



2018/19 Authorities monitoring report for Forest of Dean District Local Plans team

This brief is a summary of the Forest of Dean district Authorities Monitoring report for the period of 1 April 2018 through to 31 March 2019.

Local authorities are required to produce an Authority Monitoring Report is set out in [Section 113 of the Localism Act 2011](#). These monitor the progress and performance of the Local Plan over the relevant 12 month period.

The full 2018/19 AMR can be found online at: <https://www.fdean.gov.uk/media/y1bbo3oi/2018-to-19-authorities-monitoring-report.pdf>

District context

The district population: 86,543 (- a 0.7% increase from the proceeding 12 month period). The population for the Forest of Dean district is projected to increase to 90,900 in 2026 and 96,900 in 2041. The population of the district has increased by 4,444 in a ten year period from 2008-2018, which represents a 5.4% increase over a decade. While the population continues to grow, within the community there is a marked population change towards an aging population, as per the following table:

<i>Forest of Dean % population change in the Gloucestershire district by broad age group from 2008-2018</i>		
<i>0-19</i>	<i>20-64</i>	<i>65+</i>
-2.3%	-0.9%	33.7%

Source: [ONS Population estimate; 2018](#)

From July 2018- June 2019, there is estimated to be 46,400 economically active people, which represent 88% of the total district population of 16-64-year olds.

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. Coleford, Newnham and Cinderford west have been assessed to be the three areas in the district where deprivation is getting worse.

Housing

The table below shows housing activity during the 2018/19 financial year:

Gross Completions	287
Net Completions	270
Gross not Started	2255
Gross under construction	343
Gross for Outstanding and U/C	2598

Source: Forest of Dean District Council housing data (Local Plans) 2019

In summary, this means....

- In total, **2,598 dwellings are outstanding** over the Plan period, partially from this reporting period but predominantly compounded from previous years. This is up from **1,370** the preceding year;
- **67.08%** of this outstanding figure is from within the four market towns of Lydney, Coleford, Cinderford and Newent, compared with **57.88%** last year.
- **270 net dwellings** were completed in this 12 month period, compared to **255** last year;
- Of these **52.18%** were in the villages and **47.82%** were in the four market towns;
- In total, a further **44 (gross) were completed outside of the defined settlement boundary** in 2018/19. This represents a total of **15.33% of new dwelling houses** in Forest of Dean district are built outside defined settlement boundaries in this period, up markedly from **6.6% in the previous year**.
- **240 (gross) new dwellings were permitted** in 2018/19.

This figure is further split into permissions granted on Greenfield or Brownfield sites. The following table represents the split between Greenfield and previously developed for number of new dwellings permitted in 2018/19.

	Previously developed land		Greenfield		Overall Total	
	NET	GROSS	NET	GROSS	NET	GROSS
Cumulative Total	104	121	166	166	270	287

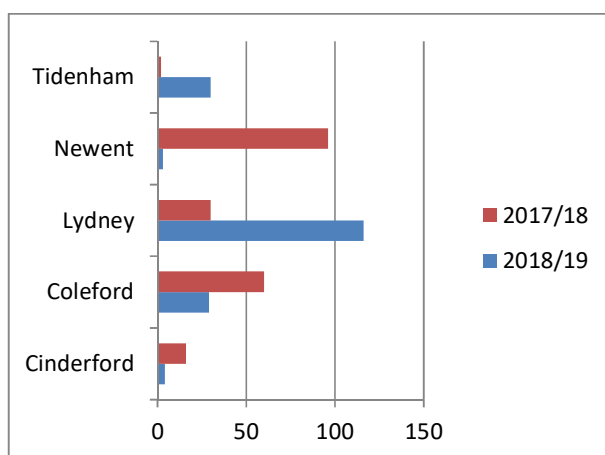
The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which is underpinned by a total target of 330 new dwellings per year over the plan period, set by central government to meet UK's housing needs. The average number of houses built within the Forest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

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	TOTAL
Net housing completions	205	405	310	118	228	265	230	343	372	303	247	256	270	3552
Net housing completions on small sites	114	167	114	43	43	82	86	75	86	69	82	69	101	1131

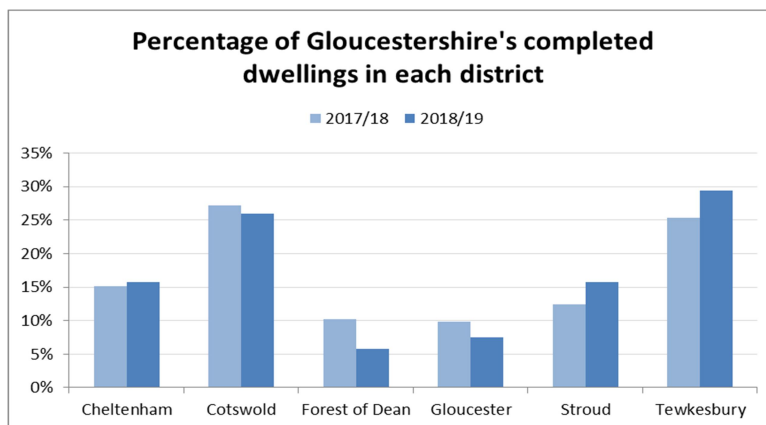
Table 10: Net housing completions from 2006-2019

Source: Forest of Dean District Council housing data (Local Plans) 2019

This table provides a comparison the spread of dwellings completed and under construction across the four market towns in the 2018/ 2019 and financial year as compared with the 2017/18. The parish of Tidenham has also been included in this diagram because of the significant level of house building activity here in the 2018/19 period.



This housing activity across the districts of Gloucestershire over the same 2 year period in the following graph:



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

	Detached	Semi-detached	Terraced	Flat/ maisonette	Overall
2018/19	£335,283	£202,478	£175,248	£112,150	£255,867
2017/18	£310,41	£184,364	£165,235	£110,880	£237,620
2016/17	£294,546	£171,432	£155,563	£99,803	£224,225
2015/16	£277,817	£166,041	£145,786	£93,508	£214,434

For the period 1 April 2018- 31 March 2019, 21 affordable homes were completed and a further 81 affordable houses were permitted in the Forest of Dean district. These new affordable homes were delivered in the following locations:

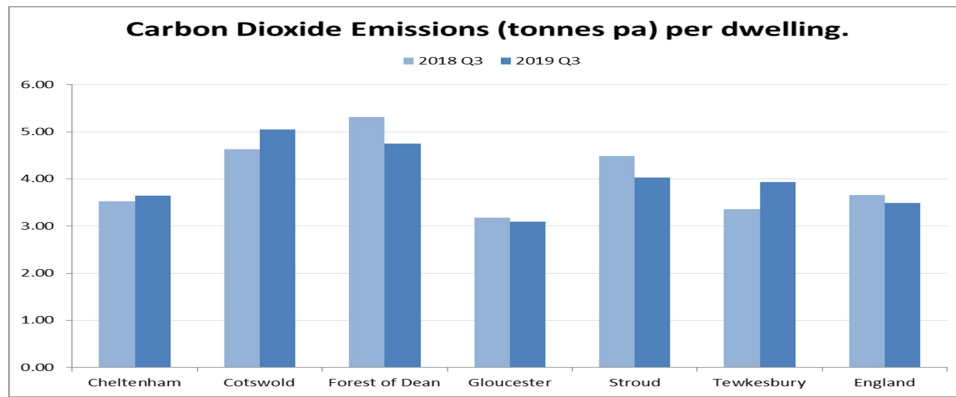
Parish	No of units constructed in 2018/19
Coleford	9
Lydney	8
Newent	4
Total	21

During 2018/19, a further 81 affordable Housing units were permitted (based on Full or Reversed Matters), in the following locations:

Parish	Affordable Units permitted in 2017/18
Newent	34
Staunton	11
Tidenham	36
Total	81

Carbon

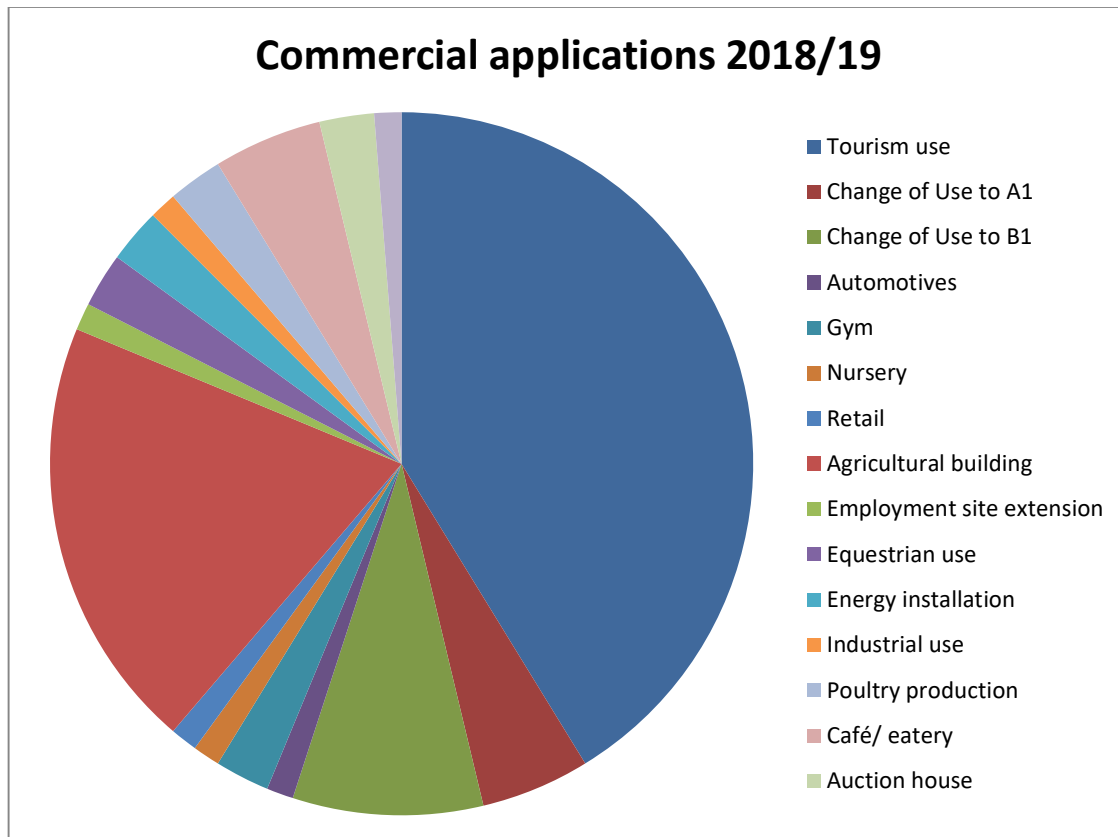
Forest of Dean District has reduced its carbon dioxide emissions per dwelling significantly since 2018 (Q3) though they are still high compared to most of its county-wide counterparts, with the exception of the Cotswolds, as illustrated in the table and figure below:



Source: Gloucestershire County Council, 2019

Economy

Of the 72 new commercial development applications lodged in the 2018/19 year, 33 were tourism developments (44%). Of these, 31 (94%) are new accommodation/ holiday units, most of which are outside of the settlement boundary, which illustrates how small scale, self-contained holiday lets in the open countryside have come to dominate the visitor accommodation offer of the district in a trend which continues.



The other permitted commercial uses included:

- 16 new agricultural buildings;

- 2 new poultry production operations (Longhope and Dymock)
- 3 cafes (Greenacres campsite, Sedbury, Newnham)
- 2 equestrian uses (Hartpury and Minsterworth)
- 2 auction houses (Westbury upon Severn and Mitcheldean)
- 1 fitness use (Lydney)
- 1 floatation tanks (Whitecroft)
- 1 truck stop (Redmarley)

An internal assessment of the districts employment sites in 2019, made the following estimates of the collective employees, infill capacity and occupancy rates:

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

The following commercial uses were given permission for conversion to dwellings:

Original Use	Number of sites converted to form new dwelling (s)
Agricultural building/ barn	12
Industrial use	1
Agricultural land	3
Water mill	1
Dental surgery	1
Store building	1
Bank	1

Community facilities

The following pubs were permitted for redevelopment into other uses in the 2018/19 period:

- The Yew Tree Inn in Cliffords Mesne will remain a public house, but will be partly converted to holiday accommodation;
- The Old Ferry Inn in Beachley, permitted for conversion to business and storage uses;
- The Ship Inn, Newnham, permitted for conversion to café and retail shop;
- Nags Head Inn, Longhope, permitted for conversion to two holiday apartments;
- Lambsquay House Hotel, Coleford, permitted for conversion to 2 holiday apartments.
- The George Hotel in Mitcheldean, was permitted to convert outbuildings into 3 cottages. The main building has a further permission for conversion to 28 units from a previous year.
- Kings Head in Coleford, was permitted for conversion into 5 self-contained flats.

The following pubs remained closed or were being redeveloped through the period:

- The Cross Inn, Aylburton (closed)
- The Globe, Alvington (redeveloped)
- The Village Inn, Sedbury (redeveloped)

Furthermore, the following community facilities were lost:

- Ellwood Methodist chapels was permitted for conversion into a dwelling;

- The Silver Fox Café in Newnham was also permitted for conversion;
- Dental surgery at 2 Market Square, Newent, permitted for conversion into a dwelling;
- Glebe Chapel in Newent was permitted for demolition, to be replaced by 8 dwellings. This development is tied to the use of a community centre for the new chapel.

Education

The development of the Cinderford Northern Quarter has contributed a new further education facility to the district, and the sixth form college component opened for its first intake of students in September 2018. Hartpury University continues to expand, and was approved for a new Agri-tech centre comprising of the erection of three buildings which will house a single storey Agri-tech centre, a bio-security unit for education and a Livestock handling facility. Lydney east development will also contribute one new primary school, but this will be in the form of a reinvented Severnbanks School, not a new build on a new site.

Levels of GCSE attainment continue to perform worse than the England average. Both Gloucester and Forest of Dean consistently perform the lowest in the county for educational attainment at GCSE level. Both Cinderford West and Lydney East are within the 23 areas of Gloucestershire in the most deprived 10% nationally for Education, Skills and Training Deprivation.