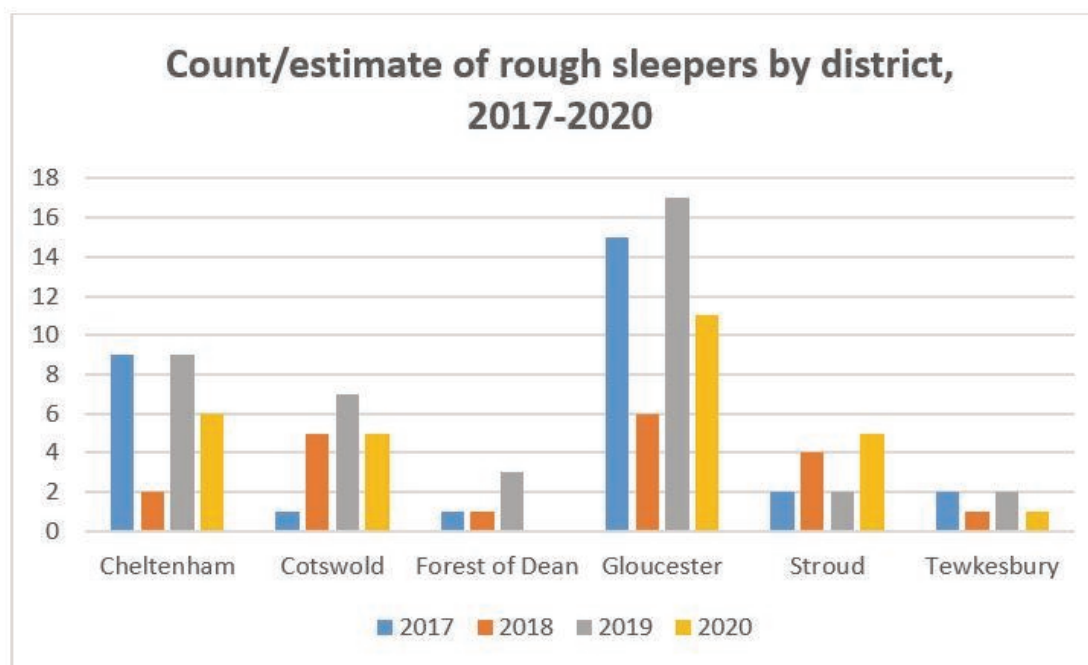


14.55 Housing Type by District, County and Region. Source: Census data (2011) Office of National Statistics.

14.56 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.

14 . Core Strategy Policies

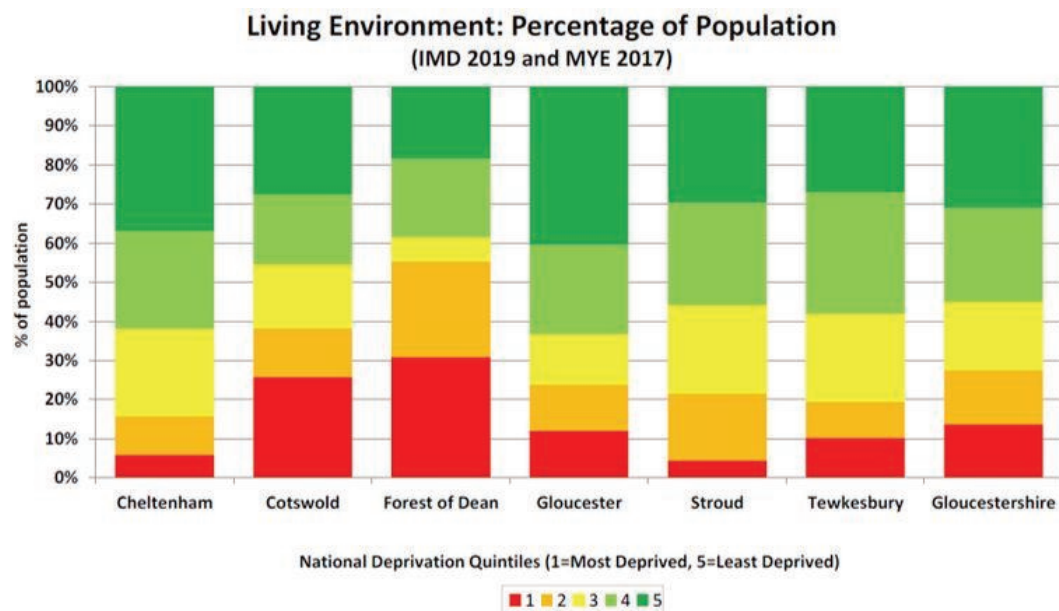
14.57 Whilst there is a significant, identified housing need in the district, the number of rough sleepers continue to remain very lower in 2020/2021 (zero rough sleepers in the Forest of Dean in 2020). Homelessness is still an issue, albeit in low numbers compared to other districts, and tends to be in the form of staying with friends and relatives.



14.58 Count of rough sleepers for 2017 - 2020. Source: gov.uk website ([Live Tables on Homelessness](#))

14.59 Further to this, in the following assessment, the Forest of Dean District ranked the highest in the Gloucestershire county for deprived living environment. This indicates that, despite having a home, many people live in poor quality dwellings and areas.

14 . Core Strategy Policies



14.60 Living Environment: Percentage of Population for Gloucestershire 2019. Source: [Inform Gloucestershire \(GCC\) 2019](#)

Affordable Housing

14.61 House prices up to the 2020/21 period for the district were as follows:

	Detached	Semi-detached	Terraced	Flat/Maisonette	Overall
2020/21	£401,515	£223,405	£205,785	£109,528	£314,517
2019/20	£342,717	£194,927	£166,975	£139,623	£257,194

14 . Core Strategy Policies

2018/19	£320,259	£198,825	£164,832	£102,750	£245,285
2017/18	£316,612	£182,214	£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

14.62 Source: Forest of Dean District Housing Data (2021)

14.63 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.

14.64 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:

14.65 a) Affordable housing for rent; b) Starter homes; c) Discounted market sales housing; d) Other affordable routes to home ownership.

14.66 For the period 1 April 2020 - 31st March 2021, 74 affordable homes were completed and 220 houses were permitted.

14.67 These new affordable homes were **delivered** in the following locations:

Parish	No. of units
Lydney	25
Newent	10

14 . Core Strategy Policies

Redmarley	4
Staunton	11
Tutshill	24
Total	74

14.68 The Delivery (completed dwellings) of affordable housing in the Forest of Dean District by Parish. Source: Forest of Dean District District Housing Data (2021)

14.69 During 2020/21, a further 220 affordable housing units were permitted (based on full or reserved matters), in the following locations:

Parish	No. of units
Drybrook	23
Lydney	93
Newent	92
Newnham	12
Total	220

14.70 Affordable housing permitted in 2020/21 in the Forest of Dean District by Parish. Source: Forest of Dean District District Housing Data (2021)

14 . Core Strategy Policies

14.71 The number of delivered (completed) affordable houses is down slightly from the last period of 2019/20, when 78 units were delivered. However, the number of permitted affordable houses has soared since the previous period of 2019/20, when 22 units were permitted.

14.72 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, this target figure is a much more realistic expectation than the former Strategic Housing Market Assessment (2015) which expected 814 dwellings. In fact, the number of permitted affordable housing units in 2020/21 (220) gives a real hope that the 110 target will be met and potentially exceeded in the next financial period.

14.73 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 2325. This need is categorised into the following types of housing requirements:

Households requiring 1 bedroom	1243
Households requiring 2 bedrooms	666
Households requiring 3 bedrooms	318
Households requiring more than 3 bedrooms	98

14.74 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.

14.75 The following table demonstrates the housing need per parish:

14 . Core Strategy Policies

Parish	Number of affordable houses needed
Alvington	80
Awre	85
Aylburton	103
Bromsberrow	12
Churcham	25
Cinderford	563
Coleford	666
Drybrook	211
Dymock	63
English Bicknor	11
Hartpury	34
Hewelsfield & Brockweir	5
Huntley	68
Kempley	17

14 . Core Strategy Policies

Littledean	111
Longhope	63
Lydbrook	74
Lydney	601
Mitcheldean	208
Newent	289
Newland	40
Newnham	85
Oxenhall	7
Redmarley	38
Ruardean	90
Rudford & Highleadon	8
Ruspidge & Soudley	119
St. Briavels	53
Staunton (Coleford)	20
Staunton/Corse	41

14 . Core Strategy Policies

Taynton	11
Tibberton	31
Tidenham	165
Upleadon	4
West Dean	456
Westbury-on-Severn	62
Woolaston	42

14.76 Housing Need by Parish Location. Source: Forest of Dean District Council Housing Register 2021.

14.77 The ratio of affordable housing compared with market delivered is 74 affordable houses of the 358 net dwelling units completed for 2020/21. This represents 20.7% of the total new housing stock for the district being affordable homes, which is well below 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, it has stayed at a similar (albeit slightly lower) level to the previous year (which was 78 dwellings (25.21%)).

14.78 The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2020/21, 40 rented and 34 shared ownership dwellings were **delivered** in the following formats:

1 bed	12
2 bed house	34

14 . Core Strategy Policies

3 bed house	26
4 bed house	2
Total	74

14.79 Breakdown of delivered housing type by Number of Bedrooms for 2020/21. Source: Forest of Dean District Council Housing Data

14.80 In 2020/21, 148 rented and 72 shared ownership dwellings were **permitted** in the following formats:

1 bed	64
2 bed house	97
3 bed house	52
4 bed house	6
5 bed house	1
Total	220

14.81 Breakdown of permitted housing type by Number of Bedrooms for 2020/21. Source: Forest of Dean District Council Housing Data

14.82 It is noted that the above provides a snapshot of 2020/21 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.

14 . Core Strategy Policies

14.83 The challenge of providing employment land together with new housing to promote self-containment across the district remains elusive. Despite allocated employment areas, development to the east of Lydney did not deliver an employment component, and the loss of offices and barns to housing through prior notification brought in by the UK government means employment space in the town centre is also decreasing.

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

Implementation	Monitoring Method
Developers, Potential Occupiers; Public Bodies.	Monitor permissions granted and development of sites against prevailing need assessment.

14.84 In 2020/2021, CSP.6 was referred to in 2 planning reports for full, outline and change of use development applications (which represents 0.61% of the applications). This is an increase on last year, which had 2 reports referring to CSP.6.

14.85 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.

14.86 The 2 planning applications received in 2020/21 concerning Gypsy/Traveller Sites were as follows. Both were refused on the grounds of harm to the character of the area.

Reference Number	Address	Description of Proposal	Reason for refusal

14 . Core Strategy Policies

P1327/20/FUL	Plot 1 The Stables, Southend Lane, Newent	Creation of new access to plot from Southend Lane (following temporary access created). (Part Retrospective).	<p>In conclusion, it is considered that the cumulative harm caused by the construction of this access will have significant and detrimental impacts to the character of the area and fail to preserve the settings of the important group of listed and curtilage listed buildings at 'Southern'. Furthermore, the proposal fails to account for, or recognise the intrinsic benefits of important trees and hedgerows in the area, resulting in an unnecessary detrimental effect on the important environmental characteristics of hedgerows and trees. There has been no consideration of less harmful approaches and submitted information has failed to adequately assess the impacts of the scheme on trees and hedgerows.</p> <p>Therefore, this scheme would not comply with the National Planning Policy Framework, the National Planning Practice Guidance, Policy CSP.1 of the Core Strategy, AP.1, AP.4, AP.5, AP.7 and AP.8 of the Allocations Plan, Section 66.(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Design Guide and the Council's Landscape Character Assessment and section 4 of its supplementary planning document.</p>
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14 . Core Strategy Policies

P1303/20/FUL	Plot 2, The Stables, Southend Lane, Newent	Form new access to plot from Southend Lane. (Retrospective approval). (Part Retrospective).	In conclusion, it is considered that the cumulative harm caused by the construction of this access will have significant and detrimental impacts to the character of the area and fail to preserve the settings of the important group of listed and curtilage listed buildings at 'Southerns'. Furthermore, the proposal fails to account for, or recognise the intrinsic benefits of important trees and hedgerows in the area, resulting in an unnecessary detrimental effect on the important environmental characteristics of hedgerows and trees. There has been no consideration of less harmful approaches and submitted information has failed to adequately assess the impacts of the scheme on trees and hedgerows. Therefore, this scheme would not comply with the National Planning Policy Framework, the National Planning Practice Guidance, Policy CSP.1 of the Core Strategy, AP.1, AP.4, AP.5, AP.7 and AP.8 of the Allocations Plan, Section 66.(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Design Guide and the Council's Landscape Character Assessment and section 4 of its supplementary planning document.
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Policy CSP.7 Economy**Implementation****Monitoring Method**

14 . 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.

14.87 In 2020/21, Policy CSP.7 was referred to in 41.1% (134) 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 41.02% (96 reports). Therefore, although there has been increase in the number of reports, it consistent in terms of the percentage of those reports being related to the economy.

14.88 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.

14.89 The table below demonstrates that while job numbers are 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.

14.90 Total Number of Jobs for the Forest of Dean District

Year	Number of Jobs
2000	30000

14 . Core Strategy Policies

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
2014	31000
2015	32000
2016	31000

14 . Core Strategy Policies

2017	28000
2018	33000
2019	33000
2020	25000

14.91 Source: Total job numbers for the Forest of Dean District (2000-2019) https://www.nomisweb.co.uk/reports/lmp/la/1946157374/subreports/jd_time_series/report.aspx?

Employment and unemployment (Jul 2020-Jun 2021)

	Forest Of Dean (Numbers)	Forest Of Dean (%)	South West (%)	Great Britain (%)
All People				
Economically Active†	38,900	72.0	80.0	78.4
In Employment†	37,400	70.3	76.8	74.4
Employees†	32,600	61.9	65.9	64.7
Self Employed†	4,800	8.4	10.7	9.4
Unemployed (Model-Based)§	1,500	3.8	3.8	5.0

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

14 . Core Strategy Policies

Key Employment Generators

14.93 The profile of the number of jobs per industry or sector for 2020/21 (see table below) reveals how the economy is changing and some marked differences between the Forest of Dean District employment base as opposed to the rest of the south west region and Great Britain as a whole.

14 . Core Strategy Policies

14.94 Source: [Job numbers by Industry 2020.](#)

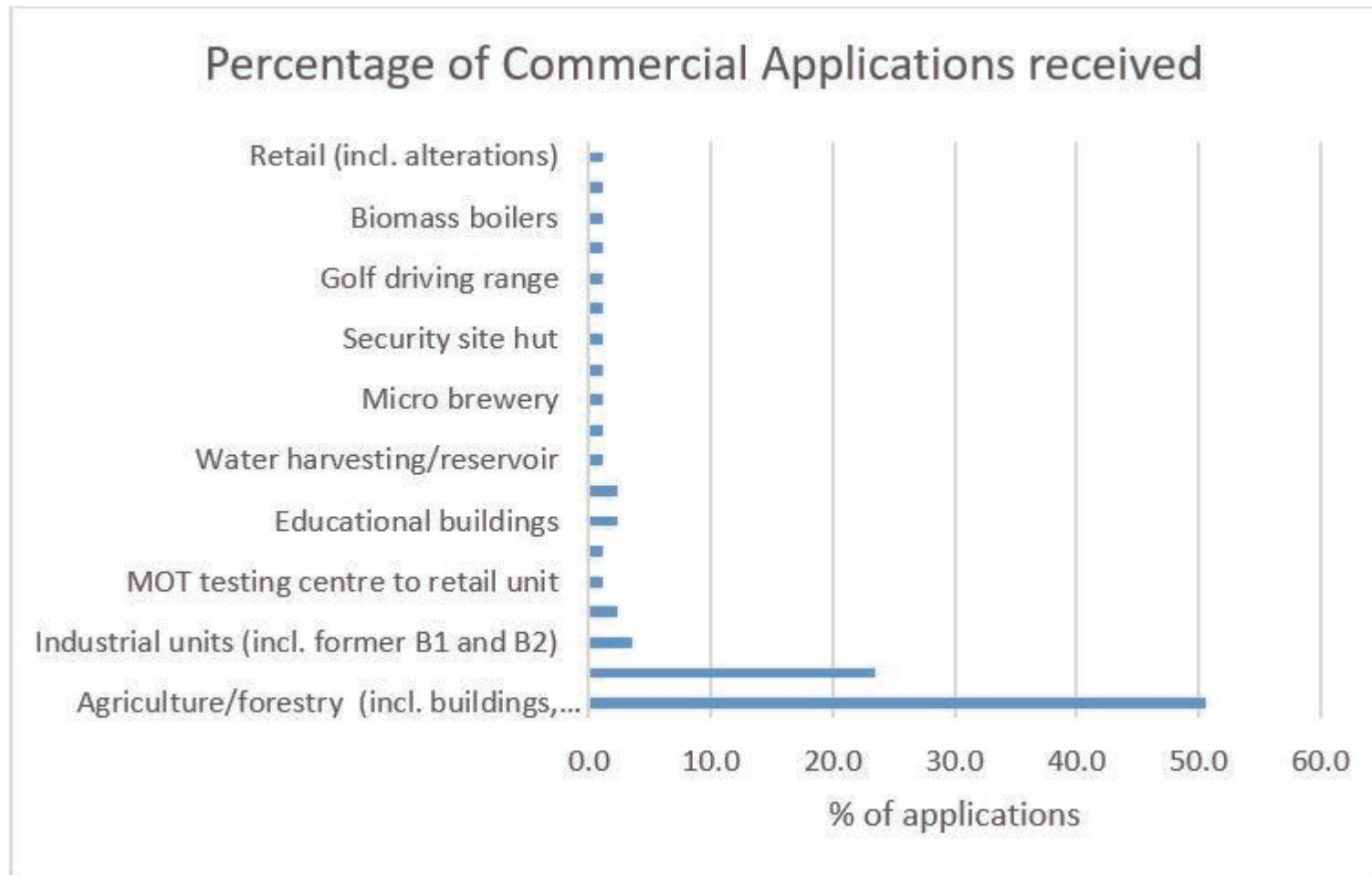
14.95 The most dramatic of these is the 4,500 employee jobs in the manufacturing sector, which in terms of percentage share of total jobs, puts the Forest of Dean district at over double the rate of both the South West and Great Britain. This may be accounted for by the large manufacturing employers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

14.96 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

14.97 The following bar chart displays the breakdown of applications for commercial uses in the 2020/21 year.

14 . Core Strategy Policies



14 . Core Strategy Policies

14.98 Source: Commercial applications separated into uses (% of applications shown, out of 85 commercial applications). Forest of Dean district council planning application database 2021

14.99 The District Council has determined 85 applications for commercial development in the period 2020/21, which is an increase of 1 application (84) for the previous year. Of these 85 new commercial development applications, 43 (50.6%) were related to agricultural enterprises, whilst 20 applications (23.5%) were for tourism proposals (mainly the creation of holiday lets). The number of tourism applications is down from (36.9%) for the previous year. 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.

14.100 Only 5 of the applications received were within a designated employment area:

- Proposed redesign of the car park incorporating the closure of one of the site entrances including the relocation and construction of new access. Erection of a site hut with increased security, Plot 6, Forest Vale Industrial Estate, Cinderford
- Regrading of land and landscape works, Richard Read Transport, Longhope
- Demolition of a shed/outbuilding and erection of x2 light industrial units, subdivision of existing industrial unit to create two separate industrial units and siting of x4 covered blocks of storage units all with associated parking and works, Bromsberrow Heath Business Park, Bromsberrow
- Change of use of unit to provide a motor home and caravan habitation service. Unit 2 Bromsberrow Heath Business Park, Bromsberrow.
- Alterations and re-cladding of existing frontage building and extension to form new B1 units. Erection of new B2 unit. Richard Read Transport, Longhope

14.101 Other noticeable trends are :

- Agricultural applications have increased and form the majority of the commercial enterprise applications.
- Tourism uses remain significant.

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- It appears that there are very few commercial applications which are providing industrial class uses, or even retail. It is however 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.

Commercial losses

14.102 Some applications result in the loss of a commercial enterprises, and these generally involve conversions into residential accommodation. The table below shows that there were 18 full applications received for change of use to residential (all of which were approved) and these are shown in the table below.

Application Number	Description of proposal	Location	Number of dwellings
P0176/20/FUL	Change of Use of optical lens processing workshop (Class B1c) to annexe providing ancillary accommodation to main residential dwelling (Class C3).	Redmarley	n/a - annexe to main dwelling
P0268/20/FUL	Change of Use and conversion of light industrial units to four dwelling houses with associated curtilages, replacement roof, erection of two car ports, landscaping and associated works. (Revised Scheme).	Redmarley	4

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P0245/20/FUL	Change of Use from holiday let to annexe accommodation.	Newnham	n/a - annexe to main dwelling
P1882/19/FUL	Replacement of existing former poultry buildings with 3 no. dwellings, bat houses and associated landscaping and works.	Kilcot	3
P1838/19/FUL	Conversion of holiday let to detached dwelling including a single storey extension with associated curtilage, parking, landscaping and works.	Woolaston	1
P0493/20/FUL	Change of use of ground floor from a veterinary practice to a residential unit/flat. (Revised Description).	Cinderford	1
P0308/20/FUL	Erection of two dwellings with associated works. (Redevelopment of a frontage plot on previously developed land).	Staunton	2

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P0610/20/FUL	Change of use of a machinery store to games room including the installation of 3x roof lights and integrated solar array and associated works.	Adsett	n/a - ancillary to main dwelling
P1941/19/FUL	Conversion and change of use of a group of existing farm buildings to create 3 no. dwellings and associated works.	Lydney	3
P0645/20/FUL	Conversion of barns into two dwellings each supported by detached annexe and garage together with associated works.	Mitcheldean	2
P1117/20/FUL	Conversion and change of use of existing farm shop and cafe into detached annexed accommodation with associated landscaping and works.	Taynton	n/a - annexe to main dwelling
P1585/20/FUL	Conversion of existing live/work unit to residential use.	St Briavels	1
P0619/20/FUL	Change of use of existing barn to a dwelling house and associated landscaping works.	Aylburton	1

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P1618/20/FUL	Change of use from holiday let to annexe ancillary to main dwelling.	Tidenham	n/a annexe to main dwelling
P1565/20/FUL	Change of use of redundant agricultural barn to dependants annexe.	Dymock	1
P1578/20/COU	Change of use from agricultural land to residential.	Blakeney	n/a - change of use of land
P2044/20/FUL	Conversion of existing barn buildings to form a new dwelling on land adjacent to Pleasant View, including associated access tracks, car parking and landscaping. Conversion of part of existing farmhouse into annexe associated with Pleasant View.	Woolaston	1
P0063/21/FUL	Change of use from mixed use (shop A1 and associated workshop B1) to 3 no. self contained residential units (C3). Insertion of rooflights. Replacement of windows. Re-instatement of external metal railings.	Newnham	3

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

- 9 of the above applications (in bold) result in the loss of agricultural buildings or land to residential uses. This has been a trend which has continued over the last few years.
- 1 application results in the loss of a live/work unit.
- 2 applications results in the loss of retail/associated land.
- 3 applications result in the loss of holiday let units. This is contrary to policy CSP.7 which tries to ensure the retention of employment generating uses and tourism in particular.
- 2 applications result in the loss of industrial type (B1 and B2) units.
- 1 application results in the loss of a veterinary practice.

14.104 PQ3PA applications:

14.105 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 down from 12 in the last period) and 4 were deemed to be permitted development (thus allowed), which is down from 6 in the last period. The details for the approvals are below:

Application Number	Description of proposal	Location	Number of dwellings
P0669/20/PQ3PA	Prior notification for the conversion of agricultural building to a residential dwelling and associated building operations.	Redmarley	1

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P1121/20/PQ3PA	Prior notification for the change of use and conversion of adjacent agricultural building to form one large dwelling.	Westbury on Severn	1
P0640/16/PQ3PA	Prior approval for conversion of agricultural buildings to three dwelling houses. (Use Class C3).	Clearwell	3
P0177/21/PQ3PA	Prior approval for the change of use of an agricultural building to a dwelling and for building operations reasonably necessary for the conversion.	Blakeney	1

14.106 PO3PA applications:

14.107 Light industrial/offices now also have Permitted Development Rights, allowing conversion to dwellings. Last year, 3 applications were deemed permitted development, however, this year there has not been any applications received of this type.

14.108 PM3PA applications:

14.109 Retail units now also have Permitted Development Rights, allowing conversion to dwellings. This year has seen 2 applications received and approved:

14.110 Prior Approval for conversion of ground floor retail space to residential - 2 Commercial Street, Cinderford

14.111 Prior approval for the conversion of ground floor retail space to residential - Hill Farm Stores, Farm Road, Ruardean Woodside

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Existing Capacity

14.112 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.

14.113 In late 2019, a review of employment sites was conducted by the Forest of Dean District Council Local Plans team (this has not been updated since). Through a combination of methods, an estimate has been made regarding the following three key indicators:

14.114 1. Banded estimated employee numbers at each employment site (as a number within an estimated band);

14.115 2. Estimated occupancy rate of existing business units (as a percentage);

14.116 3. Estimated infill capacity within each site (in ha).

14.117 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.

14.118 As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have 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
8,000-12,000 employees	82ha	82%

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

14.120 This total, district wide figure is further broken up into the following parishes, within their designated employment sites:

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Parish	Estimated employees	Estimated occupancy (%)	Estimated infill opportunity (ha)
Aylburton	25-50	80%	0.07 ha
Blakeney	10-25	90%	0 ha
Bream	25-50	80%	0.2 ha
Bromsberrow Heath	10-25	80%	0.19 ha
Churcham	75-100	85%	0.08 ha
Cinderford / Ruspidge	2500+	90%	10.9 ha
Coleford	1500-2000	75%	8.28 ha
Drybrook	75-100	90%	0.07 ha
Longhope	75-100	80%	4.39 ha
Lydbrook	25-50	70%	8.02 ha
Lydney	1000-1500	70%	35.89 ha
Mitcheldean	2500+	90%	1.45 ha
Newent	500-750	80%	5.36 ha
Staunton & Corse	25-50	85%	0 ha
Sedbury / Tidenham	75-100	60%	0.9 ha
Westbury	100-150	100%	0.06 ha
West Dean	200-500	90%	6.03 ha

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

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14.122 Note: These figures relate to estimated jobs created on designated employment sites only and is not equivalent to the total number of economically active people within each Parish.

14.123 These 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 well occupied, and with a new day care centre and Growth Hub due to be opened on the site, this site is likely to still be an attractive location to attract a range of small- medium business tenants. There are still some warehouse, light industrial, and business units available to let but on the whole the site is well utilised, and a certain amount of churn in tenancies is to be expected.
- There is 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 park is well utilised, as is the smaller Cleeve Mill business park on Ross Rd. Some intensification on the Ross Rd business park could be achieved, to provide Newent with a small release of more employment land.
- 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 dormant Richard Read depot at Longhope has recently been purchased with a view to develop it for new business units.

14.124 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.

14.125 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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14.126 The continued number of tourism applications over the 2020/21 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 also demonstrates a higher 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.

14.127 This policy was referred to in 22 planning reports in 2020/2021, which was 6.9% of the total number of application.

14.128 In the 2020/2021 period, the following new/improved community and recreational facilities were permitted:

Date Decided	Application Reference	Address	Description
08.04.2020	P0179/20/FUL	Westbury on Severn Cricket Club	Erection of a storage building/viewing gallery and relocation of cricket practice nets and associated works.
29.04.2020	P1413/19/FUL	Alvington Playing Fields	Erection of a sport pavilion and associated works.
22.05.2020	P0056/20/FUL	Maypole Garage, Bream	Change of use of from an M.O.T. testing centre to a retail store (A1) including associated parking, alterations and works.

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26.05.2020	P0332/20/FUL	Hartpury College, Hartpury	Proposed accelerator units (timber clad container units) and workspace for use for innovative development.
09.06.2020	P1902/19/FUL	Village Hall, Redmarley	Erection of 10 No. LED luminaires (on 9x6.7m pillars) within the tennis courts enclosure.
24.06.2020	P0282/20/FUL	Ship Inn, High Street, Newnham	Conversion and change of use of existing public house to café/bar/retail unit. Conversion of existing store and bar to create annexe accommodation to be used ancillary to Ship Inn Cottage including internal alterations and associated works.
17.09.2020	P1106/20/FUL	Bream Rugby Social Club, Bream	Siting of shipping containers for storage of Bream Gardening Society's tables/benches/tent etc..for the Summer show (re-submission).
25.09.2020	P1092/20/FUL	6 Market St, Cinderford	Change of use from former bank to a mix use of B1 (co-working office space), retail tester space (A1), a small café counter operation (A3) and ancillary space.
02.02.2021	P2021/20/FUL	Hartpury House, Hartpury College	Proposed 2 no. accelerator units (timber clad modular construction) and innovative workspace to be used for innovative development.

14.129 In the same period, the following community facilities were affected/lost through planning permissions for conversions/re-development which were permitted:

Date Decided	Application Reference	Address	Description
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06.05.2020	P1781/19/FUL	Brierley United Reformed Church, Brierley Banks, Brierley	Conversion of existing church to a 3 bed detached dwelling with associated curtilage, parking, landscaping and works. Construction of new vehicular access.
10.06.2020	P0484/20/PM3PA	2 Commercial St, Cinderford	Prior approval for conversion of ground floor retail space to residential.
07.07.2020	P0493/20/FUL	115 High Street, Cinderford	Change of use of ground floor from a veterinary practice to a residential unit/flat. (Revised Description).
16.09.2020	P1228/20/PIP	Cinderford Health Centre, Dockham Rd, Cinderford	Permission in principle for the erection of up to 8 dwellings with associated works.
30.10.2020	P1217/19/FUL	Bream Rugby Social Club, High Street, Bream	Demolition of existing clubhouse, associated changing rooms and outbuilding. Redevelopment of the site to provide residential dwellings (No 8) and new clubhouse and associated parking facilities. (Revised Scheme).
14.12.2020	P1668/20/PM3PA	Hill Farm Stores, Farm Road, Ruardean Woodside	Prior approval for the conversion of ground floor retail space to residential.
08.02.2021	P0009/21/PIP	Land adjacent to Lydney Rugby Club	Permission in principle for the erection of two dwellings. (Revised Scheme).
04.03.2021	P0063/21/FUL	The Old Chapel, High Street, Newnham, Glos	Change of use from mixed use (shop A1 and associated workshop B1) to 3 no. self contained residential units (C3). Insertion of rooflights. Replacement of windows. Re-instatement of external metal railings.

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08.02.2021	P2119/20/FUL	Former St Whites School, Cinderford	Conversion of part former school to two by 2 bed dwellings (subdivision of approved Unit 1 to Units 1A & 1B- revision to approved scheme). Alterations to vehicular access and associated works.
26.03.2021	P2115/20/FUL	The New Inn, Viney Hill	Proposed conversion of skittle alley to 4 no. holiday lets.

14.130 Comments

14.131 Generally, applications have been approved which provide additional services for existing community facilities, storage, alternative community uses, pavilion, lighting, etc.

14.132 However, some facilities have been lost to residential uses, such as a single church, a veterinary clinic, some retail units. The change of use of churches is a continuing trend across the country. However, it is now becoming noticeable that Prior Notification applications have resulted in the loss of community facilities, as this is now permitted development in many cases. 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.

14.133 The application for the the loss of the rugby clubhouse in Bream, does not tell the whole story, as the Rugby clubhouse has been given to be erected in a different location, thus resulting in just the loss of some of the club's land, and not the community/social facility. Similarly, the Cinderford Health Centre already had permission to relocate prior to the above application being permitted.

Policy CSP.9 Recreational and Amenity Land

Implementation	Monitoring Method
Local Authority	Loss of protected land, area and number of sites.

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14.134 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.

14.135 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, but this review was not available for the 2020/21 period.

14.136 There has been no overall loss of recreational or amenity land, as the Bream Clubhouse was approved to be positioned in a different location on the site. No applications have been made for the loss of Forestry Waste land. Additional improvements to existing recreational facilities have been permitted as well as a new cycle route.

14.137 Applications approved using Policy CSP.9.

Date Decided	Application Reference	Address	Description
29.05.2020	P0041/20/APP	Land north of Southend Lane, Newent	Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) of outline permission P1330/18/OUT for residential development (up to 230 dwellings), including infrastructure, ancillary facilities, open space and landscaping.
05.06.2020	P0423/20/FUL	Lydney Rugby Football Club	Erection of a single storey extension to provide new female changing room.

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24.06.2020	P0855/19/OUT	Land north of Ross Road, Newent	Outline application for the erection of 16 dwellings with associated landscaping, parking and works with access from Ross Road. (Some matters reserved).
25.06.2020	P0260/20/APP	Land between Lydney Bypass and Highfield Rd, Lydney	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) for outline permission P0361/15/OUT for the erection of 64 dwellings, open space, infrastructure and ancillary works including the discharge of conditions 07 (Levels), 08 (Car Parking) and 23 (Waste Minimisation).
22.07.2020	P0155/19/FUL	Day House Quarry, Tidenham	Pedestrian and cycle path along 3.4 km length of disused railway starting from the National Dive Centre and connecting with existing Forestry Commission paths.
05.08.2020	P1733/18/FUL	Unlawater Lane, Newnham	Erection of 80 dwellings with associated landscaping, infrastructure, drainage and public open space. Construction of new vehicular access.
25.09.2020	P0457/20/APP	Land at Mannings Farm, Drybrook	Approval of Reserved Matters (layout, scale, appearance and landscaping) pursuant to outline application P1729/16/OUT for the erection of 57 no. dwellings, provision of open space, landscaping and associated infrastructure.
06.10.2020	P0928/20/FUL	Land east of Par Four Lane, Lydney	Variation of Condition 02 (Approved Plans) to allow for changes to approved house type details relating to planning permission P1399/18/FUL (Revised description).
23.10.2020	P0520/20/FUL	Tufthorn Ind Estate, Coleford	Variation of condition 01 (approved plans) of planning permission P1648/07/FUL (Approved plans condition added through P1734/19/NONMAT).
30.10.2020	P1217/19/FUL	Bream Rugby Social club, Bream	Demolition of existing clubhouse, associated changing rooms and outbuilding. Redevelopment of the site to provide residential dwellings (No 8) and new clubhouse and associated parking facilities. (Revised Scheme).

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12.11.2020	P1735/19/FUL	Wyedean School, Beachley Rd, Sedbury	Construction of pedestrian and cycle path along disused railway starting from Bishton Lane to Sedbury Lane then onward connections to Beachley Road via the edge of Wyedean School playing fields and adjacent new housing development.
22.12.2020	P1548/20/FUL	Land north of Southend Lane, Newent	Variation of condition 1 (approved plans) of reserved matters permission reference P0041/20/APP to amend the boundary treatment along the western site boundary and partial associated level changes.
27.01.2021	P1736/20/FUL	Land north of Lower Lane, Berry Hill	Variation of condition 01 (approved plans) of P1547/19/APP due to the archaeological site strip identifying two previously unidentified mining shafts on the site. Affected plots 137-139, 179 and 180 on approved layout plan.
23.02.2021	P2017/20/APP	Land to the west of Rodley Manor, Lydney	Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission P0361/15/OUT to allow for No. 2 additional dwellings and re-plan of No. 5 dwellings.
24.02.2021	P1108/19/FUL	Land adjacent to Highfield Road, Lydney	Erection of 57 No. dwellings with associated landscaping, parking and works. (Amendment to part of the scheme previously approved under P0370/19/FUL for the erection of 166 dwellings).

14.138 It is also highly noticeable that several major planning applications have provided new/improved open space/recreational land during this period, and this demonstrates that real benefits can be achieved for the community through larger scale developments.

Settlement Policies

CSP.10 Cinderford

14.139 Policy CSP.10 was referred to in 6 planning reports in 2020/21 period, or 1.9% of all full, outline, prior notification and change of use applications.

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Hierarchy Status

14.140 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

14.141 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 seek to reverse the slow decline of this centre.

14.142 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 2020/21	Comments
Housing - 1050 dwellings over plan period	0 (Cinderford (C))	Cumulative total of 252 from 2012/13 (Core Strategy Adoption) to 2020/21.
Affordable Housing - 40% sought over sites of 10 units/0.3ha	0	
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

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		Northern Quarter. There are large brownfield sites within Forest Vale which could be redeveloped into major industrial facilities.
Education provision and skills facility	In progress	Significant progress was made in the previous period, with the construction of the new Further Education College (opening in September 2018), and Dean Magna Sixth Form college opening in September 2019.
Town centre provision (as of the 2020 town centre study) - 2600m2 convenience and 2300m2 comparison goods.		The town centre appears to be in decline, with vacant shop fronts increasing to ca. 11%.
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 was awaited (expected Spring 2022).

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Town Centre

14.143 In the 2019/20 period, footfall in the Cinderford town centre appears to have decreased significantly, to 38 in 2020 from 63 in 2019 from 93 in 2018, as calculated on the basis of footfall count over a 10 minute period across an average trading week. The town centre of Cinderford has an excess of 20 pubs, restaurants as well as cafes and take-aways. It also includes a variety of retail outlets as well as a range of places to stay. Post 1960's saw the decline of the mining industry, and programmes began to be aimed at increasing manufacturing employment. Sustainable tourism is now one of the main aspirations of the district.

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

14.144 10 Minute Average Footfall - Cinderford Town Centre, Source: [Cinderford Town Centre Monitoring Report](#)

14.145 2020 footfall is the lowest point in a steady downward trend from nearly three times this number in 1999. Car park usage has also decreased from 3376 in March 2017 to 2879 in March 2018, to 2,501 in March 2019, to 1828 in 2020 based on the number of tickets purchased for Heywood Road car park. Whilst car parking patronage will vary from month to month, the overriding trend appears to be a decrease in usage.

14.146 Both footfall and parking in March 2020 in town centres will be highly influenced by COVID-19, and the national lockdown and stay-at-home orders which were in place.

14.147 One of the attractions for movie lovers nationwide is indeed the Palace Cinema in Cinderford, it happens to be one of the oldest built for purpose cinemas still operating in the country today. The building itself is from the Edwardian era.

14.148 In the world we live in, it is even more crucial to have healthy, vibrant, town centres. It can be said that town centres are known to serve a wide range of people as well as purposes.

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14.149 Within the current environment, in the post pandemic world, town centres as well as the people they serve and engage with are having to adapt to new ways of interaction, operation and usage. COVID has had a profound impact on town centres, and appears to have accelerated some of the changes already underway in town centres. Footfall in April 2020 compared to a year ago fell on average 88% across all town centres.

14.150 In order to remain competitive, town centres need to ensure they provide a level of offer that matches the demand of their current (or intended) visitors and consumers.

14.151 Constraints and Opportunities

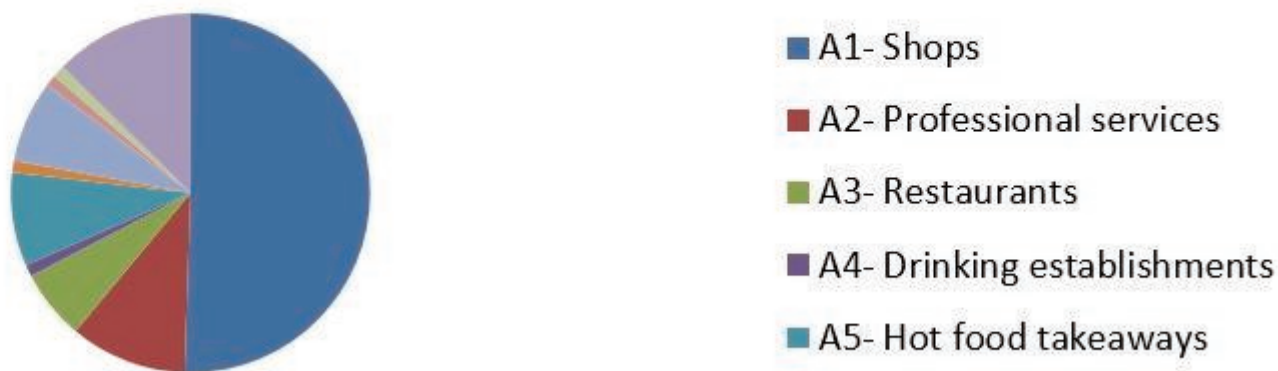
14.152 In order to understand the development and the economic sustainability of a town centre we must study and analyse the current socio-economic factors of the town and the area around. Below are a list of use classes which the buildings and premises within the town centre generally fall into. Analysing the distribution of the use classes through the centre helps to understand how it works.

14.153 The retail and commercial offer is broken down into Use Class Orders. These are the summary of the use classes: A1 – Shops, A2 – Financial and Professional Services, A3 – Restaurants and Cafes, A4 – Drinking Establishments, A5 – Hot Food Takeaways, B1 – Business & Vitality of Place, D1 – Non-residential Institutions, D2 – Assembly and Leisure, Sui Generis – Theatres, Amusement Arcades, Funfair, Launderette, Sale of Fuel, Sale or Display of Motor Vehicles, Taxis, Scrapyard, Hostel, Waste Disposal, Retail Warehouse, Night Club, Casino, Vacant - if the site is vacant.

14.154 The following pie-chart provides an indication of the diversity of uses within the town centre (as recorded between July 2019 to July 2020), as well as the rate of vacant shop fronts:

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Cinderford town centre use class spread 2020



14.155 Cinderford Town Centre Business Use Classes. Source: [Cinderford Town Centre Monitoring Report](#)

14.156 (Nb: The Class Use categories have now changed and the former 'A1, A2 & A3' are now Class 'E' and 'A4 and A5' are 'sui generis'.)

14.157 This use class has mostly consistent from the preceding years, with only some minor variations. The 14% of units were vacant, down from 11% of the total active shop fronts the preceding year. This is well below the national average of 11.5% (Source: Local Data Company). Four of the A1 shops are charity shops, and these appear to stable fixtures over the past 6 years.

14.158 Employment land

14 . Core Strategy Policies

14.159 Forest Vale employment area is the largest employment site in the district; however significant areas within this site lie dormant and are ripe for redevelopment. Forest Vale has infill capacity for some large new facilities on brownfield land, such as manufacturing of heavier industrial uses, should the investment become available. Further brownfield development opportunities exist at the Cinderford Northern Quarter site.

2020/21 Significant Development

14.160 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, flats or bed-sits.

14.161 Appeal outcomes

20/3247082	43 Buckshaft Road, Cinderford, Gloucestershire, GL14 3DS	Demolition of concrete structure – car parking and garage storage on 2 levels – proposed 2 bed bungalow – new dwelling.	Dismissed	CSP.4 of the Forest of Dean Core strategy The Forest of Dean Residential Design Guide Supplementary Planning Guidance 1998 (SPG) Policy AP.4 of the Allocations Plan	There were some concerns regarding overlooking.	The proposal would also be contrary to the SPG, which advises when planning site layouts that, amongst other matters, on a pattern which results in gardens on the private side of the house. Contradiction to NPPF framework
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14 . Core Strategy Policies

				Policy CSP.1 of the Core Strategy		on the point of (safety, inclusiveness and accessibility and which promotes health and well-being, with a high standard of amenity for existing and future users.)
20/3251097	Site Compound, Edmunds Way, St. Whites Road, Cinderford, Gloucestershire GL14 3FD	Revised proposal to P0410/19/FUL. Erection of a pair of 2 bedroom semi-detached houses with associated parking.	Allowed	NPPF, Section 78 of the Town and Country Planning Act 1990, Policies CSP.4 and CSP.5 of the CS AP Policy AP 1 Forest of Dean District Council Allocations Plan 2006 to 2026 (June 2018) (AP)	Proposal could harm the character and appearance of the surrounding area. The main issue in this matter is whether this would be a suitable location for the proposed development, with particular regard to whether it would be an	Site falls within Cinderford settlement boundary. Complies with Policies CSP.4 and CSP.5 of the CS, which state, among other things, that proposals should be resource efficient and make the best use of infrastructure. It

14 . Core Strategy Policies

				and the Forest of Dean District Council Core Strategy Adopted Version (February 2012) (CS)	effective use of land. The Council state that the land to the west has the potential to provide at least 14 family homes. However, no further details have been provided to substantiate this number of dwellings.	would also comply with AP Policy AP 1.
20/3251095	62 Ruspidge Road, Ruspidge GL14 3AE	Extension to rear of dwelling	Dismissed	Policies CSP.1 of the Core Strategy Adopted Version 2012 and AP.1 of the AP	Main issue in this matter is the effect of the proposal on the living conditions of the occupants of 60a Ruspidge Road (60a), with particular regard to outlook.	Sometimes there are strategic level policies and are not directly relevant to the appeal proposal

14 . Core Strategy Policies

CSP.12 Lydney

14.162 Policy CSP.12 was referred to in 9 planning reports, or 2.8% of full, outline, prior notification and change of use applications.

Hierarchy Status.

14.163 Lydney is currently approaching the 11,500 population mark 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.

Description

14.164 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.

14.165 In 2019, a total sum of £2.1 million from the Government's Coastal communities fund has been made available for Lydney this has been funded primarily from taxpayers money. This fund will be made available to help develop the Lydney harbour area as well as works being done for the greater Lydney area and it's surroundings. It is well known that the UK coastline does indeed play a vital role in the economy, history and culture of Britain.

14.166 Major new developments in Lydney include the new Lidl site. The site is adjacent to the bus station. Lydney is considered to be the gateway to the forest.

14 . Core Strategy Policies

Target	Completed 2019/20	Comments
Housing- 1900 dwellings over plan period	139	Cumulative total of 690 completions from 2012/13 (CS adoption) to 2020/21. A further 59 dwellings are under construction.
Affordable housing- 40% sought over sites of 10 units/ 0.3ha	25	34.75% of dwellings completed in 2020/21 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. 75% (this is the area identified 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 room for infill and intensification.
Town centre provision- 600m2 convenience and 1500m2 comparison goods		Lydney town centre has had some investment into 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.

14.167 Town centre

14 . Core Strategy Policies

14.168 The Lydney Town centre assessment for 2020 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

14.169 In the 2019/20 period, footfall appears to have decreased from 67 in 2017 to 40 in 2020, as calculated on the basis of footfall count over a 10 minute period across an average trading week. This is a dramatic reduction since 1999 when it was 212.

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

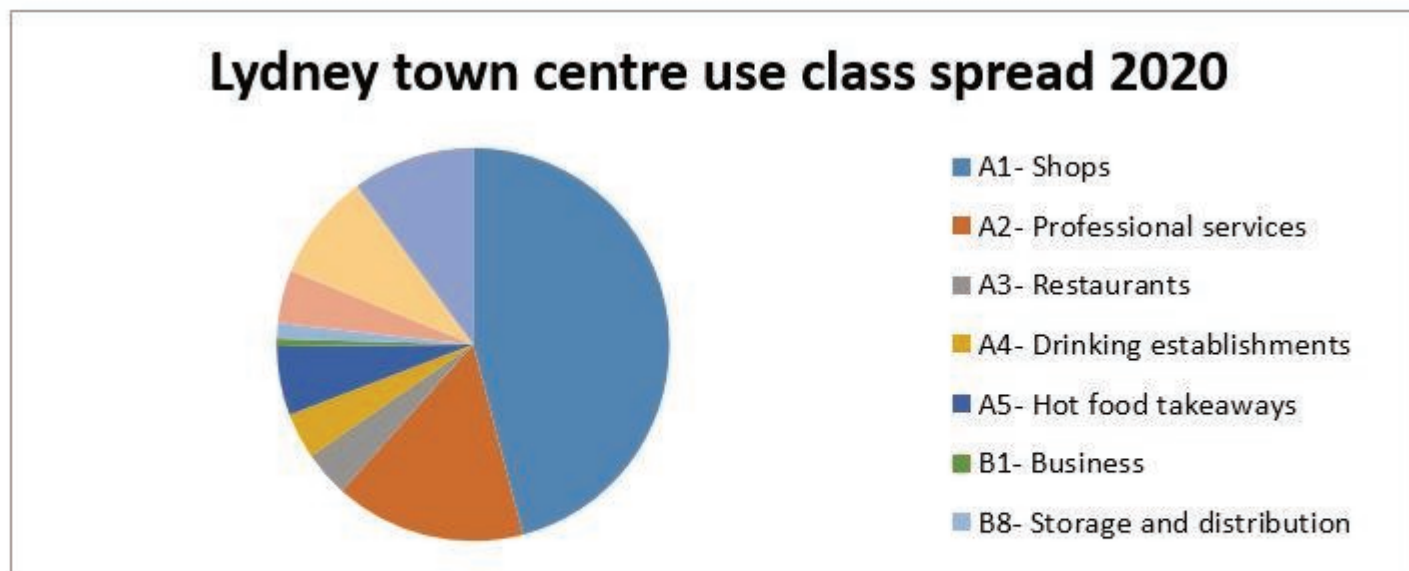
14.170 10 Minute Average Summary Comparisons. Source: Lydney town centre audit (2020) Forest of Dean district council

14.171 It is evident from the above chart that 2020 saw an evident fall in footfall, largely due to the pandemic.

14.172 Car park usage has also decreased from 6815 in March 2017 to 861 in March 2020, based on the number of tickets purchased for the Newerne Street car park in the Lydney town centre. Both footfall and parking in March 2020 in town centres will be highly influenced by COVID-19, and the national lockdown and stay-at-home orders which were in place. It is also noted that the current Co-Op, which is a key site in the town centre, is for sale and may therefore cease trading as a retail unit.

14.173 The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:

14 . Core Strategy Policies



Lydney town centre business use classes

Source: Lydney Town Centre Audit Report (2020) Forest of Dean District Council

14.174 Lydney has two more vacant units in its town centre than it did the preceding year.

14.175 Employment land

14.176 There is some room for expansion and better utilisation of some of these employment sites, particularly the Harbour Industrial area in Lydney, which is estimated to be only 50% occupied. This represents a major unused capacity, with many established business units sitting empty. Around 30% of the business units at Lightmoor Park in Lydney are estimated to be empty. Mead Lane industrial area enjoys higher occupancy rates, however several large facilities use their sites loosely, and further subdivision and infill could be achieved.

14 . Core Strategy Policies

2020/21 Significant Development

P0260/20/APP	Land between Lydney Bypass and Highfield Road	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) for outline permission P0361/15/OUT for the erection of 64 dwellings, open space, infrastructure and ancillary works including the discharge of conditions 07 (Levels), 08 (Car Parking) and 23 (Waste Minimisation).	Approved
P0258/20/APP	Land east of Rodley Manor	Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) for outline permission P0825/18/OUT for the residential development (up to 40 dwellings), associated infrastructure, ancillary facilities, open space and landscaping including the discharge of conditions 02 (levels), 03 (car parking), 04 (landscaping), 05 (means of	Approved

14 . Core Strategy Policies

		enclosure), 08 (lighting scheme), 12 (access) and 16 (cycle parking).	
P1061/20/PIP	Land off Swan Road, Lydney	Permission in principle for the erection of 6 flats.	Approved
P1953/19/APP	Land between Lydney Bypass and Highfield Rd, Highfield Rd, Lydney	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and scale) for outline planning permission P0361/15/OUT for the erection of 148 dwellings, open space, infrastructure and ancillary works.	Approved
P1591/18/APP	Land off Driffield Rd and Allaston Rd, Court Rd, Lydney	Approval of Reserved Matters following outline permission P1284/13/OUT for the erection of 200 dwellings including 20 serviced self-build plots and up to 37 retirement apartments, affordable housing, community building (up to 186sq m) comprising flexible A1/D2 ancillary space, new public open space and new access roads being approved through appeal APP/P1615/A/14/2218921RD) of	Approved

14 . Core Strategy Policies

		Phase A only (approved through P0043/18/DISCON) for 18 residential units.	
P1704/19/FUL	Land South of JD Norman, Lydney Park Boulevard, Lydney	Redevelopment of site to include erection of a discount foodstore (Use Class A1), retail parade (Flexible A1, A2, A3, A4, D2) and builders merchants/trade counter unit (B8) alongside parking, landscaping and associated works.	Refused
P1056/20/FUL	Lydney Car Centre, Newerne Street, Lydney	Erection of a Class A1 food store, associated parking, landscaping and ancillary works. Demolition of existing buildings.	Approved

14.177 Appeal outcomes

14.178 There are no Appeals for 2020/21 associated with the town of Lydney.

CSP.14 Coleford

14.179 Policy CSP.14 was referred to in 5 planning reports, or 1.56% of full, outline, prior notification and change of use applications.

14.180 Hierarchy status

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

14 . Core Strategy Policies

14.182 Description

14.183 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	On track?	Actual
Housing- 650 dwellings over plan period	7	Cumulative total of 479 from 2012/13 (CS adoption) to 2020/21. A further 67 dwellings are under construction.
Affordable housing- 40% sought over sites of 10 units/ 0.3ha	0	
Employment generating uses- 6.8ha identified		Established industrial area within Tufthorn 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- 1200m2 convenience and 1300m2 comparison goods		The town centre is gradually declining but still has steady occupancy rates from the last period

14.184 Town centre

14 . Core Strategy Policies

14.185 The Coleford Town centre assessment for 2019 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

14.186 In the 2018/19 period, footfall appears to have increased from 47 in 2017 to 79 in 2018, and back down to 43 in 2020, as calculated on the basis of footfall count over a 10 minute period across an average trading week. The 2018 figure appears to be an anomaly in a relatively consistent level of foot traffic through Coleford town centre over the past 10 years.

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

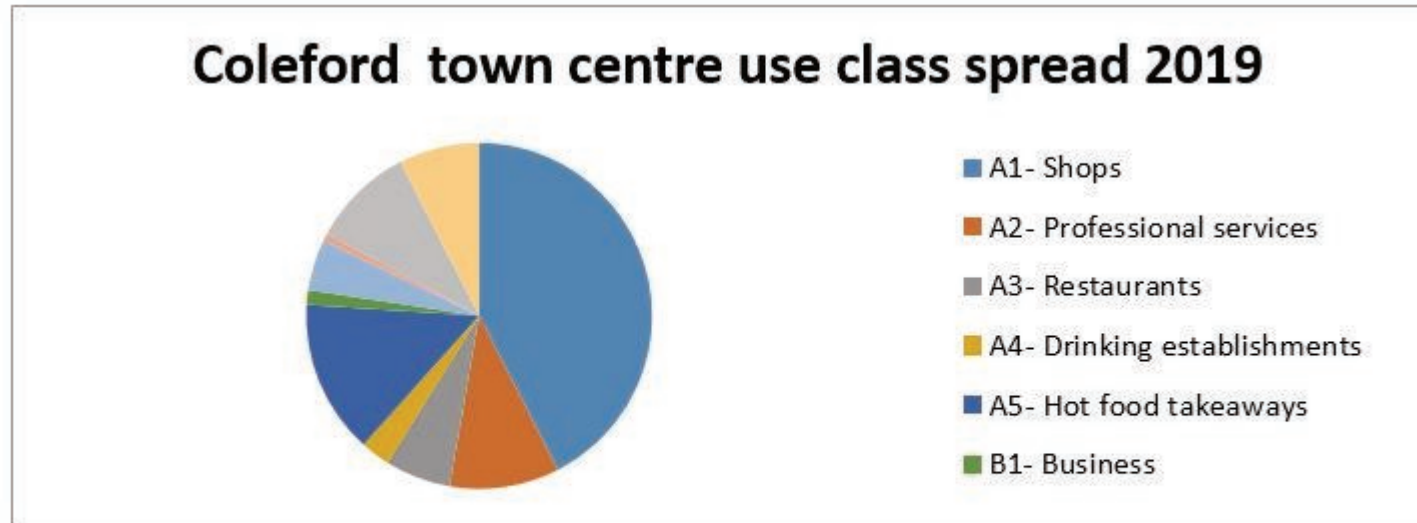
14.187 *10 Minute Average Summary Comparisons. Source: Coleford town centre audit (2020) Forest of Dean district council*

14.188 Car park usage has also increased from 12,552 in March 2017 to 13,823 in March 2018, but shrank back down to 13,335 in 2020 based on the number of tickets purchased for the Railway drive car park, on the basis of parking tickets purchased.

14.189 These two factors combined indicate that the town centre of Coleford is enjoying steady patronage, despite COVID-19 lockdown and stay-at-home orders.

14.190 The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:

14 . Core Strategy Policies



Coleford town centre business use classes

Source: Coleford Town Centre Audit Report (2020) Forest of Dean District Council

14.191 This use class has remained fairly consistent from the preceding years, with only some minor variations. Four of the A1 shops are charity shops, which is down from four the previous year.

14.192 The overall vacancy rate is 8% which is significantly lower than the national average of 11.2% (Local Data Company) as well as the other market town centres of the district. However it is up from 7% the previous year.

14.193 **Employment land**

14 . Core Strategy Policies

14.194 Tufthorn Ave & Mushet Industrial park are well utilised and busy employment sites, well located close to the Coleford town centre and the B428 road. There is one site within Tufthorn Ave which could be converted into new business units (currently used to store containers) but other than this, expansion of the employment area is constrained by housing and new housing approvals on three sides. Nearby Pingry farm provides a possible overflow location to accommodate new employment opportunities for Coleford.

14.195 2020/21 Significant Development

14.196 There are no significant developments in Coleford for this period.

14.197 Appeal Outcomes

19/3241049	2, High Street, Coleford, Gloucestershire, GL16 8HF	Conversion of shop to dwelling with associated works	Allowed	Coleford Conservation Area	The proposal would not result in harm to the character and appearance of the local area, development reinforces existing settlement pattern and in-keeping with the approach to development in the town centre. The premise has an active town centre frontage. Traditionally this	Reflects the importance of the Coleford Conservation Area. The inspector mentions that his findings in respect of the other matters outweighs the conflict with AP policy AP55 and NP policy CTC4.
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14 . Core Strategy Policies

					may not have been approved, however seeing the current climate and conditions, approvals like these are welcomed.	
20/3254461	Land to the east of Harpers Close, Coalway Road, Coleford GL16 7FG	Outline application for the erection of 5 dwellings, construction of a vehicular access and associated works	Dismissed	Policy CSP.4 of the CS Policy AP.1 of the AP Policy CSP.4 of the CS	The proposal would not integrate with the prevailing pattern of development by virtue of its location outside of defined settlement boundaries and would not therefore amount to sustainable settlement expansion. Furthermore, any accessibility credentials of the site in the context of nearby	Inspector refers to Policy CSP.5 of the CS and framework being disputed. Conflict with Section 15, Paragraphs 8 and 127(c) of the Framework, Policies CSP.1 and CSP.2 of the CS, and Policies AP.1, AP.4 and AP.69 of the AP and Policies CC.4 and CNE.1 of the CNDP.

14 . Core Strategy Policies

settlements would not make development in the open countryside otherwise acceptable under Policy CSP.4 of the CS. Even if the adjoining scheme was partially outside defined settlement boundaries when it was granted planning permission, it is now within them for the purposes of the development plan. Decisions should be made based on evidence at the time and under the development plan.

14 . Core Strategy Policies

20/3258302	Owen Farm, Staunton Road, Coleford, Gloucestershire GL16 8QR	Conversion of 2 no. agricultural buildings into 3 no. units of holiday accommodation with associated works. Modifications to approved vehicle layout, parking arrangements and landscaping to that approved under applications P0098/18/FUL and P1176/19/FUL.	Allowed	Section 78 of the Town and Country Planning Act 1990. Policies CSP.1, CSP.4 and CSP.7 of the Core Strategy (2012), and policy AP 1 of the Allocations Plan (June 2018).	The description of development is taken from the submitted Appeal which can be regarded as being a clearer description than the application form. The main issues are whether there is sufficient justification for the proposed holiday accommodation units within this countryside location, its effect on the character and appearance of the landscape area, and whether the proposal would constitute a	The inspector notices that there is public right of way in the site, however there is no aspect of the proposal which should impact this right of way adversely.
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14 . Core Strategy Policies

conversion or a
new build
development.

CSP.15 Newent

14.198 Policy CSP.15 was referred to in 3 planning reports, or 0.93% of full, outline, prior notification and change of use applications.

14.199 Hierarchy status

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

14.201 Description

14.202 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.

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

14 . Core Strategy Policies

Target	On track?	Actual
Housing- 350 dwellings over plan period	47	Cumulative total of 373 from 2012/13 (CS adoption) to 2020/21. Nb. The eventual number will well exceed the early Core Strategy figure of 350. A further 20 dwellings are under construction.
Affordable housing- 40% sought over sites of 10 units/ 0.3ha	10	21.3% 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 town centre allowing further retail and service provision		Town centre remains steady, but experiencing gradual decline

14.204 Town centre

14.205 The Newent Town centre assessment for 2019 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

14.206 In the 2019/20 period, footfall appears to have decreased to 46 in 2019, as calculated on the basis of footfall count over a 10 minute period across an average trading week. COVID-19 may have had a big influence over this low number.

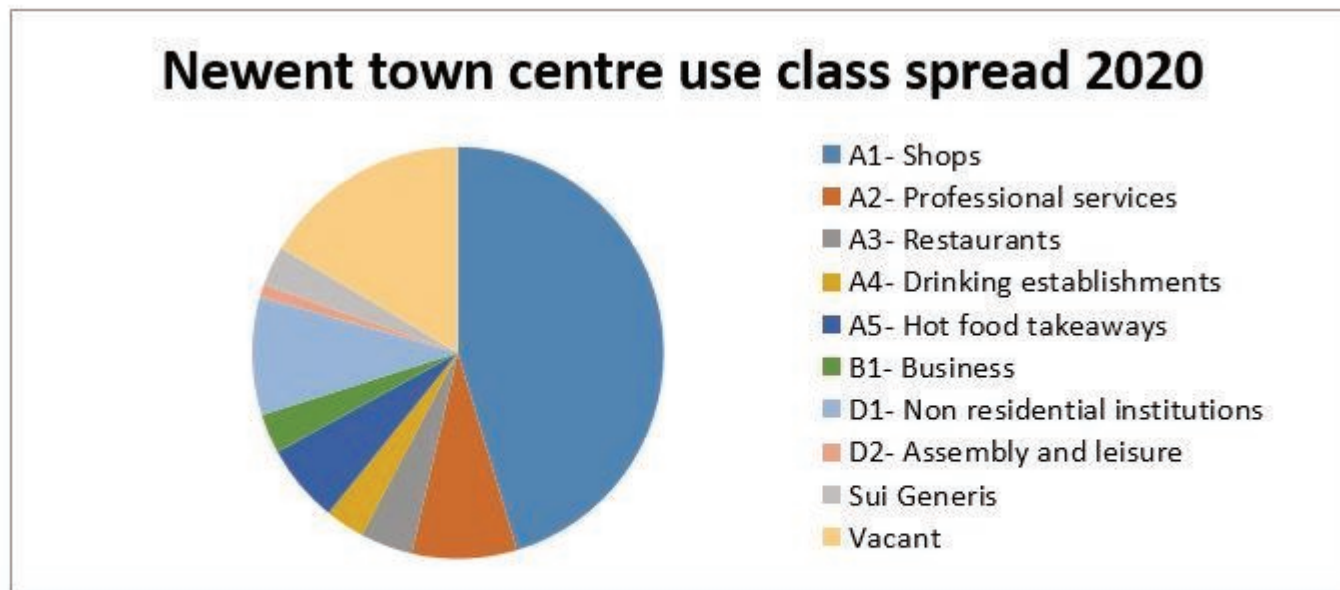
14 . Core Strategy Policies

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

14.207 Car park usage has also decreased from 5316 in March 2017 to 4382 in March 2018, and again 4,471 in 2019, based on the number of tickets purchased for the main town centre car park. Whilst car parking tickets will oscillate from month to month, the overriding trend appears to be a decrease in usage.

14.208 The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:

14 . Core Strategy Policies



Newent town centre business use classes

Source: Newent Town Centre Audit Report (2020) Forest of Dean District Council

14.209 This use class has remained fairly consistent from the preceding years, with only some minor variations. There are three more vacant units than there was the preceding year.

14.210 Employment land

14.211 Newent has a small but active employment area, which is estimated to be operating at full capacity in terms of occupancy rates. A new allocated area is yet to be fully investigated for constraints and has not yet come forward for development.

14 . Core Strategy Policies

14.212 2020/21 Significant Development

P0981/19/FUL	Erection of 36 No. affordable dwellings with associated access, landscaping, parking and works. Demolition of existing greenhouse/outbuilding structures.	Southend Nurseries, Southend Lane, Newent	Allowed
P0855/19/OUT	Outline application for the erection of 16 dwellings with associated landscaping, parking and works with access from Ross Road. (Some matters reserved).	Land north of Ross Rd, Newent	Refused

14.213 Appeals Outcomes

18/3216444	Land at 9 Culver Street, Newent, Gloucestershire, GL18 1DB	Demolition of all of the building works and dig out all foundations, including any associated drainage, within the red lined area as indicated on the attached site	Allowed	Section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991	The streetscene plan showed the roofs of the new houses and their existing neighbours to be the same, but it was clear from the work undertaken so far, they would	The inspector agrees that the streetscene plan was an important element in the decision making process.
				Residential Design Guide		

14 . Core Strategy Policies

location plan numbered 1; b) demolish the boundary treatment located within the blue hatched area on the attached site location plan numbered 1; c) reinstate the boundary treatment along the blue line indicated in the approximate location on the attached site location plan numbered 2; d) regrade the land evenly; e) remove from the land all resultant materials generated through

NPPF

tower over their neighbours. Conditions were also required for the construction method statement, ecology report, tree survey and floor levels. It was agreed parking, turning and access should refer to Rev J, a condition requiring details for foul water discharge has been agreed and no further windows, dormers or rooflights should be allowed. We could introduce a more structured monitoring system

14 . Core Strategy Policies

compliance with Steps 1 to 4 above.

where (x) number of weeks into the development, staff from the council can go and inspect.

2 houses beside the access, plots 1 and 2, which are the most visible part of the development had not been built according to the plans.

When the Council visited the site, following complaints, they saw two houses where the garage block should be and half the garden of No5 taken up by the development. The

14 . Core Strategy Policies

two houses on plots 1 and 2 are now slightly narrower so there is some more room between the plot 2 house and its immediate neighbour, No7 Culver Street. The house on plot 9 has also been moved slightly. It was agreed these changes have no material effect on garden sizes and were essentially minor changes.

19/3240013

14 Glebe Road,
Newent GL18
1BS

Erection of a 2
bed (attached)
dwelling with
associated works
(Demolition/removal

Dismissed

The Council's
Residential
Design Guide
(RDG)

There are
concerns on the
effect of the
proposal on the
character and

Shows the
importance of the
councils
residential design
guide. The

14 . Core Strategy Policies

of existing Chalet and ancillary outbuildings.

CSP1,4 of the Core Strategy 1,AP 4 of Allocations plan 2.

appearance of the area; and whether the proposed development would provide satisfactory living conditions for future residents.

proposal would be contrary to policies CSP1 and CSP4 of the Core Strategy 1, which together state that the design of new development must take into account important characteristics of the environment and reinforce the existing settlement pattern. The scheme would also be contrary to policy AP.4 of the Allocations Plan2 which states that new development will be expected to be of a high quality design making a positive contribution to the

14 . Core Strategy Policies

19/3236737	Land off Bradfords Lane, Newent	Development proposed is up to 50 dwellings, new planting and landscaping, informal open space, car parking, vehicular access point from Bradfords Lane and associated ancillary works	Allowed	Section 78 of the Town and Country Planning Act 1990 Policy CSP.1, CSP.2,5,15 of the Forest of Dean Core Strategy 2012 (LP) Policy AP4 of the Forest of Dean Allocations Plan 2018 (AP)	Quite a complex decision as the development site and the scope itself is on a relatively large scale. Access to the site would be onto a sloping section of Bradford's Lane, close to its junction with Ross Road. The inspector understands that this section of highway can flood after heavy rainfall and be challenging to navigate in icy conditions, the Highway Authority	design quality of the area in which it is proposed. The inspector finds the effect on the character and appearance of the area to slightly extend the settlement into the countryside.
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14 . Core Strategy Policies

					are satisfied that the access arrangements would be safe.	
20/3261805	The Willows, Horsefair Lane, Newent GL18 1RG	Outline application for the erection of a low carbon energy efficient self-build dwelling (associated works to include a vehicular access).	Allowed	Section 78 of the Town and Country Planning Act 1990. Policy CSP.1 of the Forest of Dean District Council Core Strategy, 2012; nor with Policies AP 1 or AP 4 of the Forest of Dean District Council Allocations Plan 2006 – 2026, 2018	It is promising to see that residents are motivated to erect low carbon energy efficient self- build dwellings with vehicular access.	Due to the council unable to demonstrate a five year supply of housing land the inspector is lenient to allow this development, amongst other reasons and considerations.

CSP.16 Villages

14.214 This policy has been referred to in 93 reports for full, outline, prior notification and change of use applications.

14 . Core Strategy Policies

14.215 The largest of the villages that are captured under this policy is **Tutshill/Sedbury**, which is a functional part of Chepstow and is approaching the same population size as Newent. Whilst its population size along should place it higher on the settlement hierarchy, however high levels of out-community mean these settlements do not have a clear centre and lack many key services, as residents rely on services in Chepstow.

P1705/19/APP	Approved	Approval of Reserved Matters (appearance, landscaping, layout and scale) following outline permission P1051/18/OUT for the erection of up to 3 no. dwellings with associated works. (Some matters reserved).	Land adjoining 4 Sedbury Lane, Tutshill
P1735/19/FUL	Approved	Construction of pedestrian and cycle path along disused railway starting from Bishton Lane to Sedbury Lane then onward connections to Beachley Road via the edge of Wyedean School playing fields and adjacent new housing development.	Wyedean School, Beachley Road, Sedbury
P1576/20/FUL	Approved	Erection of a detached dwelling with associated works.	Police House, Gloucester Road, Tutshill

14.216 **Bream** is another large village, and is closely related to Lydney. It is also connected to Yorkley, Pillowell and Whitecroft and has a population of ca. 3470. It is well placed to secondary road networks and has a level of services which means it could sustain more growth.

14 . Core Strategy Policies

P0821/20/FUL	Approved	Conversion of agricultural barn to a dwelling and change of use of land from agricultural with associated works. (Retrospective).	Bulls Court, Coleford Road, Bream
P1106/20/FUL	Approved	Siting of shipping containers for storage of Bream Gardening Society's tables/benches/tent etc..for the Summer show (re-submission).	Bream Sports Club, High Street, Bream
P1217/19/FUL	Approved	Demolition of existing clubhouse, associated changing rooms and outbuilding. Redevelopment of the site to provide residential dwellings (No 8) and new clubhouse and associated parking facilities. (Revised Scheme).	Bream Rugby Social Club, High Street, Bream
P1021/20/FUL	Approved	Change of use of agricultural land to provide six glamping pods with associated works for holiday use.	Land at Bream Court Farm, Coleford Road, Bream

14 . Core Strategy Policies

P0056/20/FUL	Approved	Change of use of from an M.O.T. testing centre to a retail store (A1) including associated parking, alterations and works.	Maypole Garage, Coleford Rd, Bream. Gloucestershire. GL15 6ES
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14.217 Drybrook is a village which has supported a large housing development (Mannings Farm) in the past 12 month period. It is, however, constrained for further large development by the forest fringe.

P0180/20/FUL	Approved	Erection of one pair of semi-detached houses and garage and associated works.	Former Hillview Manse Road Drybrook Gloucestershire GL17 9EH
P0748/20/FUL	Approved	Change of use of existing workshop yard area and office building for B2 and B8 (Polytunnel manufacturing purposes) (Retrospective).	Mannings Farm, High Street, Drybrook
P0457/20/APP	Approved	Approval of Reserved Matters (layout, scale, appearance and landscaping) pursuant to outline application P1729/16/OUT for the erection of 57 no. dwellings, provision of open space, landscaping and associated infrastructure.	Land at Mannings Farm, High St, Drybrook

14 . Core Strategy Policies

P0879/20/FUL	Approved	Conversion of existing lower ground floor level residential dwelling garage/workshop to holiday 2 bed let.	Beech View, Morse Road, Drybrook
P0571/20/FUL	Refused	Conversion of 3 no barns into 4 dwellings with associated works.	Ash Farm, Morse Lane, Drybrook
P1064/20/FUL	Approved	Erection of a petrol filling station forecourt with associated shop, air/water service facilities and residential flat as first floor for use by operator personnel. Demolition of an existing garage and car servicing facility.	Overbrook Garage, Drybrook Road, Drybrook
P0180/20/FUL	Approved	Erection of one pair of semi-detached houses and garage and associated works.	Former Hillview Manse Road Drybrook Gloucestershire GL17 9EH

14.218 Mitcheldean is a large village with a population of some 2,615, which has the benefit of 26ha of employment land.

P1614/20/PIP	Refused	Permission in principle for up to x 9 discounted market sales houses.	Land North of Abenhall Road, Mitcheldean, Gloucestershire
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14 . Core Strategy Policies

P1692/20/LD1	Approved	Application under Section 191 to establish the use of the building as a single dwelling house together with extensions and outbuildings without compliance with conditions 2,3,4, 5 and 6 on Appeal Ref No T/APP/P1615/A/91/197281/P4 dated 23rd April 1992.	The Rookery, Jubilee Road, Mitcheldean
P0487/20/FUL	Approved	Erection of a replacement chalet bungalow. Demolition of existing bungalow and garage. (Revised Scheme).	Chosen View, May Meadow Lane, Mitcheldean
P0469/20/FUL	Approved	Erection of a replacement dwelling (Demolition of existing dwelling).	Dell House, Wigpool Common, Mitcheldean
P0645/20/FUL	Approved	Conversion of barns into two dwellings each supported by detached annexe and garage together with associated works.	Folly Farm, Abenhall Rd, Mitcheldean
P0662/20/FUL	Approved	Erection of a timber log cabin and formation of hardstanding area all associated with the provision of a farm milk vending machine.	Bilbut Farm, Bradley Court Road, Mitcheldean

14 . Core Strategy Policies

P0979/20/FUL	Approved	Erection of a detached dwelling.	Land East of Silver Street, Mitcheldean
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15 . Allocations Plan

15 Allocations Plan

15.1 The Allocations Plan was adopted on the 28th June 2018. During the monitoring period of 1st April 2019 to 31st March 2020, 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.

15.2 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.

15.3 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 2020 to 31st March 2021 (total 321 applications (326 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	304 (94.7%)	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.

15 . Allocations Plan

AP.2 Renewable Energy	14 (4.4%)	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 marginally increased since last year, and it is expected that this will continue to rise as more renewable energy applications are received in an attempt to combat climate change and reach net zero by 2030 in the district.
AP.3 Mixed Uses & Proximity	7 (2.2%)	This policy is generally cited for proposals to subdivide existing business units, but has also been used for large numbers of new dwellings as well as some agricultural applications.
AP.4 Design of Development	310 (96.6%)	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	96 (29.9%)	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.

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AP.6 Locally Distinctive Areas	2 (0.62%)	Provides policy mechanism for development proposals which fall within designated Locally Distinctive Areas. All the applications citing AP.6 are for dwellings or conversion to dwelling.
AP.7 Biodiversity	193 (60.1%)	This policy refers to national and European guidance on designated habitat sites. It is referred to in over half of the planning reports, many of which are not within or adjoining designated sites. It is highly noticeable that this policy is engaged for the erection of dwellings (ranging from single units to major proposals) as well as agriculture, tracks, tourism, commercial proposals. The % of applications citing this policy has also risen by 4.12% in the last year.
AP.8 Green Infrastructure	93 (29%)	This policy is referred to in almost one third of the planning reports, which is slightly higher in percentage than the previous year. Applications citing AP.8 are generally for dwellings, agricultural buildings, tourism (holiday park), stables, a natural burial site and a supermarket, amongst others. This demonstrates that the policy is taken into account and landscaping/biodiversity betterment has

15 . Allocations Plan

formed part of the evaluation, there are 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 be need to be adapted 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.

This policy is only referenced in 2 applications:

A refusal for a change of use of stable to residential bungalow in Rudford. The policy was quoted but did not form part of the refusal reason.

A refused outline application for 16 dwellings on Ross Rd, Newent, where the policy was quoted and evaluated. The development was

AP.9 Herefordshire & Gloucestershire Canal 2

15 . Allocations Plan

considered to ensure the protection of the canal, but the application was refused on other grounds.

AP.13 Hartpury College 5

This policy has been used in each of the 5 applications for improved facilities at the Hartpury College site. This demonstrates that this policy is used appropriately for applications at the college.

AP.14 Locally Valued Landscape May Hill 2

This policy has been cited in two applications for approval of a dwelling and a shepherds hut. The policy has been used as a basis for the evaluation of the proposals on the character and appearance of the landscape, highlighting the pivotal role of this policy.

AP.21 Staunton Court 2

A Prior Notification (permitted development) application at Staunton Court for an agricultural building was refused on the grounds that it was not necessary for agricultural purposes, and did not accord with this policy. This policy has been used to guide the decision.

A further application was approved for an agricultural building, citing this policy.

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AP.23 National Diving Centre	1	A single application for the change of use of a workers cabin to holiday let accommodation was approved, using this policy to evaluate the principle of tourism on the site as well as impacts on character and landscape.
AP.29 Wye Valley	7	This policy reinforces the role of the Wye Valley AONB. It has been cited in 7 applications. All of these applications took into account and used Policy AP.29 in their evaluation with regards to landscape character.
AP.30 Cinderford Town Centre	2	2 applications cited this policy. One application was approved for the Change of Use from retail to residential, however this was a prior approval application, so the policy was only quoted and not used for evaluation. Similarly, an application for flats was refused, and the policy was cited but not used for evaluation purposes.
AP.36 Forest Vale Cinderford Industrial Estate	1	2 applications cited this policy. The officers used this policy to evaluate the principle of development for a new training centre (mock building site) but only cited it in the policies (not the evaluation) for an access alteration.

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AP.37 - Valley Road, Cinderford	1	This policy has been used to evaluate the application of a change of use of a unit in detail, demonstrating the importance of having a specific policy for this industrial area.
AP.39 Lydney Town Centre	1	This policy was cited and used in the evaluation of the principle of development for a major retail unit in the town centre, highlighting the importance of the policy.
AP.40 Lydney Town Centre, Retail and mixed use including Public Space	1	This policy was cited and used in the evaluation of the principle of development for a major retail unit in the town centre, highlighting the importance of the policy.
AP.47 East of Lydney	5	This policy has been used to evaluate the 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.
AP.48 Employment Uses including Foundry Site	1	This policy was used in the evaluation of the refusal for a discount food store.

15 . Allocations Plan

AP.55 - Coleford Town Centre	1	A single application was approved for the change of use of a hotel to holiday accommodation, and although this policy was quoted, it was not used in the evaluation of the proposal.
AP.61 - Tuffthorn Avenue and Pingry Farm - Employment sites	1	This policy was cited in the principle of development section of the officer's report for an enterprise park.
AP.64 Land at Ellwood Road, Milkwall	2	This policy was cited in 2 applications, but not used within the evaluation of the proposals.
AP.69 - Locally Valued Landscape	1	This policy was cited in a single application for a holiday lodge and was used for the evaluation of the principle of development and character and appearance.
AP.74 South of Southend Lane, Newent	2	This policy has been used for the evaluation of 2 applications relating to this site (different schemes) and this demonstrates the appropriateness of a policy for this allocated site, particularly in terms of affordable housing expectations.
AP.75 - North of Southend Lane, Newent	2	2 applications for the erection of 230 dwellings were submitted and both took into account this policy in the Principle of

15 . Allocations Plan

AP.79 - Ross Road, Newent	1	Development section, demonstrating the need for site specific policies for large allocations.
AP.82 - New Road and High Street Bream	1	An application for 16 dwellings was refused, and the report used this policy not only in the evaluation but also in the reason for refusal. The scheme was contrary to the aims of this policy, highlighting the importance of this site specific policy.
AP.90 - Transport Depot A4136	1	This policy was used within the Principle of Development section of the officer's report for the redevelopment of the Rugby site to create dwellings. This demonstrates the importance of the policy for this area.
AP.98 - High Street, Newnham on Severn - additional conservation policy	1	The report for a single application on this site for landscape works used this policy in the evaluation, demonstrating the appropriateness and usefulness of a policy for this large industrial site.
AP.98 - High Street, Newnham on Severn - additional conservation policy	1	A single application for change of use of mixed use (former chapel) to residential was approved, referring to this policy, but not using it in detail with regards to the importance of the heritage asset. Perhaps this policy was accidentally missed, or needs

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more recognition when dealing with applications of these 'frontage' buildings on the High Street.

This policy has been cited in 3 applications for dwellings, one of which is for a major allocated site (80 dwellings) whereby the scheme was evaluated directly against this policy and considered acceptable. This demonstrates the importance of sound policies for allocation sites.

This policy has been cited in 2 applications. In both, this policy has been used in the evaluation of the character and appearance.

AP.100 - Land North of Newnham on Severn and adjoining Unlawater Lane 3

AP.109 - Locally Valued Landscape Staunton/Corse 2

16 . Appeals Outcomes

16 Appeals Outcomes

16.1 There have been 46 appeals decided between 1st April 2020 to 31st March 2021.

16.2 Of the 46 appeals relating to planning applications: 20 have been allowed.

- 24 were dismissed (one being a split decision)
- 2 were split decisions.

Application Ref.	Site Address	Description of Proposal	Appeal Outcome	Policy References	Comments	Lessons learned (re. policies)
20/3253117	Land adjoining 1 Hawkwell Row, Drybrook GL17 9DE	Erection of up to four dwellings with associated landscaping, parking and works and demolition of existing buildings at Land adjoining 1 Hawkwell Row, Drybrook GL17 9DE	Allowed	CSP.4 CSP.5 CSP.16 AAP, Policy 22	The application has been permitted subject to the attached conditions. For eg, foul and surface water scheme to be submitted. In order to ensure appropriate drainage is provided. In total, there are 13 schedule's of conditions attached. The policies reflect the importance of sustainable housing as well as impact on local character.	The inspector gave importance primarily to policies within the Core Strategy on this particular case.

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20/3251296	Land to the rear of 1 Merthyr Terrace, New Road, Upper Lydbrook, Lydbrook GL17 9PT	Erection of new detached two-storey 3-bed dwelling and associated parking and amenity space, formation of steps for access to School Rd	Dismissed	Forest of Dean District Landscape Character Assessment 2002 (LCA)	<p>Various issues with the proposal, including adverse effects on the character, appearance and appeal of the area.</p> <p>The size and nature of the dwelling is not appropriate in the surroundings in which it is seeking to get planning permission for.</p> <p>We need to look closely at the appropriateness of developments within areas and try to preserve the natural and aesthetic characteristics of the place.</p> <p>Adequate living conditions is an issue and privacy is a concern.</p>	<p>The inspector gave importance on the character and appearance aspects.</p> <p>Also highlights that the appellant in support had referred to two schemes which is not appropriately in context here as they relate to a different geographical context. Conflicts with Policy AP 4.</p>
19/3241049	2, High Street, Coleford, Gloucestershire, GL16 8HF	conversion of shop to dwelling with associated works	Allowed	Coleford Conservation Area	<p>The proposal would not result in harm to the character and appearance of the local area, development reinforces existing settlement pattern and in-keeping with the approach to development in the town centre. The premise has an active town centre frontage. Traditionally this may not have been approved, however seeing the current climate and conditions, approvals like these are welcomed.</p>	<p>Reflects the importance of the Coleford Conservation Area. The inspector mentions that his findings in respect of the other matters outweighs the conflict with AP policy AP55 and NP policy CTC4.</p>

16 . Appeals Outcomes

18/3216444	Land at 9 Culver Street, Newent, Gloucestershire, GL18 1DB	Demolition of all of the building works and dig out all foundations, including any associated drainage, within the red lined area as indicated on the attached site location plan numbered 1; b) demolish the boundary treatment located within the blue hatched area on the attached site location plan numbered 1; c) reinstate the boundary treatment	Allowed	Section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 Residential Design Guide NPPF	The streetscene plan showed the roofs of the new houses and their existing neighbours to be the same, but it was clear from the work undertaken so far, they would tower over their neighbours. Conditions were also required for the construction method statement, ecology report, tree survey and floor levels. It was agreed parking, turning and access should refer to Rev J, a condition requiring details for foul water discharge has been agreed and no further windows, dormers or rooflights should be allowed. We could introduce a more structured monitoring system where (x) number of weeks into the development, staff from the council can go and inspect. 2 houses beside the access, plots 1 and 2, which are the most visible part of the development had not been built according to the plans. When the Council visited the site, following complaints, they saw two houses where the garage block should be and half the garden of No5 taken up by the	The inspector agrees that the streetscene plan was an important element in the decision making process.
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16 . Appeals Outcomes

	<p>along the blue line indicated in the approximate location on the attached site location plan numbered 2; d) regrade the land evenly; e) remove from the land all resultant materials generated through compliance with Steps 1 to 4 above.</p>		<p>development. The two houses on plots 1 and 2 are now slightly narrower so there is some more room between the plot 2 house and its immediate neighbour, No7 Culver Street. The house on plot 9 has also been moved slightly. It was agreed these changes have no material effect on garden sizes and were essentially minor changes.</p>	
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19/3240013	14 Glebe Road, Newent GL18 1BS	Erection of a 2 bed (attached) dwelling with associated works (Demolition removal of existing Chalet and ancillary outbuildings.	Dismissed	The Council's Residential Design Guide (RDG) CSP1,4 of the Core Strategy 1, AP 4 of Allocations plan 2.	There are concerns on the effect of the proposal on the character and appearance of the area; and whether the proposed development would provide satisfactory living conditions for future residents.	Shows the importance of the councils residential design guide. The proposal would be contrary to policies CSP1 and CSP4 of the Core Strategy 1, which together state that the design of new development must take into account important characteristics of the environment and reinforce the existing settlement pattern. The scheme would also be contrary to policy AP.4 of the Allocations Plan2 which states that new development will be expected to be of a high quality design making a positive contribution to the
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16 . Appeals Outcomes

						design quality of the area in which it is proposed.
20/3247082	43 Buckshaft Road, Cinderford, Gloucestershire, GL14 3DS	Demolition of concrete structure – car parking and garage storage on 2 levels – proposed 2 bed bungalow – new dwelling.	Dismissed	CSP.4 of the Forest of Dean Core strategy The Forest of Dean Residential Design Guide Supplementary Planning Guidance 1998 (SPG) Policy AP.4 of the Allocations Plan Policy CSP.1 of the Core Strategy	There were some concerns regarding overlooking.	The proposal would also be contrary to the SPG, which advises when planning site layouts that, amongst other matters, on a pattern which results in gardens on the private side of the house. Contradiction to NPPF framework on the point of (safety, inclusiveness and accessibility and which promotes health and well-being, with a high standard of amenity for existing and future users.)

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20/3260868	54 The Scarr, Proposed Newent GL18 1DQ	Conversion of outbuilding to domestic property.	Dismissed	Permitted development (PD) under schedule 2, Part 3, Class Q(a) of the GPDO	The main issue is whether or not the proposed development would be permitted development (PD) under schedule 2, Part 3, Class Q(a) of the GPDO. There is no evidence of any agricultural activity and judging from the interior, the building seems to have been used as domestic storage.	In terms of policy class Q has been given great importance in this case. Criterion (g) of Class Q precludes development which would result in the external dimensions of the building extending beyond those of the existing.
20/3251095	62 Ruspidge Road, Ruspidge GL14 3AE	Extension to rear of dwelling	Dismissed	Policies CSP.1 of the Core Strategy Adopted Version 2012 and AP.1 of the AP	Main issue in this matter is the effect of the proposal on the living conditions of the occupants of 60a Ruspidge Road (60a), with particular regard to outlook.	Sometimes there are strategic level policies and are not directly relevant to the appeal proposal
20/3256199	Barn at Meredith Lane, Tibberton, Gloucestershire - Grid Ref Easting:	Conversion of barn to create 1no. 'smaller' dwelling and 1no. 'larger' dwelling.	Dismissed	Schedule 2, Part 3, Class Q of the Town and Country Planning (General	Issue is whether the proposal would be permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('GPDO'), with particular regard	It is clear that the case involves matter of judgement. Conflict of policies can potentially be an issue, on occasion further clarity may be required.

16 . Appeals Outcomes

	376442 Grid Ref Northing: 221492			Permitted Development) (England) Order 2015 (as amended) ('GPDO')	to whether the extent of the proposed works to the building go beyond those permitted under Class Q.	Protected species have been taken into consideration. Preliminary Ecological Appraisal (PEA). Class Q of TCPA has been given major importance in this case.
3255038	Bayliss Farm, Staunton, Gloucester GL19 3RJ	Conversion of existing barn to dwelling with associated parking, landscaping and works	Dismissed	Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)	Issue is whether the works are conversion or not and whether the site is in an appropriate location in accordance with the area's development strategy and in relation to services.	Policy CSP.4 of the CS is given prominence which states that areas outside of defined settlement boundaries will be treated as part of the open countryside. The site is therefore in the open countryside for the purposes of this appeal, some can make this point debatable.

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20/3250310	Land adjacent to Boseley Court, Blaisdon Road, Westbury on Severn, Gloucestershire GL14 1LT	Breach of planning control as alleged in the notice is: The construction of 2 large hardstandings and the material change of use of the land to a storage yard.	Dismissed	NPPF, s177(5) of the 1990 Act section 172 of the 1990 Act The Town and Country Planning (General Permitted Development) Order 2015	Enforcement is based on insufficient information demonstrating there would be no harm to a waterbody habitat and amphibians. There is no substantive information on this from either appeal party. The storage of modern diggers, dumpers and heavy machinery in the orchard have a jarring visual presence that conflict with the period appearance of the grade II listed building and they are alien to the wider rural setting. Policies can be brought in to address specific needs within the rural and listed building setting.	The inspector gave importance to primarily policies within the core strategy. The NPPF as well as S177(5), Section 172 of the 1990 act is given prominence.
19/3242248	Callow Hill Farmhouse, Brand Green, Redmarley, Gloucester GL19 3JE	Conversion of redundant barn to holiday accommodation without complying with conditions attached to planning permission Ref DF10163,	Dismissed	Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73A of the Town and	The conditions in dispute are b) and e) which state: b) The holiday accommodation for which permission is granted shall only be occupied for a period not exceeding 4 weeks for any single letting and a return within 4 weeks by the same household shall not be permitted. A statutory declaration from Graham Williams, the previous owner, more generally claims to have undertaken unspecified works; he does not narrow	There is special importance given to the architectural and historic interest of Callow Hill Farmhouse, which as mentioned is a Grade 2 listed building. Also replacement of the historic staircase is said to be awkward

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		dated 7 December 1993		Country Planning Act 1990, NPPF.	down exactly what was done. Nor does this declaration state when whatever works he is referring to took place; not even to a particular year.	and prominent. Great weight given on conservation of designated heritage assets. (CSP 1 and AP 4 & 5) of the allocations plan.
19/3244057	Chibblers Hill Farm, Chibblers Hill, Kempley GL18 2BT	Conversion of a barn to a dwelling subject to an agricultural occupancy condition.	Dismissed	78 of the Town and Country Planning Act 1990	<p>The main issues include creating isolated homes in the countryside.</p> <p>Also in addition having regard for the appropriate size for a rural worker to live can be one of the key elements to consider.</p> <p>The Planning Practice Guidance (the Guidance) indicates that relevant to the consideration of a rural worker's dwelling is the degree of confidence that the enterprise will remain viable for the foreseeable future. In this respect the size of the dwelling and its likely value as part of any future farm purchase is an issue that needs to be examined.</p>	No conflict with Policies CSP.4 of the Core Strategy and Policy AP 1 of the Forest of Dean District Council Allocations Plan 2006 to 2026 (June 2018) (the Allocations Plan) in certain aspects, some aspects conflict with Policies CSP.1 and CSP.4 of the Core Strategy, Policies AP 1 and AP 4 of the Allocations Plan and the Framework.

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20/3259979	Cross Stores and land to the rear of Main Road, Alvington GL15 6AX	Erection of 3 No dwellings with associated parking, landscaping and works. Erection of 1 No garage. Demolition of existing shop and store.	Dismissed	Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policies CSP.1, CSP.4 and CSP.16 of the Forest of Dean District Council Core Strategy 2012 (CS) and Policies AP.4 and AP.5 of the Forest of Dean District Council Allocations Plan 2018 (AP) and Policies NE3, BE1 and BE2 of the Alvington Parish Neighbourhood	Slight long term safety concern as the site is located off of Church Lane, which is a narrow vehicular highway to the north east. It forms a junction with Main Road, which is the principal vehicular highway running through the area and is located immediately adjacent to the site to the north west. The site's existing access point along Church Lane is currently used by up to four existing dwellings and is in the vicinity of the Main Road junction.	It is not clear how Policies CSP.1 (environmental design), CSP.4 (settlement strategy) and CSP.16 (village strategy) of the CS, as set out on the decision notice, relate explicitly to highway safety and therefore have not informed the assessment of this main issue. Special attention has been given to the desirability of preserving or enhancing the character or appearance of Alvington Conservation Area, in accordance with the statutory duty set out in Section 72(1) of the Planning (Listed
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				Development Plan 2019 (NDP).		Buildings and Conservation Areas) Act 1990.
20/3254639	Five Acres, School Crescent, Corse, Gloucester, GL19 3RE	Proposed is construction of new barn.	Dismissed	Section 78 of the Town and Country Planning Act 1990	The main issue is the effect of the proposed development on the character and appearance of the Snigs End (Staunton and Corse) Conservation Area and, linked to that, whether the proposal would preserve the setting of Grade II listed 'Freedom Cottage'. It is noted that the listed building can be seen from the appeal site, it is within the setting. At the site visit, the existing barn was partly blocked from view by Freedom Cottage when standing on the road in front. The proposed building would be rise above and be more easily seen to the side of Freedom Cottage, albeit at a distance. This would lead to the listed building being increasingly enclosed by large outbuildings, which is not in keeping with the traditional and characteristic, low-level, low-density setting.	Focused on Policy AP 109 of the Forest of Dean allocations plan 2006 to 2026 (adopted 2018). CSP1, Policies AP 4 and 5 (importance given to local character and preserving the historic environment).

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3258356	Flossies Cottage, Viney Hill, Lydney, Gloucestershire GL15 4LY	Change of use of land to provide additional residential curtilage, the erection of annexe accommodation with solar panel array, to be used in association with the main dwelling.	Allowed	CSP.1, CSP.4 and CSP.16 of the Core Strategy, and policy AP.1 of the Allocations Plan	The main concern is whether the development would be effectively a new dwelling and, if so, whether this would be a suitable location for a new dwelling given its countryside location. The solar panels would be adjacent to the proposed annex but slightly further down the slope of this hill. This does mean that a change of use of this land is proposed, but there is no objection to this or the positioning of the panels from the Council with regards this aspect of the proposal.	CSP 1,4,16, AP.1 given major importance amongst others.
19/3238865	Green Hill Farm, Dymock, Gloucestershire GL18 2AD	Demolition of existing poultry shed and replacement with new abattoir.	Allowed	CSP.1 of the Council's Core Strategy (CS) National Planning Policy Framework , P.22 including paragraph 127 f)	The current proposal addresses the reasons why the previous appeal was dismissed, which related to effects on living conditions with regard to odour. In addition to odours, the Council has expressed concerns about the potential effects of noise in refusing the resubmitted proposal. The Council also refers to policies AP1 and AP4 of its Allocations Plan 2006 to 2026 (AP)23 within its first reason for refusal relating to odours. However, policy AP1 relates to the broad	Updated Odour Assessment and odour management plan has been submitted with the appeal. Inspector states that the actual odour emissions do not exceed the modelled levels described in the OA.

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					issue of sustainable development which is more appropriately considered within the case.	
20/3254461	Land to the east of Harpers Close, Coalway Road, Coleford GL16 7FG	Outline application for the erection of 5 dwellings, construction of a vehicular access and associated works	Dismissed	Policy CSP.4 of the CS Policy AP.1 of the AP Policy CSP.4 of the CS	The proposal would not integrate with the prevailing pattern of development by virtue of its location outside of defined settlement boundaries and would not therefore amount to sustainable settlement expansion. Furthermore, any accessibility credentials of the site in the context of nearby settlements would not make development in the open countryside otherwise acceptable under Policy CSP.4 of the CS. Even if the adjoining scheme was partially outside defined settlement boundaries when it was granted planning permission, it is now within them for the purposes of the development plan. Decisions should be made based on evidence at the time and under the development plan.	Inspector refers to Policy CSP.5 of the CS and framework being disputed. Conflict with Section 15, Paragraphs 8 and 127(c) of the Framework, Policies CSP.1 and CSP.2 of the CS, and Policies AP.1, AP.4 and AP.69 of the AP and Policies CC.4 and CNE.1 of the CNDP.
20/3256799	Harts Farm, Chapel Lane, Redmarley, Gloucester GL19 3JF	Change of use of permitted annexe to residential dwelling with	Dismissed	Section 78 of the Town and Country Planning Act 1990	The proposed curtilage for the new dwelling would make the annexe appear as a somewhat isolated pocket of development within the setting of the listed building. It would be surrounded by the	Even though the inspector does not disagree that the provision of a hedge generally does not

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		associated curtilage (amended resubmission)			existing curtilage of the farmhouse and as such would visually intrude on the setting of the listed building, and would compromise its setting. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) requires special regard to be had to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses when dealing with planning applications.	consist as development the formation of an external amenity space for the residential dwelling would be introducing a change to the setting of the listed building. The proposal is contrary to policies CSP.1, of the Forest of Dean Core Strategy (CS) and policies AP.4 and AP.5 of the Allocations Plan, the Act and paragraphs 193 and 196 of the Framework.
20/3248971	Hollybank Cottage, Glasshouse Lane, Huntley, GL19 3HL	Erection of a detached oak framed garage	Allowed	Policy CSP.1 of the Forest of Dean District Council Core Strategy 2012 (Core Strategy)	Development not harmful to the character and appearance of the area.	It would not be contrary to the National Planning Policy Framework, Planning Policy Guidance and National Design Guide which collectively

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				<p>Policy CSP.4 of the Core Strategy</p> <p>Policy AP 1 of the Forest of Dean District Council Allocations Plan 2018</p>		<p>provide a presumption in favour of sustainable development, stating good design is a key aspect of sustainable development.</p>
20/3264293	<p>Honeyfield Barn at Rock Farm Bungalow, Coldharbour Road, Brockweir, Gloucestershire NP16 7NN</p>	<p>Conversion and extension of existing stone barn and dairy and demolition of modern barns to reflect historic layout and provide one dwelling with garage and store.</p>	Dismissed	<p>Section 78 of the Town and Country Planning Act 1990</p> <p>CSP.16, Para 7.75</p>	<p>Being outside of a settlement boundary the site is within the open countryside insofar as development plan policy is concerned.</p>	<p>The inspector suspects that the future inhabitants would greatly rely on private transport ie cars/ bikes as limited facilities within walking distance to the site. The proposal is contrary to Core Strategy policies CSP.4 and CSP16 of the Core Strategy, and policy AP.1 of the Allocation Plan.</p>

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20/3258541	Hope Cottage, Great Bouldson, Newent, Gloucestershire GL18 1JJ	Conversion of existing garage and games room above to a holiday cottage without complying with conditions attached to planning permission Ref P0409/08/COU, dated 26 June 2008.	Allowed	Section 78 of the Town and Country Planning Act 1990 CSP4, CSP 16, CSP 5, AP1 and AP 4 of the Allocations Plan	There were 2 main concerns where 2 of the conditions were in dispute. Condition 3 and 6. The supporting text to policy AP1 (which relates to the need for development to be sustainable) states that in considering accessibility a key question is how easily the development can be accessed by modes other than private car.	The proposal to remove Condition 3 would be contrary to policies CSP.4, CSP.5 and CSP.16 of the Core Strategy, and policies AP.1 and AP.4 of the Allocations Plan.
19/3236737	Land off Bradfords Lane, Newent	Development proposed is up to 50 dwellings, new planting and landscaping, informal open space, car parking, vehicular access point from Bradfords	Allowed	Section 78 of the Town and Country Planning Act 1990 Policy CSP.1, CSP.2,5,15 of the Forest of Dean Core Strategy 2012 (LP)	Quite a complex decision as the development site and the scope itself is on a relatively large scale. Access to the site would be onto a sloping section of Bradford's Lane, close to its junction with Ross Road. The inspector understands that this section of highway can flood after heavy rainfall and be challenging to navigate in icy conditions, the Highway Authority are satisfied that the access arrangements would be safe.	The inspector finds the effect on the character and appearance of the area to slightly extend the settlement into the countryside.

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		Lane and associated ancillary works		Policy AP4 of the Forest of Dean Allocations Plan 2018 (AP)		
20/3244241	Land off Lansdown Road, Bream, Gloucestershire GL15 6NE	Erection of a detached dwelling with amended access	Dismissed	Policy CSP.1 of the Core Strategy, and policies AP.1 and AP.4 of the Allocations Plan	The development would ensure the retention of acceptable living conditions of neighbours to the site, whilst also providing a sufficiently good level of amenity for future occupiers. The proposal is therefore in accordance with policy CSP.1 of the Core Strategy, and policies AP.1 and AP.4 of the Allocations Plan, which require development to be sustainable, respects the amenity of residents, amongst other things. The main issues are the effect of the development on (1) the living conditions of both neighbours to the site and future occupiers of the proposed house, and (2) highway safety relating to the proposed access.	The inspector paid close attention to the views from the property and development, direct and indirect views were taken into consideration. Proposal in accordance with Policy CSP.1 of the CS, and policies AP.1 and 4 of the allocations plan.
20/3250954	Little Hawthorns, Hawthorns	Change of use of residential outbuilding to 1 bed holiday	Allowed	Policy CSP.1 of the Forest of Dean Council 23 February	The proposed extension would be a substantial addition to what is currently a modest building. However, whilst the addition would increase the overall bulk	The appeal site is well removed from any identified settlement boundary, therefore,

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	Road, Drybrook GL17 9BS	let for persons with limited mobility (mobility scooter adapted) by removal of porch and replaced by bedroom		2012 Core Strategy (Core Strategy)	of the building, the design draws inspiration from the existing building with regards to its roof design and materials, along with the overall fenestration of the extension.	as defined by Policy CSP.4 of the Core Strategy, it lies within the open countryside. Policy CSP.4 identifies that it expects most changes to take place within towns and villages within existing settlement boundaries.
19/3243655	Little Orchard, Penmoel Lane, Woodcroft, Gloucestershire NP16 7LG	Development of land without complying with conditions subject to which a previous planning permission was granted.	Allowed	Section 78 of the Town and Country Planning Act 1990 Policy CSP.1 of the Forest of Dean Core Strategy, and Policies AP.1 and AP.4 of the Allocations Plan	The main difference in this appeal appears to be that the evergreen hedge has grown taller and the appellant states this would be maintained at a height of 2.4m minimum. The appellant has also suggested a condition requiring further planting to this boundary and also to ensure the height of the existing vegetation remain at 2.4m.	The conclusion of the previous Inspector with the 2016 appeal, the harm to neighbour living conditions would significantly and demonstrably outweigh the benefits as set out by the appellant, even with the separation distance to the boundary. On the issue of clear glazing, the proposal would be

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						contrary to Policy CSP.1 of the Forest of Dean Core Strategy, and Policies AP.1 and AP.4 of the Allocations Plan, which require development to safeguard the amenities of neighbouring properties, amongst other things.
20/3257340	Land at Marshalls Meadow, Kilcot, Newent	Breach of planning control as alleged in the notice is without planning permission, the material change of use of the Land	Part Approved	CS policies CSP.4 and CSP.16 and AP policy AP1. Section 174 of the Town and Country Planning Act 1990	Enforcement action was authorised by the planning committee and the notice that is the subject of Appeal A was issued in the terms set out in the heading above. It can be observed that this appeal is not the appropriate forum for the appellant's complaints about the Council's consideration of the expediency of issuing the notice to be heard. In response to a complaint made on 16 April 2020 alleging various works at the appeal site Mr	The material change was done without planning permission. As per the inspector, the land from agriculture to a mixed use of agriculture and leisure. "The S174 appeal on ground". While the focus of CS policies CSP.4 and

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	<p>from agriculture to a leisure plot and the breeding of racing pigeons, the siting of an ancillary static caravan together with the erection of a building that accommodates the racing pigeons and the construction of a large hardstanding for the parking of vehicles on the Land.</p>		<p>Section 78 of the Town and Country Planning Act 1990</p>	<p>Colegate carried out what he described as the main enforcement investigation on 17 April. He made a note of what he saw and what Mr Panting told him in his notebook (which was provided in evidence) and took photographs (also provided). He did not see inside either the mobile home or the shed. In his oral evidence he described the atmosphere at the site as intimidating and Mr Panting's behaviour as both defensive in respect of some of the answers to questions put and aggressive generally.</p>	<p>CSP.16 and AP policy AP1 may well be the distribution and location of new housing, their wording is such that they clearly apply to all new development within the Forest of Dean District.</p>
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19/3242630	Oak Tree Villa, Gloucester Road, Upleadon, Newent GL18 1EH	Erection of a self-build cottage style dwelling (sited within curtilage of an existing dwelling, and related to the care of its occupant). Improvements to existing vehicular access.	Dismissed	NPPF, Section 78 of the Town and Country Planning Act 1990 Policies CSP.4 and CSP.5 of the Forest of Dean District Core Strategy (CS) (adopted February 2012)	There was concern over the character and appearance of the development in relation to the surrounding area as well as the site being an appropriate location for the development as well as the effect of the proposed development on highway safety. The effect of the proposed development on local biodiversity, with regard for the protection of existing vegetation along Gloucester Road can be debated.	The inspector raises the main issues to be the appropriateness for the development within the site, effect on character, appearance, surrounding area and so on. Also another key concern is the effect on local biodiversity, in regards to existing vegetation along Gloucester road.
20/3258302	Owen Farm, Staunton Road, Coleford, Gloucestershire GL16 8QR	Conversion of 2 no. agricultural buildings into 3 no. units of holiday accommodation with associated works. Modifications to approved	Allowed	Section 78 of the Town and Country Planning Act 1990. Policies CSP.1, CSP.4 and CSP.7 of the Core Strategy (2012), and	The description of development is taken from the submitted Appeal which can be regarded as being a clearer description than the application form. The main issues are whether there is sufficient justification for the proposed holiday accommodation units within this countryside location, its effect on the character and appearance of the landscape area, and whether the proposal would constitute a conversion or a new build development.	The inspector notices that there is public right of way in the site, however there is no aspect of the proposal which should impact this right of way adversely.

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		vehicle layout, parking arrangements and landscaping to that approved under applications P0098/18/FUL and P1176/19/FUL.		policy AP 1 of the Allocations Plan (June 2018).		
20/3249690	Land off Phillips Lane, Redmarley, Gloucestershire	Erection of an agricultural barn, creation of a new access within the site and associated works without complying with a condition attached to planning permission Ref P0380/18/FUL, dated 18 June 2018.	Dismissed	NPPF, Section 73A & 78 of the Town and Country Planning Act 1990, Section 174(2)(a), (c), (f) and (g) of the Town and Country Planning Act 1990 as amended.	As the site falls within the boundaries of the Lowbands Conservation Area, the effect on the character and appearance aesthetics of the overall area is of significant concern.	The main issue is the effect on the character or appearance of the area and the Lowbands Conservation Area.

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19/3230582	Land at Platwell House Farm, Platwell, Clearwell, Coleford, Gloucestershire GL16 8LG	The notice has 2 requirements : 1) Permanently cease the use of the vehicular accesses. 2) Demolish and remove the access gates and supports and posts approximately located within the hatched blue area shown on site location plan 1 and rebuild the stone walls at both gaps to match the existing walls in materials, coursing and height. 3) Demolish the	The appeals succeed in part and permission for that part is granted, but otherwise the appeals fail, and the enforcement notice as varied is upheld.	Section 174 of the Town and Country Planning Act 1990. Policy CSP.1 of the Core Strategy2 (CS) and Policies AP1 and AP4 of the Allocations Plan (AP)	This appeal has a sensitive angle as Platwell House is a Grade II listed building, which is a designated heritage asset. It is a substantial house and according to Historic England's listing it includes a late 18th century front on a late 16th century core. It is 3 storeys with a single range, a 2 storey wing to the right and 2 projecting gables at the rear all from the 16th century. The buildings sit within a rural landscape surrounded by pasture fields, which have a functional association, context and importance linked to the setting of Platwell House as part of the farmstead.	The inspector sees the main issues in this case to be the effect of the development on the character and appearance of the area. Platwell house is a grade 2 listed building, there are no conflicts with Policy CSP1 of the CS and Policies AP1 and AP4 of the allocations plan.
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		access track approximately located within the blue hatched area shown on site location plan 2. 4) Regrade the land and seed with grass. 5) Remove any subsequent builders' materials after compliance with steps 2 to 4 above.				
20/3261818	Land adjoining Longhope Road, Huntley.	Erection of no. 2 residential dwellings and associated development all matters reserved.	Allowed	Section 78 of the Town and Country Planning Act 1990. Policy CSP.1, CSP.4, of the Forest of Dean	The proximity of nearby development, along with bus stops, laybys and pedestrian footways together give the impression that the appeal site is located in transitional area that is at the semi-urban, semi-rural settlement edge. For planning policy purposes, the appeal site is located beyond the settlement boundary of Huntley and within the open countryside.	CS Policy CSP.4 expects most changes in towns and villages to take place within existing settlement boundaries.

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				District Council Core Strategy, 2012 (CS) Policy AP 1 of the Forest of Dean District Council Allocations Plan 2006 – 2026, 2018 (AP) and the Framework		
20/3254588	Severn Bridge Park Homes, Former Buttington Works, Beachley NP16 7HQ	Change of use of disused industrial site to extend adjacent existing park homes site with 29 residential park homes. Demolition of existing	Dismissed	Policy CSP.4, 5,16 Forest of Dean Core Strategy 2012 (CS) and Allocations Plan 2018 (AP).	The main issues are whether the: (a) site is in an appropriate location for housing with regards development strategy and flooding; (b) loss of an employment site is acceptable; and (c) effects on character and appearance of the area are acceptable. The appellant states that the intention would be to provide affordable housing on the site as part of the proposal. However, this has not been secured by an appropriate planning obligation, and	Inspector refers to Policy CSP 4 of the CS and it would still need to accord, with things such as the fundamental development strategy of the area. The site has been identified within the zone of influence for the Wye Valley and Forest of

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		buildings. (Resubmission) with extended flood wall defence			financial matters such as these cannot be subject to a planning condition because it would fail the test of enforceability.	Dean Bat Site Special Area of Conservation (SAC), Wye Valley Woodlands SAC, River Wye SAC and Severn Estuary SAC.
20/3249993	Sheperdine Top Barn, Yarleton Lane, May Hill, Longhope GL17 0RF	Conversion of existing barn to a self build low impact studio dwelling (Improvements to existing vehicular access & associated works).	Dismissed	Section 78 of the Town and Country Planning Act 1990, NPPF, Policy CSP.1 of the Core Strategy Adopted Version February 2012 (CS) and Policies AP 1, AP 4 and AP 14 of the Allocations Plan 2006 to 2026 Adopted June 2018 (AP).	There was concern for highway safety, as well as the character and appearance of the appeal site. Even though a number of alterations were proposed to the barn, they seemed sympathetic and would not harm the overall character.	Inspector finds and concludes that the proposal would cause significant harm to the character and appearance of the site and wider area. Conflict with Policy CSP 1 of the CS and Policies AP 1,4 and AP 14 of the allocations plan.

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20/3251097	Site Compound, Edmunds Way, St. Whites Road, Cinderford, Gloucestershire GL14 3FD	Revised proposal to P0410/19/FUL. Erection of a pair of 2 bedroom semi-detached houses with associated parking.	Allowed	NPPF, Section 78 of the Town and Country Planning Act 1990, Policies CSP.4 and CSP.5 of the CS AP Policy AP 1 Forest of Dean District Council Allocations Plan 2006 to 2026 (June 2018) (AP) and the Forest of Dean District Council Core Strategy Adopted Version (February 2012) (CS)	Proposal could harm the character and appearance of the surrounding area. The main issue in this matter is whether this would be a suitable location for the proposed development, with particular regard to whether it would be an effective use of land. The Council state that the land to the west has the potential to provide at least 14 family homes. However, no further details have been provided to substantiate this number of dwellings.	Site falls within Cinderford settlement boundary. Complies with Policies CSP.4 and CSP.5 of the CS, which state, among other things, that proposals should be resource efficient and make the best use of infrastructure. It would also comply with AP Policy AP 1.
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20/3260287	Spring Bank, Malswick, Newent GL18 1HF	Proposed office building with associated parking and works. Demolition of existing office building at Spring Bank, Malswick, Newent GL18 1HF in accordance with the terms of the application	Allowed	Sections 2, 12 and 15 of the National Planning Policy Framework, Policy CSP.1 of the CS and Policy AP.1 and AP.4 of the AP, and 6b of the SPD	Proposal would integrate into the mixed character and appearance of the surroundings. Overall acceptable.	Inspector acknowledges and understands that subject to the attached schedule, planning permission is permitted. It is acknowledged that Forest of Dean District Council Landscape Supplementary Planning Document 2007 (SPD) places the site within character area '6b The Severn Vale' but it has not been made clear how the proposal would conflict with specific characteristics detailed within the SPD.
19/3227891	Land south of Straight Lane, Corse	Change of use of land to a private gypsy and traveller	Allowed	Policy CSP.1, 4, 6 of the Forest of Dean Core Strategy,	PPTS makes it clear that national policy for traveller sites is concerned with provision for gypsies and travellers who meet the definition in Annex 1.	Shows the importance to have clear, specific and targeted policies aimed at travellers

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		caravan site, consisting of three pitches, each containing one mobile home, one touring caravan and car parking, and one children's play area.		NPPF Policy H of PPTS		and gypsies to ensure a fair and robust environment and planning system.
20/3261191	Sunray, Baptist Way, Ruardean Hill, Drybrook, GL17 9AR	Erection of a chalet bungalow. Construction of a new vehicular access and associated works.	Allowed	Paragraphs 103 and 148 of the NPPF (2019), Section 78 of the Town and Country Planning Act 1990	The appeal site would not extend a ribbon of development, given that it is constrained by other buildings and is located at a largely built-up junction in the village. The Council expresses concern that the proposed configuration does not complement the 'traditional' layout of Sunray because it would block the 'front' elevation. According to the Council, a traditional layout would overlook the main road across a front garden.	Appeal is allowed by the inspector after considering several things such as the living conditions of the neighbours, orientation of the plot, as well as the design of the surroundings.

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19/3242118	The Old Vicarage, Newnham on Severn, Gloucestershire, GL14 1BY	Conversion of garage building to residential dwelling	Dismissed	NPPF, CSP. 1,4, of the Core Strategy	There are major concerns over the living conditions of future occupants in terms of amenity space as well as the character and appearance of the area.	The inspector talks about respecting the prevailing rhythm of domestic development locally, contrary to Policy CSP.1 of the CS. There is grey area in regards to the true use and completeness of the property in question.
19/3240559	Land west of The Patch, Hollywell Lane, Brockweir, Chepstow NP16 7PJ	External alterations to enclose the front of the building and change of use to personal storage.	Allowed	Policy CSP.1,4 and 7 of the Core Strategy Policy AP.1 of the Allocations Plan 2006 to 2026 (Allocations Plan)	The appeal proposal lies outside of any identified settlement boundary and therefore, when assessed against Policy CSP.4 lies within the open countryside, where new development is restricted. The evidence indicates that the current lawful use of the building is for incidental storage use for the adjoining property. The proposed use would remove this connection.	Inspector gives prominence to Policy CSP 4, also mentions would conflice with the aims of Policy CSP 4, the proposal would also fail to meet the aims of Policy CSP 7. Amongst others it accords with Policy CSP 1 of the CS and Policy AP 1 of the allocations plan

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20/3250288	Wild Oak Farm, Little London, Gloucestershire GL17 0PH	Breach of planning control as alleged in the notice is the material change of use of the land to residential by the stationing of a touring caravan, two small associated outbuildings, one larger outbuilding and associated domestic paraphernalia.	Dismissed	AP.1, AP.4 Section 174 of the Town and Country Planning Act 1990	There is a residential use occurring in the touring caravan and the buildings referred to in the enforcement notice are also on the land. There is also domestic paraphernalia.	Inspector gave reference to the buildings being below 4m high and more than 2.5m from the property boundary appear to relate to permitted development rights under Schedule 2, Part 1, Class E of the GPDO for the provision of buildings within the curtilage of a dwelling house.
20/3261805	The Willows, Horsefair Lane, Newent GL18 1RG	Outline application for the erection of a low carbon energy efficient self-build	Allowed	Section 78 of the Town and Country Planning Act 1990.	It is promising to see that residents are motivated to erect low carbon energy efficient self- build dwellings with vehicular access.	Due to the council unable to demonstrate a five year supply of housing land the inspector is lenient to allow this

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		dwelling (associated works to include a vehicular access).		Policy CSP.1 of the Forest of Dean District Council Core Strategy, 2012; nor with Policies AP 1 or AP 4 of the Forest of Dean District Council Allocations Plan 2006 – 2026, 2018		development, amongst other reasons and considerations.
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16.3 Overall lessons learned with regards to the use of local plan policies in Appeals:

- Appeals mainly relate to section 78 of the Town and Country Planning Act 1990. 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.
- There has been a heavy reliance on the NPPF with particular focus on the NPPF and Sections 16 & 66 which focuses on listed buildings and the conservation area. This is when Heritage assets have been concerned.
- The core strategy is one of the key documents which have gained major prominence within the cases from the inspector's side.
- In multiple cases the inspector has given special prominence and importance to the design and the environmental protection aspect of the development which is indeed reflected within the Policy CSP 1 of the Core strategy.
- We are able to see that design has been a crucial aspect in terms of providing for a high quality environment as well promoting a local distinctive economic future for the area.

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- In certain cases the inspector has given major importance to Policy 6.3 under the CSP 1 where the connectivity and infrastructure has been given focus, in order for the potential residents of the area, to think about the public transport connectivity in a rural setting.
- In more than one of the cases the Inspector reinstated the importance of the Coleford conservation area.
- It can be said that AP.1, CSP.4 and CSP.5 have consistently been used for consideration of sustainable housing. 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 where they put the balance that is important.
- CSP.8 and CSP.9 have proved particularly useful for safeguarding community assets as well as Important Open Areas, and should also be retained in some form in the future.
- The RDG Shows the importance of the councils residential design guide. The proposal was contrary to policies CSP1 and CSP4 of the Core Strategy 1 in one case, which together stated that the design of new development must take into account important characteristics of the environment and reinforce the existing settlement pattern. The scheme would also be contrary to policy AP.4 of the Allocations Plan2 which stated that new development will be expected to be of a high quality design making a positive contribution to the design quality of the area in which it is proposed.
- The RDG has demonstrated useful.
- In addition, some inspectors clearly state that CSP.1 is not applicable in considering living conditions of occupiers, but AP.4 is. There may be a need to be more specific about this particular issue in local planning policy in the future.
- Policies CSP.1, CSP.2 and AP.7 have shown themselves to be particularly important in considering the protection of biodiversity and should be retained in future policies.
- Most inspectors have relied on the NPPF and Sections 16 and 66 of the Planning (Listed Buildings and conservation Areas) Act 1990, when considering heritage assets. Some consideration of AP.5 has been given, but this could point to a need to expanding specific policies regarding works to listed buildings, non-designated heritage assets as well as Conservation Areas.

17 . Neighbourhood Development Plans

17 Neighbourhood Development Plans

17.1 * Please note that the number of applications evaluated are only minor, major applications and others (they do not include householder applications).

NDP	Number/% (policies used in all 321 applications evaluated) for 2020-2021	Number/% of policies used last year (2019-2020)	NDP	Number/% (policies used in all 321 applications evaluated) for 2020-2021	Number/% of policies used last year (2019-2020)	NDP	Number/% (policies used in all 321 applications evaluated) for 2020-2021	Number/% of policies used last year (2019-2020)
LYDNEY			LONGHOPE			COLEFORD		
ENV1	10 (3.1%)	6 (2.6%)	H2C	2 (0.6%)	1 (0.4%)	CH.1	2 (0.6%)	4 (1.7%)
ENV2	8 (2.5%)	4 (1.7%)	PE1.B	4 (1.2%)	4 (1.7%)	CH.2	3 (0.9%)	3 (1.3%)
TRAN1	7 (2.2%)	4 (1.7%)	PE.2	7 (2.2%)	5 (2.1%)	CC1	2 (0.6%)	not quoted
TRAN2	3 (0.9%)	1 (0.4%)	H1.A	2 (0.6%)	1 (0.4%)	CC3	1 (0.3%)	not quoted
TRAN3	4 (1.2%)	1 (0.4%)	H2.A	3 (0.9%)	3 (1.3%)	CE1	1 (0.3%)	not quoted
CEN1	2 (0.6%)	3 (1.7%)	H2.B	2 (0.6%)	3 (1.3%)	CHE.1	5 (1.6%)	3 (1.3%)
GEN1	8 (2.5%)	4 (1.7%)	AM1A	3 (0.9%)	2 (0.9%)	CE.2	4 (1.2%)	1 (0.4%)

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GEN2	1 (0.4%)	1 (0.4%)	AM2	2 (0.6%)	2 (0.9%)	CNE.1	6 (1.9%)	4 (1.7%)
Non-spec policy	1 (0.3%)		IF1	1 (0.3%)	2 (0.9%)	CITPA.1	3 (0.9%)	not quoted
			IF2	3 (0.9%)	not quoted	CITPA.4	1 (0.3%)	not quoted
			H1.D	1 (0.3%)	not quoted	CNE.2	2 (0.6%)	not quoted
			H1.C	1 (0.3%)	not quoted	CNE.3	2 (0.6%)	not quoted
			H1.E	1 (0.3%)	1 (0.4%)			
MITCHELDEAN			ALVINGTON			BERRY HILL		
E1	2 (0.6%)	not quoted	C2	1 (0.3%)	not quoted (plan wasn't made)	CE4.1	1 (0.3%)	not quoted
E2	2 (0.6%)	not quoted	F1	1 (0.3%)	not quoted (plan wasn't made)	CE1.1	1 (0.3%)	not quoted
E3	4 (1.2%)	1 (0.4%)	NE1	1 (0.3%)	not quoted (plan wasn't made)	EC1.1	1 (0.3%)	1 (0.4%)

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E4	4 (1.2%)	not quoted	NE2	1 (0.3%)	not quoted (plan wasn't made)	HP1.1	7 (2.2%)	2 (0.9%)
E5	3 (0.9%)	not quoted				HP1.2	1 (0.3%)	not quoted
T1	3 (0.9%)	not quoted				HP2.1	2 (0.6%)	not quoted
B2	1 (0.3%)	not quoted				HP2.2	1 (0.3%)	not quoted
H2	2 (0.6%)	not quoted				HP3.1	1 (0.3%)	not quoted
H1	1 (0.3%)	not quoted				HP3.2	1 (0.3%)	not quoted
						HP4.1	5 (1.6%)	1 (0.4%)
						HP4.2	2 (0.6%)	not quoted
						HP4.3	2 (0.6%)	not quoted
						HP5.1	1 (0.3%)	not quoted
						TR1.1	6 (1.9%)	2 (0.9%)
						TR2.1	2 (0.6%)	not quoted
						CE3.1	1 (0.3%)	not quoted
						CE3.2	1 (0.3%)	not quoted
						TP1.1	1 (0.3%)	not quoted

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HP1.3	3 (0.9%)	1 (0.4%)
CE5.1	1 (0.3%)	not quoted

17.2 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. 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).

18 . Source Data

18 Source Data

- 18.1 Local Insight Profile: June 2021
- 18.2 Office National Statistics
- 18.3 Inform Gloucestershire
- 18.4 Forest of Dean District Council - Rapid Action Plan
- 18.5 Forest of Dean District Council – Climate Emergency Plan
- 18.6 Forest of Dean District Carbon Dioxide Emissions Report 2005-2019
- 18.7 Forest of Dean District Council – How to Achieve Net Zero Carbon Homes
- 18.8 Nomis – www.nomisweb.co.uk
- 18.9 Public Health England 2019 records
- 18.10 The English Indices of Deprivation 2019 Forest of Dean District Summary, Gloucestershire County Council
- 18.11 www.wastedataflow.org
- 18.12 Forest of Dean District Annual Air Quality Status Report 2020
- 18.13 Gloucestershire Local Nature Partnership <https://naturalcapital.gcerdata.com/>
- 18.14 NatureSpace District Licensing Scheme Monitoring Results 2019-2020

18 . Source Data

18.15 Forest of Dean Carbon Emissions 2005-2019

