

Strategic Housing Land Availability Assessment 2010

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1. Executive Summary

1.1 The Strategic Housing Land Availability Assessment (SHLAA) determines the potential housing supply from identifiable land within the Forest of Dean District over the remainder of the Forest of Dean District Council District Local Plan Review (Adopted November 2005) plan period (2011-2026).

The study is presented in two parts. These are:

- Shlaa Report
- Site assessment tables with maps

1.2 The Shlaa report sets out the purpose of the document, the relationship between the SHLAA and Development Plan Documents and its aims and limitations. It also explains the methodological approach to assessing the suitability, availability and achievability of sites for housing. The methodology is explained in stages equivalent to the stages outlined in the national SHLAA Practice Guide⁽¹⁾.

1.3 The Core Strategy Submission Draft⁽²⁾ sets an overall target of 6200 houses to be built within the plan period (2006-2026). A minimum of 5162 dwellings are required in the district over the next 16 years, to meet the overall target set in the Core Strategy (2010-2026).

Core Strategy Target	(2006 - 2026)	6200
Of which	Completed 2006 - 2010	1038
	Residual 2010 - 2026	5162 ⁽³⁾

1.4 The SHLAA has identified that a total of 8194 dwellings could potentially be delivered on identified sites within the remainder of the plan period. This exceeds the residual target set by the Core Strategy to deliver 5162 dwellings. A surplus of 3032 dwellings could be provided if required during the plan period, however, additional sites would require allocation in the Local Development Framework (LDF) to enable housing delivery. The assessment demonstrates sufficient flexibility in the source of housing supply in the District over the next 15 years.

1.5 This document is a technical assessment that informs policy development and does not in itself constitute policy. Sites included within this assessment must go through the normal process of allocation through the Local Development Framework and/or a planning application.

1.6 In March 2009 the Forest of Dean District Council published an assessment with a baseline date of 1st April 2008. This assessment has a baseline date of 1st April 2010.

1.7 The methodology was agreed by the partnership in accordance with the guidance.

1 See Communities and Local Government 'Strategic Housing Land Availability Assessments Practice Guidance' www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment

2 http://www.fdean.gov.uk/nqcontent.cfm?a_id=6478&tt=graphic

3 Now (2011) 4934

1 . Executive Summary

1.8 As part of the 2010 update landowners were invited to submit sites for consideration which would then be added to the the database of sites submitted in 2008 and 2009 together with large sites with permissions and sites already allocated for housing development. Some 19 sites were submitted in 2010.

1.9 The Forest of Dean can comfortably meet its housing need for the next 5 to 10 years without recourse to land which does not have planning permission nor is allocated, if an allowance is made to small sites.

1.10 In summary, Forest of Dean District Council is able to demonstrate both a 5 year and 10 year supply of potential housing sites. The assessment will be updated annually with the 1st April 2011 baseline for base data Shlaa due for publication April 2012.

1.11 It is proposed that the 2011 Shlaa will refine the work already done in the previous Shlaa by way of a more detailed filtering of the sites. Full surveys will be carried out on sites which are considered to be "deliverable" and "developable". If a site is assessed as suitable, available and achievable then it is considered deliverable within 5 years. However where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future then the site may be considered available only in the longer term.

2. Introduction

2.1 National government policy in 'Planning Policy Statement 3: Housing' (PPS3)⁽⁴⁾ housing sets out a new approach for planning for housing, in response to recommendations in the *Barker Review of Housing Supply*, published in December 2006. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. These changes include the requirement for Local Planning Authorities (LPAs) firstly to identify and maintain a rolling five-year supply of deliverable land for housing and secondly, to identify sufficient developable land for at least a 15 year period in their forthcoming Local Development Documents (LDDs).

2.2 In order to reinforce the 'plan, monitor, manage' approach to planning', while being more responsive to land supply issues, PPS3 sets out that LPAs should be informed by a robust evidence base, to aid the formulation of local planning policies and the determination of planning applications. In particular, PPS3 states that LPAs should undertake a Strategic Housing Market Area (HMA) Assessment⁽⁵⁾ to assess local housing need and demand, and a Strategic Housing Land Availability Assessment (SHLAA) to identify and monitor current and future land availability for housing based on agreed HMA boundaries. These documents will then form part of the Evidence Base

2.3 A strategic housing market assessment has been prepared for the identified housing market area, Gloucestershire. This assessment identifies three sub-markets within the county. One of these is the Forest of Dean District and it is for this area that this Strategic Housing Land Availability Assessment (shlaa) has been prepared.

2.4 The Shlaa has been prepared in accordance with the relevant government guidance and as such will be compatible with other studies within the county.

2.5 The assessment has been undertaken as part of the comprehensive evidence base to support the Council's Core Strategy, which will set out the Council's vision, strategic objectives and core policies for the period 2006 to 2026.

2.6 The primary role of the assessment is to:

- Identify sites with potential for housing.
- Assess their housing potential.
- Assess when they are likely to be developed.

2.7 The core (minimum) requirements of the Assessment, as set out in the Department for Communities and Local Government (DCLG) Practice Guidance 2007,⁽⁶⁾ are to:

- Provide a list of sites, cross referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).

4 <http://www.communities.gov.uk/publications/planningandbuilding/pps3>

5 http://www.fdean.gov.uk/nqcontent.cfm?a_id=6476&tt=graphic

6 <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

2 . Introduction

- Assess the deliverability/developability of each identified site (in terms of suitability, availability and achievability) to determine when an identified site is expected to be developed.
- Assess the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified).
- Identify constraints on the delivery of identified sites.
- Make recommendations on how these constraints could be overcome and when.

3. Strategic Housing Land Availability Assessment

3.1 A Strategic Housing Land Availability Assessment is a technical study of the theoretical potential of sites in the district for future housing development. It is required to be undertaken by all local planning authorities in accordance with national planning policy and supporting guidance. It will be used as evidence to help inform the preparation of future local planning policy but does not in itself constitute planning policy.

3.2 Planning applications are assessed according to the adopted development plan, which is currently the Forest of Dean Local Plan Review Adopted November 2005.

3.3 Some of the sites identified within this study are in general accordance with the Local Plan, for example they are within defined development boundaries. Settlement boundaries have been defined for those towns and villages within the settlement hierarchy identified in the Core Strategy and shown in Appendix A.

3.4 **It should however be noted that the inclusion of a site in this assessment does not mean that planning permission for housing will necessarily be granted.** The suitability of a site, and its capacity, must be tested by submitting planning applications for consideration on their individual merits and against the existing development plan.

3.5 There are sites in this assessment that would be unlikely to be permitted under the existing Local Plan, for example those outside defined development boundaries are unlikely to be suitable for housing, except where they can meet the policy requirements for schemes providing small groups of affordable housing.

3.6 The role of the SHLAA is to identify land and potential issues but not to make judgements about whether the site should be allocated for future development. Sites for allocation will be prepared through the Local Development Framework documents such as Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) and therefore, sites are only excluded if they have fundamental issues or constraints. This also means a lot of green field sites are included within the potential supply however it is expected that only a small number of these sites will ever be allocated for future housing development within the Forest of Dean District in the future.

SHLAA is a technical assessment that does not permit development land for development but assesses whether land might have some form of potential to be considered for development at a future point in time.

Although the RSS is likely to be revoked, the evidence on which the housing requirements of the district is assessed remains. The figures used in this document therefore are those contained in the draft RSS.

When and if these are replaced by more up to date forecasts, then these will be able to be used in this document, on its successor.

3 . Strategic Housing Land Availability Assessment

The Assessment

3.7 The Shlaa:

- Provides information, which will be taken into account in making decisions about the allocation of land for housing within the Local Development Framework, which will replace the local plan.
- Does not however replace the allocation process.
- Does not identify every single site in the District with potential for housing
- Will identify options for development many of which will be ruled out during the process of developing policy and allocations in the Local Development Framework (LDF).

3.8 The role of the SHLAA is to identify land and its potential issues but not to make judgements about whether it should be allocated for development.

3.9 Consultation will take place with the local community during the preparation of the Core Strategy and Allocations Development Plan Documents (DPD) within the emerging Local Development Framework.

Anyone wishing to make representations about the suitability of sites for development is encouraged to do so as part of that process.

4 . Aims And Limitations

4.1 This study has two main aims:

- The provision of evidence of a robust, deliverable 5 year supply of housing land.
- A demonstration of a potential long term land supply, (for 15 years and beyond).

Managing Delivery

4.2 This assessment informed and will continue to inform housing planning policy within the District. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in the existing Local Plan,

4.3 The Assessment will also be used to support the determination of planning applications within the District by providing the information required to effectively manage delivery of housing. Key to this management will be the demonstration of a 5 year supply of land for housing, as required by PPS3.⁽⁷⁾

Continuing Plan Preparation

4.4 While this assessment provides evidence that will be used in the production of the Allocations DPD, it does not recommend the allocation of any specific land within the District, rather it will be used as part of the evidence to inform the allocation of such land. In particular, the consideration of 'suitability' of land in this assessment will help to inform the Core Strategy and Allocations DPD, including the accompanying Sustainability Appraisal.

Status of Sites Identified in the Assessment

4.5 The assessment itself does not constitute or create policy, rather it is a technical document that will inform the development of planning objectives and policies and the implementation of such policies through relevant planning decisions.

4.6 Not all of the sites submitted to the Council in the production of this assessment were found to be suitable sites for development, therefore, these sites in particular, would be unlikely to be allocated for housing in the future.

This assessment provides a robust indication of whether land identified is deliverable and developable within the District. All planning applications, on land identified in this assessment or not, will be subject to detailed planning consideration that could result in levels of housing provision above or below that reported in this assessment.

Sites Adjacent to Defined Settlement Boundaries

4.7 Some sites adjacent or related to the defined development boundaries of towns or villages may be included within this study. This does not however, provide any certainty that these sites will come forward as a result of a change in policy.

7 <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

4 . Aims And Limitations

This study has made an assessment of the suitability of these sites should the policy that currently protects them change. The decision making process for the change of policy will be the Core Strategy and Allocations DPDs.

Rural Affordable Housing Sites

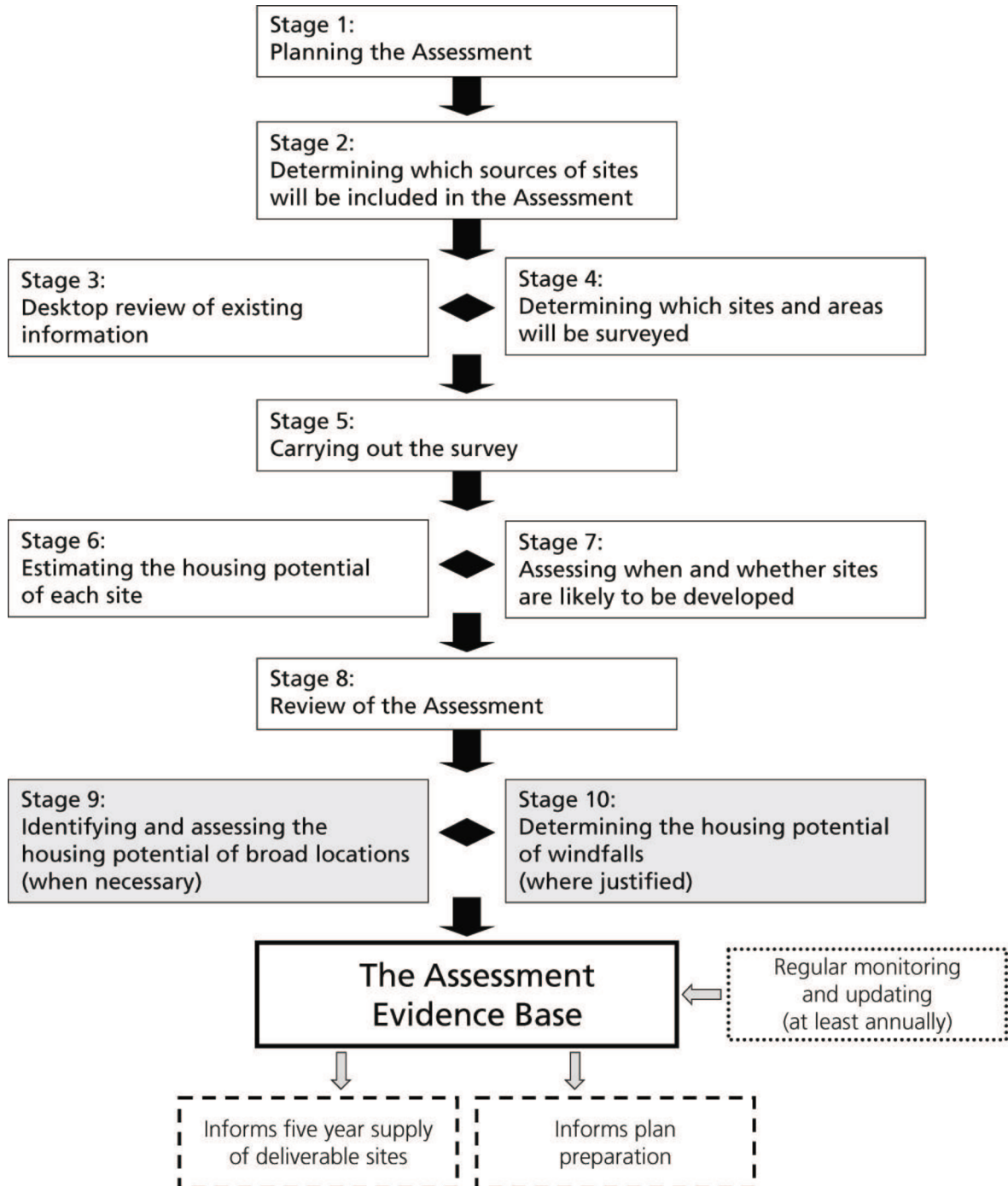
4.8 As part of the SHLAA study, some sites were put forward for 100% affordable rural housing outside areas with defined development boundaries. Such sites can be allowed under the existing local plan policy for 'rural exceptions' affordable housing. They have been assessed for suitability, achievability and availability in order to give some indication of their potential. For the purposes of this study they have been assessed without making assumptions about their possibly limited suitability for affordable housing. Their availability for this type of housing will however be considerable when allocations are considered as part of the DPD making process.

This document should not be used as evidence that any particular greenfield site might be released in future, as it does not allocate sites. These decisions will be made through the formal planning process and subject to public consultation.

5. Methodology

5.1 The Practice Guidance suggests ten stages to the assessment (see Figure 1), two of which should only be undertaken where necessary (the identification of broad locations) or where justified (the inclusion of a windfall allowance). The Forest of Dean methodology follows this standard methodology, adding further detail to how the Stages will be completed and how sites will be assessed.

Figure 1: Stages of the Assessment



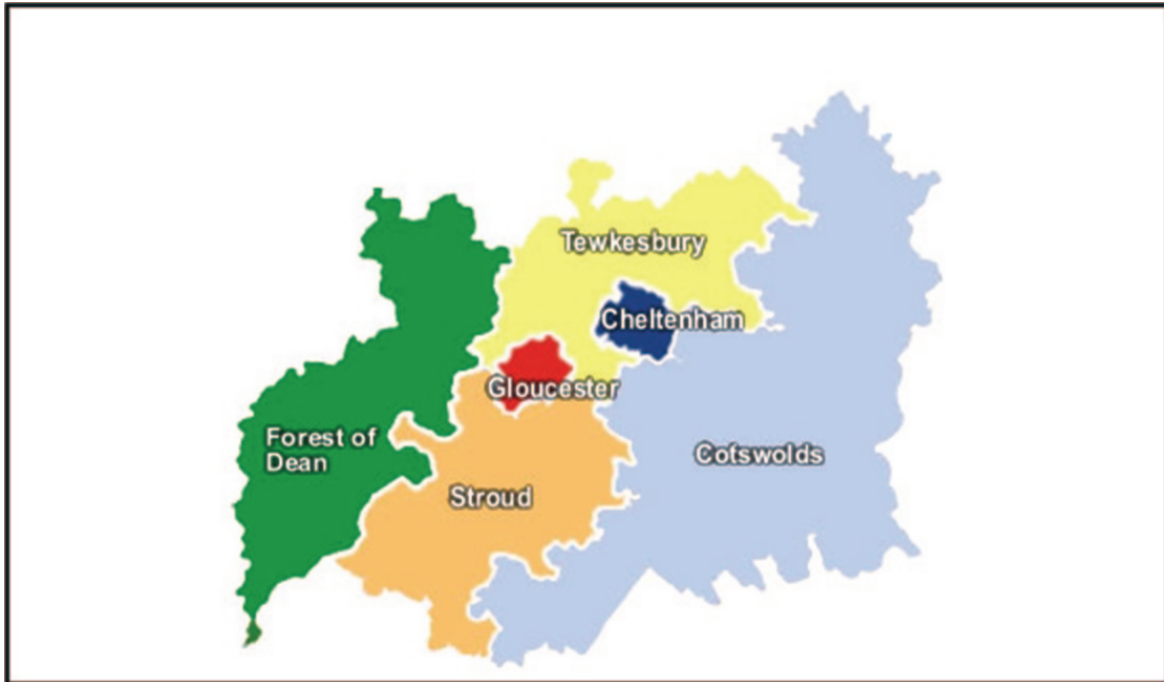
5. Methodology

Map 1: Forest of Dean District Housing Market Sub-Area



5 . Methodology

Map 2: Gloucestershire Strategic Housing Market Area, showing district boundaries within it.



5.2 The Practice Guidance states that where a Local Planning Authority follows the prescribed standard methodology, such as is the case of this Shlaa, it will not be necessary to justify the methodology used in preparing the assessment, including at independent examination.

Partnership Approach and Consultation

5.3 The Practice Guidance strongly recommends that assessments are not prepared in isolation from key stakeholders. As such, a number of key stakeholders, including house builders, social landlords, property agents and community groups, were invited to form a panel, in an advisory role, to help guide the assessment.

5.4 Prior to the production of this Assessment, four panel meetings were held, which were used initially to update the stakeholder panel on the progress of the assessment and then to seek the panel's views on the assessment of specific sites. The views of the panel were considered in full prior to the production of this Assessment.

5.5 The stakeholder panel's protocol and names and organisations are attached to this report in Appendix A.

5.6 For the purposes of this study and to make the best uses of the resources available it was decided by the panel to set a minimum limit of 5 dwellings or more on sites that would be considered. At a later stage, it may be necessary to lower this threshold and to consider smaller sites.

5 . Methodology

Stakeholder Consultation

5.7 The agreed methodology was largely prescribed by the Practice Guidance, which sets out the standard methodology. This was refined locally, having been discussed by a panel of representatives (the Stakeholder Panel), who met and endorsed it in November 2007 for wider consultation.

5.8 The wider consultation on the draft methodology was undertaken in December and January 2007/08. Responses were invited from residents and stakeholders. The Forest of Dean District Council wrote to landowners, agents, town and parish councils and other stakeholders to inform them of the assessments being undertaken. These letters set out the assessment process and invited stakeholders to comment on it.

5.9 A draft list of possible sites for inclusion in the study was compiled from the Local Plan, LDF and other representations. Those making these representations were contacted to determine whether they wanted their sites to be considered in this study. Additional sites were sought through day-to-day contact, and by invitation.

5.10 In 2008, approximately 300 candidate sites were put forward for evaluation and have remained within the database for ongoing consideration.

5.11 In September 2009, a further call for land was advertised in the local press including The Forest Review (district free paper), and New-Ad, (which covers the northern part of the district) and another 30 sites came forward for consideration. These sites were then considered and added to the database for future consideration for housing.

5.12 December 2010 a new call for sites was made, advertised again in the local newspapers the Forest Review, and New-Ad. A further 19 sites were submitted for consideration and added to the Shlaa database.

5.13 In addition, existing allocated sites, sites of over 5 dwellings capacity with planning permission and sites subject to refusals of permission were added to the list, as were those identified as having housing development potential from the National Land Use Database.

5.14 Housing completions on greenfield and brownfield sites are not included. These are monitored and the monitoring indicates that current targets are being achieved.

5.15 In terms of densities, sites have been assessed as if they will provide development densities in keeping with PPS3.

5.16 In the development of local planning policies for the delivery of suitable land for housing, PPS3 recommends that LPA's should consider whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development. Current allocations were, therefore, reviewed.

5.17 A list of the sites evaluated can be found in Appendices C to H for 2008 and the sites submitted for 2009 can be found in appendix I and sites for 2010 in Appendix J.

5 . Methodology

Housing Requirements

5.18 While it is intended that the Regional Spatial Strategy (RSS) will not now proceed, its evidence base remains. The Core Strategy makes extensive use of this evidence though it does not depend on the RSS itself. Much of the RSS policy content was however a regional expression of national policy and as the national policy (principally in the form of PPS (Planning Policy Statements)) remains so does the underpinning for much of the Core Strategy.

5.19 The Core Strategy Submission Draft states that "Land for housing will be provided in accordance with the overall assessment made for the RSS, which is about 310 new dwellings a year until 2026, providing a total of 6200. Taking into account the number completed between April 1st 2006 and March 31st 2010, an additional 5162 dwellings are now required over the remaining 16 years. Land for these will be made available so as to ensure that the delivery of housing can occur at the necessary rate throughout the plan period. This requirement is likely to be reviewed and is likely to change over time (as would have been the case whether or not the RSS had remained). It is, however an evidence based assessment from which is derived a requirement for new housing in the district, and until it is replaced it will be used as the basis for the Core Strategy."

Summary of Methodology

5.20 The following summarises the process that was followed by the Shlaa study:

1	Compile list of sites (see above) before panel meeting to assess them
2	Review basic ground rules – to be compatible with the guidance, it was agreed not to consider individual sites with a capacity of less than 5 units but to assume that small sites below this threshold and with a valid planning permission are available and developable
3	Consider individual sites and their availability Panel were sent site details and were encouraged to visit sites, prior to the meeting to assess Sites were individually evaluated against the criteria in the guidance
4	A list was collated for the panel to agree, sites with potential, indicating in the case of allocations and those with permission whether they are available within 5 years or 10 year, the format of 2008 study was agreed together with the means of updating.

5.21 The panel assessed the following sites:

- Allocated sites from the Local Plan that were not complete.
- Sites with planning permission and a capacity of over five dwellings.

5. Methodology

- Sites without planning permission not allocated in the Local Plan (from various sources, see text of report).

In addition, it was agreed that sites with permission for under five dwellings could be agreed as available (see below).

5.22 The schedule below shows sites that are allocated in the Local Plan, indicating their agreed availability. It then lists the other large sites (i.e not allocated but with permission), again showing their agreed availability. The larger part of the schedule then follows. This lists all other sites assessed by the panel.

Conclusion of the Shlaa

5.23 This SHLAA provides a detailed view of the availability of deliverable and developable land, and thus provides the basis for demonstrating the existence of a deliverable five-year supply of land for housing in the Forest of Dean, as required by PPS3.

5.24 The Forest of Dean Core Strategy should be required to supply 310 dwellings per year over the LDF period. This equates to 1,550 dwellings for each of the following periods: 0-5 years; 6-10 years and 11-15 years.

5.25 Existing allocated sites within the Local Plan Review can yield approximately 1100 dwellings within 5 years, and a further 470 dwellings can be provided on large unallocated sites with planning permission within the next 5 years.

5.26 Small sites with planning permission can provide approximately 555 further dwellings over five years. This is based on an assessment of the average annual completions from sites of this nature which showed an average of 111 per year for the seven years to March 31st 2010. The inclusion of a contribution from these sites has been agreed by the Panel, and the scale of contribution agreed can be supported by the sites which currently have planning permission. Clearly over the five year period further sites will be permitted and some of these will contribute to supply within five years of receiving consent.

5.27 Therefore, a total potential of 2125 dwellings has been identified for the first five year period as follows:

- 1100 from allocated sites
- 470 from large sites with permissions
- 555 from small sites and capable of being supplied from those that currently have permission.

5.28 This figure can be compared with the Core Strategy provision of 1550 or 1752 if the "backlog" due to the number of completions being lower than the Core Strategy requires is to be removed over five years. This requirement when compared with a minimum availability of 2125 provides about a 6.06 year supply. ($2125/1752 \times 5$). In practice the availability may be higher as this calculation makes no allowance for sites of 5 or more dwellings yet to receive planning permission.

5.29 Moving further ahead, it is clear from the assessment that there is sufficient land available for a significant amount of housing over the 6-10 and 11-15 year periods.

5 . Methodology

5.30 Some allocated sites and other large sites are unlikely to be completed over the first five-year period. They will therefore continue to contribute completed dwellings in the second or even third five-year period. In total, these sites could provide a further 1406 dwellings in years 6-10. If completions on small sites are assumed to come forward at the same average rate as now, then a further 555 dwellings would be expected. A total of 1961 dwellings can therefore be anticipated in years 6-10.

5.31 The estimated number of completions from allocated sites attributed to years 11-15 is 610. A further estimate of small site completions at current rates would add 555 giving a total of 1165. This total could be achieved without allocating additional land, and without any contribution assumed from unidentified sites of larger than 5 dwellings (1-5 dwelling sites being in the assumed contribution of 111 per year or 555 in five years).

5.32 The Shlaa has demonstrated that in addition to the above, there is a significant amount of land available for housing either within, adjoining or close to existing settlements in the Forest of Dean District. This is shown in the summary table below.

5.33 Some allocated sites and other large sites are unlikely to be completed over the first five-year period. They will therefore continue to contribute completed dwellings in the second or even third five-year period. In total, these sites could provide a further 1406 dwellings in years 6-10. If completions on small sites are assumed to come forward at the same average rate as now, then a further 555 dwellings would be expected. A total of 1961 dwellings can therefore be anticipated in years 6-10.

5.34 The estimated number of completions from allocated sites that is attributed to years 11-15 is 610. A further estimate of small site completions at current rates would add 555 giving a total of 1165. This total could be achieved without allocating additional land, and without any contribution assumed from unidentified sites of larger than 5 dwellings (1-5 dwelling sites being in the assumed contribution of 111 per year or 555 in five years).

5.35 The Shlaa has demonstrates that in addition to the above, there is a significant amount of land available for housing either within, adjoining or close to existing settlements in the Forest of Dean District. This is shown in the summary table below.

SHLAA 2008/9/10 – Land submitted for consideration as part of SHLAA Process		
	Number of potential dwelling that could be developable	Number of dwellings not considered to be developable at this time
Land within the Development Boundary	843	49
Land Adjoining the Development Boundary	5550	609
Land within 50m of the Development Boundary	1695	673

5 . Methodology

5.36 The figures above need to be viewed in accordance with the policies set out in the District Local Plan Review adopted November 2005. For example, when planning for new housing or determining planning applications for residential use, there is a presumption in favour of development within existing settlement boundaries, as locations outside settlements are generally not as sustainable. Also, detailed design and environmental policies may also reduce the scope for housing development on some sites, even though they may be within a settlement.

5.37 Notwithstanding this, according to the figures above there is a potential for an additional 843 dwellings that could be built that are within the existing settlement boundaries within the District.

5.38 In addition to this there is land, which could accommodate 5550 dwellings which is not within settlement boundaries and is therefore, contrary to the policies set out in the Local Plan (the Development Plan). This land would however be considered for allocation should future needs arise, although it is unlikely that all the land which has potential would be suitable for allocation. There is land which could accommodate approximately 1695 dwellings which does not adjoin the development boundary but could be assessed in the long term future for development or some form of exception sites subject to their sustainability. As mentioned above, currently these sites would be viewed as development within the countryside and therefore contrary to policy set out in the Forest of Dean District Local Plan.

5 . Methodology

5.39 In summary, the overall strategic housing land availability is assessed as of 31st March 2010 is as follows:

0-5 years	No. of Dwellings	Requirement
Allocated sites	1100	
Non-allocated sites with planning permission	470	
Small sites with planning permission	555	
Sub-total	2,125	1,550 or 1,752
6-10 years		
Allocated sites	1346	
Small sites with planning permission	555	
Sub-total	1901	1,550
SHLAA Sites		
Within settlement boundary	843	
Adjacent to settlement boundary	5550	
Within 50m of settlement boundary	1695	
Sub-total	8088	
Overall Total	12114	4,650 or 4,852

5.40 This demonstrates that the Shlaa supply of developable and deliverable land substantially exceeds the Core Strategy requirements.

5.41 A wide range of sites has been identified from which the most appropriate and sustainable can be selected through the LDF process. Similarly, it has clearly been demonstrated that there is considerably more deliverable land available than the 5 year supply required by PPS3.

5 . Methodology

5.42 The sites assessed as part of this study will inform the next Annual Monitoring Report (AMR)⁽⁸⁾, and will be used to assess the available supply against overall requirements.

5.43 This study dates from 1st April 2010. These are the figures used in the Core Strategy as submitted⁽⁹⁾. The latest Housing Keynote (July 2011)⁽¹⁰⁾ published alongside the Core Strategy does however contain figures from April 1st 2010, that is one year beyond this study. The next Shlaa assessment will commenced in August 2011 will take these figures foreword.

8 http://www.fdean.gov.uk/media/Assets/ForwardPlan/documents/Annual%20Monitoring%20Report/AMR_2010.pdf

9 http://www.fdean.gov.uk/media/Assets/ForwardPlan/documents/Core%20Strategy%20Documents/Core_Strategy_Publication_Draft_March_2011.pdf

10 http://www.fdean.gov.uk/nqcontent.cfm?a_id=7549&tt=graphic

6 . Reviewing And Updating The Assessment

6.1 Forest of Dean's Annual Monitoring Report (AMR) is published every year prior to 31st December, with data based on the period 1st April to 31st March. The Council is required to demonstrate a five-year supply of land for housing, which is reported in the AMR and therefore this document will be updated on an annual basis.

6.2 The supply of land within the District will be managed in a way so as to ensure that there is a continuous five-year supply of specific deliverable sites to deliver the strategic housing requirement over the next five years of the housing trajectory.

6.3 The SHLAA will be updated every year at least until the submission of the Allocations DPD, at which stage it may be more appropriate to update it on a less frequent basis providing that the 5-year supply remains deliverable.

6.4 This and any further reviews of the SHLAA will be made public and will be available from the Council's website: www.fdean.gov.uk

Appendix A . Development Within Villages

The current settlement hierarchy is set out in the following policies (Forest of Dean District Local Plan Review, adopted November 2005) relating to housing provision:

The 4 Towns (Policy (R) FH.1)

Lydney, Cinderford/Ruspidge, Coleford, Newent

Infill within Larger Villages (Policy (R) FH.4)

Aylburton, Blakeney, Bream, Clearwell, Drybrook, Dymock, Hartpury, Huntley, Joys Green, Littledean, Longhope, Lydbrook, Mitcheldean, Newnham, Parkend, Redbrook, Ruardean, St Briavals, Sling, Staunton / Corse, Tutshill / Sedbury, Westbury, Whitecroft / Pillowell, Woolaston, Yorkley / Yorkley Slade

Smaller Villages (Policy (R)FH.5)

Alvington, Beachley, Brierley, Brockweir, Bromsberrow Heath, Edge End, Ellwood, English Bicknor, Kempley Green, Newland, Northwood Green, Oldcroft, Redmarley, Ruardean Hill, Ruardean Woodside, Staunton (nr Coleford), Tibberton, Upleadon, Upper Soudley, Viney Hill, Worrall Hill, Woodcroft

The emerging Core Strategy identifies the following settlement hierarchy and there policies:

Towns

Cinderford (with Ruspidge) CSP 10,

Lydney CSP 12,

Coleford (with Berry Hill, Broadwell, Coalway and Milkwall) CSP 14

Newent CSP15

Major and Group Villages

Major Villages - CSP16

Tutshill and Sedbury, Bream, Drybrook and Harrow Hill, Mitcheldean, Newnham.

Group Villages - CSP16

Whitecroft-Pillowell-Yorkley, Joys Green-Lydbrook-Worrall Hill.

Service Village - CSP16

Alvington, Aylburton, Blakeney, Clearwell, Huntley, Littledean, Longhope, Parkend, Redbrook, Ruardean, St Briavels, Sling, the villages of Staunton and Corse, Westbury, Woolaston (Netherend).

Small Villages - CSP16

Beachley, Brierley, Brockweir, Bromsberrow Heath, Dymock, Edge End, Ellwood, English Bicknor, kempley Green, Hartpury, Newland, Northwood Green, Oldcroft, Redmarley, Ruardean Hill, Ruardean Woodside,Staunton (Coleford).

Appendix A . Development Within Villages

Further details regarding the settlement hierarchy within the Forest of Dean can be found as a separate document entitled Settlement Hierarchy in the Forest of Dean

(11)

Appendix B . The Stakeholder Panel Protocol

Terms of Reference

The aim of the Panel is to assist in the assessment of potential sites for new housing, identified by the 2007-08 Strategic Housing Land Availability Assessment (SHLAA) for the Forest of Dean Housing

Market Area.

The purpose of the Panel will initially be to advise the Stakeholder Partnership on the final wording of the methodology to be used in the Assessment, and secondly to assist in the assessment of site suitability, availability and achievability.

The Partnership is agreed that the Panel is representative, being balanced and equitable in its composition and workings. Membership of the Panel is on an entirely voluntary basis.

Meetings of the Panel will take place between November 2007 and Spring 2008. It is anticipated that approximately three or four Panel meetings will be held during this period. Additional meetings may be held if deemed necessary by the Panel.

The Partnership will consider the advice and opinions of all Panel members when making its assessment of identified sites. It is for the Partnership to attach the appropriate weight to such advice and opinions, relative to other evidence and considerations. Final assessment of sites within each local authority's SHLAA will be the responsibility of each respective local authority.

Expressions of Interest

Given the nature of the SHLAA, it is likely that some Panel members will have vested interests in identified sites. While this does not in itself present an issue with probity (the Panel will not vote on sites) members are requested to state if they have an interest in a site under consideration, which might influence the advice and opinions expressed. Members need not state the details of their interest.

Promotion of sites

Panel members will be provided with an opportunity to suggest sites for consideration by the respective local authority, outside of Panel meetings. However, members are requested not to engage in the promotion of sites during Panel meetings.

General Conduct

A successful relationship between members of the Panel must be based upon mutual respect for the roles, responsibilities and positions of each other. Each Panel member will bring different skills and competencies and it is important that the contribution of each member is equally recognised, respected, valued and considered. General principles of professional conduct will be upheld and members are asked to respect the views of other representatives on the Panel.

Appendix B . The Stakeholder Panel Protocol

Members of the SHLAA Stakeholder Panel

Name	Representing	
Nigel Gibbons	Local Plans Manager	FoDDC
Samm Jarman	Planning Officer LDF	FoDDC
Harold Symonds	Home Builder Federation & Federation of Master Builders	Developer
Kirsty Maguire	Planner for Robert Hitchins Limited	Development Company
Ashley Drew	K.W. Bell & Son Ltd	Developer/House Builder
Chris Gooch	Steve Gooch Estate Agents	Estate Agents
Neil Jones	M. F. Freeman	Developer/House Builder
Neil Bailey	Gloucestershire Housing Association	Registered Social Landlords
Ian Drew	I-Design Planning Consultant	Planning Consultant
Tim McCombe (consultee basis)	Government Office of the South West	GOSW
Tim Watton/James Stevens (consultee basis)	Home Builders Federation	HBF
Steve Macpherson (consultee only)	J.S. Bloor (Tewkesbury) Limited	Developer
Matthew Hunt (consultee basis)	Two Rivers Housing	Registered Social Landlords

Appendix C . Strategic Housing Land Availability Site List 2008 - Allocated Sites

SHLAA Sites 2008

Key:

	Within Settlement Boundary	<p>Note:</p> <p>Sites are in order of their settlement hierarchy, settlement and colour key.</p>
	Adjacent to or partly within Settlement Boundary	
	Close to Settlement Boundary (within approx 50m)	
	Outside Settlement	

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
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Allocated Sites within the Local Plan Review (adopted 05) as of trajectory made 31st March 2010

118	Onslow Road (A & B Joint) Map	Newent	Town	Newent	Yes	6.61	170	85	85	Yes	Newent 7 Granted P0739/09/APP Under construction	Agreed with Stakeholder Panel
33	Former Bennions Garage 18-20 Broad Street Map	Newent	Town		Yes	0.54	30	30	0	Yes	Newent 1 - Completed	Agreed with Stakeholder Panel
40	Land at Newent Youth Centre, Ross Road Map	Newent	Town		Yes	1.44		0	27	Yes	Newent 6 - No Application	Agreed with Stakeholder Panel
42	Land rear of the Library, High Street/Broad Street	Newent	Town		Yes	0.68		15	0	Yes	Newent 2 - Completed	Agreed with Stakeholder Panel

Appendix C . Strategic Housing Land Availability Site List 2008 - Allocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
18	St. Whites (A & B Joint) St. Whites (A & B Joint) Base Maps	Cinderford	Major Town		Yes	7.23		75	75	Yes	Cinderford 8 Granted PO1435/09/FUL Under Construction for 169	Agreed with Stakeholder Panel
21	Valley Road North Aerial Base Map	Cinderford	Major Town		Yes	0.643		0	20	Yes	Cinderford 7 No current application	Agreed with Stakeholder Panel
22	Valley Road South Aerial Base Map	Cinderford	Major Town		Yes	2.63		55	35	Yes	Cinderford 10 No current applicationschemem involves relocation of employment site	Agreed with Stakeholder Panel
19	Station Street (Cannop Foundary & Listers Site) North Aerial Base Map	Cinderford	Major Town		Yes	4.56		185		Yes	Cinderford 6 Permission granted under P1578/07/AAP Permission now exceeds allocation, additional land within allocation yet to be developed	Agreed with Stakeholder Panel
44	Nailbridge Sawmill Base Map Aerial Map	Cinderford	Major Town		Yes	2.87		20	50	Yes	Cinderford 9 No application	Agreed with Stakeholder Panel

Appendix C . Strategic Housing Land Availability Site List 2008 - Allocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
14	Steam Mills Base Map Aerial Map	Cinderford	Major Town		Yes	2.61		20	50	Yes	Cinderford 5 Part of site allocated for employment use B1 & B2 Considered in Cinderford AAP Northern Quarter	Agreed with Stakeholder Panel
29	Owen Farm Site (A & B Joint Site Details) Aerial Base Map	Coleford	Town		Yes	5.01		30	110	Yes	Coleford 8 & Any proposal must deal with Foul Water Drainage Assessment - No Application	Agreed with Stakeholder Panel
25	Angel Farm Aerial Map Base Map	Coleford	Town		Yes	3.95		60	40	Yes	Coleford 7 & Any proposal must deal with Foul Water Drainage Assessment Welsh Water dealing with problems regarding sewers - Consent granted for 100 dwellings P1229/07/FUL	Agreed with Stakeholder Panel
30	Poolway Farm Aerial Map Base Map	Coleford	Town		Yes	3.60		0	80	Yes	Coleford 9 & Any proposal must deal with Foul Water Drainage Assessment	Agreed with Stakeholder Panel
99	Lydney East Phase A & B Aerial Map Base Map	Lydney	Major Town		Yes	50.5		600	650	Yes	Lydney 1 & 2 - 9ha of employment land & infrastructure requirements Total numbers of dwellings 1660 Granted in outline for 320 P0724/04/OUT	Agreed with Stakeholder Panel

Appendix C . Strategic Housing Land Availability Site List 2008 - Allocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
											Granted in outline on appeal for 750 P1074/08/OUT Granted in outline 390 P01336/04/OUT Granted in outline 200 P-1009/09/OUT	
97	Holms Farm Aerial Map Base Map	Lydney	Major Town		Yes	1.86		20	0	Yes	Lydney 3 Outline consent for 10 affordable homes under P1325/06/OUT	Agreed with Stakeholder Panel
96	Hill Street Aerial Map Base Map	Lydney	Major Town		Yes	0.25		10	0	Yes	Lydney 6 No current application	Agreed with Stakeholder Panel
3	Former Goods Station Aerial & Base Map	Blakeney	Large Village		Yes	0.71		17	0	Yes	Blakeney 1 Permission granted P0297/08/FUL	Agreed with Stakeholder Panel
163	Bream Woodside Aerial Maps Base Map	Bream	Large Village		Yes	0.32		13	0	Yes	Bream 2 Outline granted P0111/06/OUT	Agreed with Stakeholder Panel
84	Rectory Meadow & School Lane Aerial & Base Maps	Longhope	Large Village		Yes	0.96		15	0	Yes	Longhope 1 - No application	Agreed with Stakeholder Panel
123	Sheens Meadow Aerial & Base Maps	Newnham	Large Village		Yes	0.72		21	0	Yes	Newnham 2 - No application	Agreed with Stakeholder Panel

Appendix C . Strategic Housing Land Availability Site List 2008 - Allocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
130	Norman Way Aerial & Base Maps	Ruardean	Large Village		Yes	0.38		12	0	Yes	Ruardean 2 - No application	Agreed with Stakeholder Panel
189	Land Adjoining Miners Arms PH Aerial & Base Maps	Sling	Large Village		Yes	0.65		23	0	Yes	Sling 3 - Planning Permission granted P1727/08/OUT	Agreed with Stakeholder Panel
134	Former Coach Depot Aerial & Base Maps	Upper Soudley	Small Village		Yes	0.37		13	0	Yes	Soudley 1 Permission granted under P0954/09/FUL	Agreed with Stakeholder Panel
199	The Old Coal Yard Aerial & Base Maps	Westbury	Large Village		Yes	0.43		9	0	Yes	Westbury 1 - Permission Granted under P1595/05/OUT	Agreed with Stakeholder Panel
208	Netherend Farm Aerial & Base Maps	Woolaston	Large Village		Yes	1.02		30	0	Yes	Woolaston 1 - Permission granted under P0111/07/FUL	Agreed with Stakeholder Panel
TOTAL:						99.56		764	1382			

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

SHLAA Sites 2008

Key:

	Within Settlement Boundary
	Adjacent to or partly within Settlement Boundary
	Close to Settlement Boundary (within approx 50m)
	Outside Settlement

Note:
Sites are in order of their settlement hierarchy, settlement and colour key.

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Large Unallocated Sites with Permission - Not Yet Completed												
313	Bulley Farm Barns, Churcham	Churcham	Large Village	Churcham		0.591		6	0	Yes	P1735/07/COU	Conversion of barns to 6 dwellings
314	Dockham Road (Giles) 2223/13595/A Aerial Map Base Map	Cinderford	Major Town	Cinderford		0.135		10	0	Yes	P0211/07/FUL Completed	10 Flats Completed
315	19B Buckshaft Road Aerial Map Base Map	Cinderford	Major Town	Ruspidge		0.165		8	0	Yes	P9323/03/FUL	8 Dwellings
316	Seven Stars 130 High Street Aerial Map Base Map	Cinderford	Major Town	Cinderford		0.035		7	0	Yes	P1555/06/COU	Conversion into 5 flats and 2 units

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
317	32 Market Street Aerial Map Base Map	Cinderford	Major Town	Cinderford		0.029		7	0	Yes	P1273/07/COU	Conversion to create 7 flats
318	5-7 Commercial Street Aerial Map Base Map	Cinderford	Major Town	Cinderford		0.948		6	0	Yes	P0060/08/COU	Conversion of existing dwells to form 6 flats
319	Land at the Rear of 27-41 Coalway Rd Aerial Map Base Map	Coleford	Major Town	Coleford		1.029		20	10	Yes	P0962/06/OUT	30 Dwellings
320	Linda Vista Staunton Road Corse Aerial Map Base Map	Coleford	Major Town	Coleford		0.177		10	0	Yes	P0600/01/FUL	10 Flats
321	12 Albert Road Aerial Map Base Map	Coleford	Major Town	Coleford	Infill Development	0.132		6	0	Yes	P1112/06/FUL	3 pairs of semi-detached dwells
322	High Nash Aerial Map Base Map	Coleford	Major Town	Coleford	Infill Development	0.216		7	0	Yes	P0832/06/FUL	7 Dwellings
323	Land off Kings Meade Road Aerial Map Base Map	Coleford	Major Town	Coleford	Infill Development	0.324		14	0	Yes	P0832/06/FUL	14 sheltered housing bungalows
324	Corse Grange, Gloucester Road, Corse Aerial & Base Map	Staunton and Corse	Large Village		Residential Subdivision	0.143		7	0	Yes	P1725/07/FUL	Single Dwelling with 6 apartments

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
325	Land Adj Corse Grange, Grangebrook, Staunton Aerial & Base Map	Staunton and Corse	Large Village		Infill Development	1.558		10	0	Yes	P9464/03/FUL	10 Dwellings
326	Over Old Road Aerial & Base Map	Hartpury	Large Village		Greenfield	0.313		13	0	Yes	P0904/06/FUL	13 Dwellings to include 8 affordable units.
327	7 & 9 Beech Way, Littledean Aerial & Base Maps	Littledean	Large Village		Greenfield	0.366		9	0	Yes	P1096/06/FUL Under Construction	9 Dwellings
328	Ex Rothdean Depot Map	Lydbrook	Large Village		Other Re-development	1.738		40	0	Yes	P0658/04/FUL	40 Mixed dwellings
329	Former Council Offices, High Street, Aerial Map Base Map	Lydney	Major Town		Other Re-development	0.541		0	0	Yes	P0282/05/OUT Refused	14 Dwellings
341	Land at Primrose Hill, Springfield Road, Aerial Map Base Map	Lydney	Major Town		Infill	0.931		8	0		P0319/09/OUT	8 Dwellings with ancillary works
343	Highfield Road Aerial Map Base Map	Lydney	Major Town		Infill	1.748		30	17	Yes	P1106/04/FUL	Erection of 47 Dwellings
344	Newent Garage, High Street, Aerial & Base Map	Newent	Major Town		Other Re-development	0.312		46	0	Yes	P1833/06/FUL Complete	46 Sheltered Apartments Complete

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
345	Old Station Yard Aerial & Base Map	Newnham	Large Village		Other Re-development	0.205		0	0	Yes	P1531/05/FUL	Erection of 6 Dwellings
346	School Lane Aerial & Base Map	Ruardean	Large Village		Infill	0.439		2	0	Yes		11 Dwellings and 2 flats over a shop
347	Hudson Lane, Ruspidge Aerial Map Base Map	Ruspidge	Large Village		Infill	1.445		7	0	Yes	P0799/05/FUL	9 Dwellings
348	Land adjoining Peacock Lane PA Outline Aerial Map Base Map	Ruspidge	Large Village		Infill	0.349		6	0	Yes	P1314/07/FUL P1066/08/App Complete	6 Dwellings
349	Bracken Close Buckshaft Aerial and Base Map	Ruspidge	Large Village		Infill	0.429		7	0	Yes	P1579/06/FUL	7 Dwellings
351	97 St Whites Road/Peacock Lane Aerial Map Base Map	Ruspidge	Large Village		Greenfield	0.13		8	0	Yes	P0125/08/FUL	Erection of 6 two bedroom and 2 one bed roomed apartments
352	St Whites Road Aerial and Base Map Base Map	Ruspidge	Large Village		Greenfield	0.706		15	0	Yes	P0711/00/FUL	
353	St Whites Road	Ruspidge	Large Village		Greenfield	0.14		8		Yes	P1314/07/APP	Part of 352 Site - Erect 8 dwellings

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
354	Park View Wks, Sedbury Aerial Map Base Map	Tidenham	Small Village		Other Re-development	0.393		13	0	Yes	P0401/04/FUL Under Construction	Erection of 8 detached, two storey dwellings 6 terraced 3 storey units
355	Cross Keys Inn, Coleford Road, Tutshill Aerial Map Base Map	Tidenham	Small Village		Change of Use	0.096		12	0	Yes	P0719/08/COU	Conversion of Public House to 12 flats
356	Pike House, lower Lane, Berry Hill Aerial Map Base Map	Coleford	Major Town	Coleford	Change of Use	0.154		7	0	Yes	P0589/07/FUL	Conversion of Public House to 7 Flats
357	Dukes Travel, Alkers Road, Berry Hill Aerial Map Base Map	Coleford	Major Town	Coleford	Other Re-development	0.201		7	0	Yes	P0192/06/OUT	7 Dwellings
359	Land at The Bakery, High Street Aerial Map Base Maps	Bream	Large Village		Change of Use	0.161		10	0	Yes	P1804/05/FUL	10 Dwellings
360	34 to 42 Worcester Walk Broadwell Coleford	Broadwell Coleford	Major Town	Coleford				10		Yes	P0537/07/FUL	Erection of 10 afford dwellings with associated parking facilities. Construction of new vehicular access. (Demolition of 5 existing temporary units).
361	Land At Fox's Lane, Broadwell Aerial Map Base Map	Coalway Coleford	Major Town	Coleford	Infill	0.326		7	0	Yes	P1370/07/FUL	7 Detached Dwellings
414	Public Convenience	Coleford	Major Town	Coleford				6			P1214/09/FUL	Demolition of existing public convenience

Appendix D . Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
415	Newland Street Coleford										Granted 3rd December 2009	and replace with a new three storey block, comprising of 6 self contained one bed apartments.
	Dairy Farm The Cross Drybrook Glos							18			P1536/09/OUT	Outline application for the erection of 18 dwellings with ancillary works.
416	Land Adj Federal Mogul	Lydney	Major Town	Lydney				200				
417	Cradocks Culver Street Newent	Newent	Major Town	Newent				6				
418	Whitegates, Culver Street, Newent	Newent						13				
419	Highcliffe, Beachley Road, Tutshill							7				
TOTAL:+								575	17			

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

SHLAA Sites 2008

Key:

Within Settlement Boundary	<p>Note: <i>Sites are in order of their settlement hierarchy, settlement and colour key.</i></p>
Adjacent to or partly within Settlement Boundary	
Close to Settlement Boundary (within approx 50m)	
Outside Settlement	

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
<p>Available and Suitable Sites - Unallocated and No Consent; that have come forward as a result of the SHLAA process, for further consideration in the future</p>												
15	Newtown Road, Steam Mills Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	1.298	38			Yes	Within the Settlement Boundary	Housing allocation; area action plan
239	Land at Valley Road Aerial and Base Map	Cinderford	Major Town	Cinderford	Yes	4.671	140			Yes	Within the Settlement Boundary	Good site to develop
247	St Whites Primary School Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.65	19			Yes	Within the Settlement Boundary	Good site to develop

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
253	Surplus land at Oakdene Centre, Dockham Road Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.095	2			No	Within the Settlement Boundary	Considered too small
254	Old Alpha Works/Adult Training Centre, Foxes Bridge Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.708	21			Yes	Within Settlement Boundary	Good site to develop
255	Former Cinders Caravan Site Aerial Map Base Maps	Cinderford	Major Town	Cinderford	Yes	0.821	24			No	Within the Settlement Boundary	Surrounding uses would prevent housing
271	5 & 7 Valley Road Cinderford Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.144	4			Yes	Within Settlement Boundary	Could be developed
280	Land North-West of St White's Road Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	1.096	32			Yes	Within Settlement Boundary	Good site to develop
287	Land at Steam Mills Road Aerial Map Base Map	Steam Mills	Major Town	Cinderford	Yes	0.821	24			Yes	Within Settlement Boundary	Good site to develop
294	3 Valley Road Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.054	1			Yes	Within land designated for intensification of employment use and adj to land allocated for housing development	Could be addition to Cinderford 7 - Valley Road Housing Allocation but on its own small development

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
296	Land on Forest Vale Industrial Estate Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.267	7			No	Employment Allocation	Industrial units
307	Meend Gardens Terrace Church Road Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.168	4			No	Within the Settlement Boundary	Small development poss exception site
308	Land rear of 52 & 62 Ruspidge Road, Ruspidge Aerial Map Base Map	Cinderford	Major Town	Cinderford	Yes	0.371	11			Yes	Within the Settlement Boundary	Access issues
236	Land at St Whites Farm Aerial Map Base Map	Cinderford	Major Town	Cinderford	Adjacent	1.408	42			Yes	Could be developed with housing allocations Cinderford 6	Site is good for developed adj housing development so could be developed with that site
93	Cambourne Place Aerial Map Base Map	Lydney	Major Town	Lydney	Yes	1.131	33			Yes	Within Settlement Boundary	Flooding problems; possibly half of site developable - eastern sector
89	Allaston Road Aerial & Base Maps	Lydney	Major Town	Lydney	Adjacent	0.316	9			Yes		Site could be developed
90	Augustus Way/Court Road, Allaston (R) Lydney 4 Aerial Map Base Map	Lydney	Major Town	Lydney	Adjacent	6.565	196			Yes		Site could be developed

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
102	Rock House, Driffield Road Aerial & Base Map	Lydney	Major Town	Lydney	Adjacent	0.833	24			Yes		Site could be developed
249	Severnbanks School Aerial & Base Map	Lydney	Major Town	Lydney	Adjacent	2.487	74			Yes		Good Development site
288	Land at Driffield Road Aerial & Base Map	Lydney	Major Town	Lydney	No	0.066	1			No		Considered too small, single site
233	Touchwood Woodland Road Aerial Map Base Map	Christchurch	Major Town	West Dean	Yes	0.054	1			No	Within Settlement Boundary	Single plot considered too small for this process
250	Lords Hill Playing Fields Aerial Map Base Map	Coleford	Major Town	Coleford	Yes	3.63	108			Yes	Within Settlement Boundary	Good site to develop
26	Land adj Bells Golf Club - King's Meade Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	2.031	60			Yes		Site could be developed also submitted in SHLAA 2009 - 389 amended site size
27	Land at Whitehall Farm Coleford Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	2.282	68			Yes		Site could be developed
28	Land between Mile End Road and Machen Road Aerial & Base Map	Coleford	Major Town	Coleford	Adjacent	0.579	17			Yes		Site could be developed
34	West of Crescent Close Sunnysbank Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	4.113	123			Yes		Site could be developed

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
35	Land at Angelfield Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	1.262	37			Yes		Site could be developed
36	Land at Newland Street Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	0.771	23			No		Not a good site to develop
38	Land at Berry Hill Farm Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	4.127	123			Yes		Site could be developed
155	Brummells Drive, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Major Town	West Dean	Adjacent	0.288	8			Yes		Developable site
156	Crowash Farm, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Major Town	West Dean	Adjacent	10.601	318			Yes		Site is natural bolt on to existing settlement
158	Land at Orchard Cottage Maze Walk, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Major Town	West Dean	Adjacent	0.362	10			Yes		Site could be developed adjacent to existing residential area
169	Land adj Bixhead Walk Aerial Map Base Map	Broadwell Coleford	Major Town	West Dean	Adjacent	5.105	153			Yes		Good for development
171	Land at Wynols Hill Coalway Aerial Map Base Map	Broadwell	Major Town	West Dean	Adjacent	2.277	68			Yes		Good for development

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
172	Boxbush Farm, Christchurch Aerial Map Base Map	Christchurch	Major Town	West Dean	Adjacent	0.909	27			Yes		Good for development
177	The Purples, Coalway Aerial Map Base Map	Coalway	Major Town	West Dean	Adjacent	0.684	20			Yes		Good for development
186	Land adjacent to Ashville Palmers Flat Aerial Map	Coalway	Major Town	West Dean	Adjacent	0.433	12			Yes		Good for development
219	Field No 7172 Mile End Road Coleford Aerial & Base Map	Mile End	Major Town	West Dean	Adjacent	0.554	16			Yes		Good for development
212	Land at Grove Road, Marions Walk Aerial Map Base Map	Coleford Coleford	Major Town	Coleford	Adjacent	0.837	24			Yes		Site could be developed
222 A&B	Bridswell Tump, Ready Penny & land adjoining Aerial Map Base Map	Christchurch Coleford	Major Town	West Dean	Adjacent	1.03	30			Yes		Good for development
230	Vanstone Cottage, Hillerland Aerial Map Base Map	Coleford	Major Town	Coleford	Close	0.212	6			Yes		Site is good for development
246	Adj 'Amberlea' Joyford Hill Aerial Map Base Map	Coleford	Major Town	Coleford	Adjacent	0.248	7			Yes		Site could be developed
264	Land east of Bells Club, Lords Hill Aerial Map Base Map	Coalway	Major Town	West Dean	Adjacent	0.213	6			Yes		Good for development

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
265	Land at Edenwall Farm, Coalway Road Aerial Map Base Map	Coalway	Major Town	West Dean	Adjacent	4.202	126			Yes		Good for development
266	Land at Palmers Flat (South of The firs) Aerial Map Base Map	Coalway	Major Town	West Dean	Adjacent	0.435	12			Yes		Good for development
299	Whitecliff Quarry Aerial & Base Map	Coleford	Major Town	Coleford	No	4.607	138			No		Expensive site to develop too steep
251	Land rear of Library High Street Aerial & Base Map	Newent	Town	Newent	Yes	0.077	2			No		Could be developed
273	Land Adjacent to Cleave Mill Lane Aerial & Base Maps	Newent	Town	Newent	Yes	1.217	36			Yes	Within Settlement Boundary	Good site to develop
116	Land adjacent Cemetery Orchard Aerial & Base Map	Newent	Town	Newent	Adjacent	1.149	34			Yes		Could be developed, bolt on to development boundary
122	West of Newent Aerial & Base Map	Newent	Town	Newent	Adjacent	13.196	395			Yes		Bolt on to existing settlement boundary
210	Land at Horsefair Bungalow, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	Adjacent	0.216	6			Yes		Could be developed with land ref:301
262	Glebehyrst, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	Adjacent	0.241	7			Yes		Flood Zone 3

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
270	Land at Bradfords Lane, Mantley Aerial & Base Map	Newent	Town	Newent	Adjacent	2.835	84			Yes		Could be bolt on to settlement
274	Land off Foley Road Aerial & Base Map	Newent	Town	Newent	Adjacent	4.666	139			Yes		Access could be gained to the site via Foley Road. Good site
301	West of Horsefair Bungalow Aerial & Base Map	Newent	Town	Newent	Yes	1.383	41			Yes		Allocated for Residential
306	Craddocks Bank, Culver Street Aerial & Base Map	Newent	Town	Newent	Adjacent	0.44	13			No		Access, location, viability and trees issues
300	Land Adj to Homestead, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	Close	0.118	3			No		Considered too remote & too Small
256	Land Adj to Homestead, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	No	0.205	6			No		Considered too remote & too Small
81	Land between Church Road and School Aerial & Base Maps	Longhope	Village	Longhope	Yes	0.138	3			Yes	Within Settlement Boundary	Could be merged with 82
82	Land between Church Road and School Aerial & Base Maps	Longhope	Village	Longhope	Yes	0.713	21			Yes	Within Settlement Boundary	Currently Industrial / employment use, could be incorporated with housing

Appendix E . Strategic Housing Land Availability Submitted Sites In 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
45	Land adj Windrush, Baptist Way, Ruardean Hill Aerial & Base Maps	Ruardean Hill	Village	Drybrook	Yes	0.499	14			Yes	Within Settlement Boundary	Good site to develop
131	North of School Lane Aerial & Base Maps	Ruardean	Village	Ruardean	Yes	0.956	28			Yes	Within Settlement Boundary	Good site to develop
290	Land at Lydbrook Aerial & Base Maps	Lydbrook	Village	Lydbrook	Yes	0.778	23			Yes	Within Settlement Boundary	Employment site currently
86	The Orchard, Camomile Green Aerial & Base Maps	Cam. Green	Village	Lydbrook	Yes	0.321	9			Yes	Within Settlement Boundary	Good site to develop
248	Joys Green Primary School Aerial & Base Maps	Joys Green	Village	Lydbrook	Yes	0.221	6			Yes	Within Settlement Boundary	Nice small development
191	Pym, New Road Whitecroft Aerial Map Base Map	Whitecroft	Village	West Dean	Yes	3.556	106			Yes	Within Settlement Boundary	Suitable for mixed use including employment
196	Yew Tree House High Road Yorkley Aerial & Base Maps	Yorkley and Yorkley Slade	Village	West Dean	Yes	0.374	11			Yes	Within Settlement Boundary	Suitable for development
197	Land at Yorkley Slade Aerial Map Base Map	Yorkley and Yorkley Slade	Village	West Dean	Yes	0.277	8			Yes	Within Settlement Boundary	Suitable for development
238	Land at Knapp Lane Alvington Aerial & Base Map	Alvington	Small Village	Alvington	Yes	0.701	21			Yes	Within Settlement Boundary	Suitable for development

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

SHLAA Sites 2008

Key:

	Within Settlement Boundary
	Adjacent to or partly within Settlement Boundary
	Close to Settlement Boundary (within approx 50m)
	Outside Settlement

Note:
Sites are in order of their settlement hierarchy, settlement and colour key.

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Remaining SHLAA 2008 Sites in Large Villages												
6	Vine Hall Aerial & Base Maps	Aylburton	Village	Aylburton	Yes	0.241	7			Yes	Within Settlement Boundary	Suitable for development/poss exception site
4	Maplefield Aerial & Base Map	Aylburton	Large Village	Aylburton	Adjacent	0.297	8			Yes		Flooding issues within the site
5	Land adj. 3 High Street Aerial & Base Map	Aylburton	Large Village	Aylburton	Adjacent	0.165	4			No		Considered unsuitable
282	Land adj. Tump Farmhouse Aerial & Base Map	Aylburton	Large Village	Aylburton	No	0.071	2			No		Poss exception site
283	Land at Tump Farm Aerial & Base Map	Aylburton	Large Village	Aylburton	No	0.374	11			No		Poss exception site

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
259	Awre Road Aerial & Base Map	Blakeney	Large Village	Awre	Adjacent	1.681	50			No		Access problems
242	Brems Eaves Aerial Map Base Map	Bream	Village	West Dean	Yes	1.447	43			Yes	Within Settlement Boundary	Suitable for development
243	Adimals Lane Blue Rock Creasant Bream Aerial Map Base Map	Bream	Village	West Dean	Yes	0.174	5			Yes	Within Settlement Boundary	Suitable for small development
160	Adjacent to Bream Court Farm Aerial Map Base Map	Bream	Large Village	West Dean	Adjacent	2.252	67			Yes		Could be developed
161	Adjacent to the B4231(Colliers Beech) Aerial Map Base Map	Bream	Large Village	West Dean	Adjacent	1.471	44			Yes		Could be developed
234	Land adj Broadmeads Coleford Bream Aerial Map Base Map	Bream	Large Village	West Dean	Adjacent	0.753	22			Yes		Could be developed
295	Land behind Maypole Villa Aerial Map Base Map	Bream	Large Village	Lydney	Adjacent	0.763	22			Yes		Could be developed
229	Land to the rear Church Street Cleanwell Aerial & Base Map	Cleanwell	Large Village	Newland	Adjacent	3.733	111			Yes		Levels issues could be expensive to develop
292	Land at Drybrook Aerial & Base Map	Drybrook	Large Village	Drybrook	Adjacent	2.586	77			No		Frontage to road but culverted site
50	Land Adj Bayfield Gardens Aerial & Base Map	Dymock	Large Village	Dymock	Adjacent	2.731	81			Yes	TPOs north of site	Access issues; Hereford & Gloucester Canal runs through site. Site developable subject

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
56	Adjacent to Daverlea Aerial & Base Map	Hartpury	Large Village	Hartpury	Adjacent	0.851	25			Yes		Site could be developed
58	Corsend Lane Aerial & Base Map	Hartpury	Large Village	Hartpury	Adjacent	0.473	14			Yes		Site could be developed
59	North East of Foley Rise Aerial & Base Map	Hartpury	Large Village	Hartpury	Adjacent	0.215	6			Yes		Site could be developed/Poss exception site
60	North of Corsend Road Aerial & Base Map	Hartpury	Large Village	Hartpury	Adjacent	0.238	6			Yes		Local Plan Objection - Could be developed
61	South of Corsend Road Aerial & Base Map	Hartpury	Large Village	Hartpury	Adjacent	0.113	3			Yes		Local Plan Objection - Too small to be considered at this time
57	Land adj Broad Street (adj Prenton) Aerial & Base Map	Hartpury	Large Village	Hartpury	Close	0.454	13			Yes		Could be exception site for small development
64	Land north of Ross Road Aerial & Base Map	Huntley	Large Village	Huntley	Adjacent	2.791	83			Yes		Ideal development site
66	Within Rear Gardens along Byfords Road Aerial & Base Map	Huntley	Large Village	Huntley	Adjacent	0.788	23			No		Made reps on settlement boundary changes - site could be developed however remote
240	Land North of Huntley Aerial & Base Map	Huntley	Large Village	Huntley	Partly	2.069	61			Yes		Good site for development or exception site
257	Land at Byfords Road/Frogmore Road Aerial & Base Map	Huntley	Large Village	Huntley	Adjacent	1.065	31			Yes		Good site for development

Appendix F . Strategic Housing Land Availability Sites Within Large Villages

2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
69	Land at Court Farm, Littledean Aerial & Base Map	Littledean	Large Village	Littledean	Partly	4.776	143			Yes		Could be a good site for development
70	Land to rear of Beech Way and Oak Way	Littledean	Large Village	Littledean	Adjacent	5.191	155			Yes	Site is adjacent to (R) F.Newnham ²	Developable site. Site submitted 2009 SHLAA site no. 381 amended size.
74	The Old Rectory, Silver Street Aerial & Base Map	Littledean	Large Village	Littledean	Adjacent	0.509	15			Yes		Small Develop could be built
228	Prescott Meadow, Sutton Road Aerial & Base Map	Littledean	Large Village	Littledean	Part Adjacent	2.37	71			Yes		Could be developed with the Old Rectory Site Ref No. 74
279	Land to West of Church Road Aerial & Base Map	Longhope	Large Village	Longhope	Yes	0.207	6			No		Poss exception site
80	Important open area near Tan house, Church Road Aerial & Base Map	Longhope	Large Village	Longhope	Yes	0.967	28			Yes		Could be developed
75	6 Batham Close Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	0.079	2			No		Too small to be considered at this time
79	Area 2 - land at Court Farm Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	0.394	11			Yes		Unsuitable without 285 and 286
83	Off Nupend Lane Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	0.126	3			No		Poss exception site
278	Land to West of School Lane Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	2.027	60			Yes		Could be developed
285	Area 1 - Land at Court Farm Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	0.399	11			Yes		Possible flooding
286	Area 3 - Land at Court Farm Aerial & Base Map	Longhope	Large Village	Longhope	Adjacent	0.625	18			Yes		Possible flooding

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
267	Land at Willowstone Garden Products Ross Road Aerial & Base Map	Longhope	Large Village	Longhope	No	1.881	56			No		Isolated unsustainable location
293	<u>Exmat Scout Hut, Colchester Close Aerial & Base Map</u>	Mitcheldean	Large Village	Mitcheldean	Yes	0.027	0			No		Too Small to be considered
103	Waidings Patch - Silver Street Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	0.112	3			No		Too Small to be considered
103	Rear of Dan-Y-Brvn & Caniad Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	0.112	3			No		Too Small to be considered
291	Land at Mitcheldean Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	2.047	61			Yes		Could be developed in the future maybe with existing housing allocation (R) F. Mitcheldean 2.
297	Land opposite Dean Meadows Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	1.477	44			No		Too steep - unsuitable
298	Land between Silver Street and Abenhall Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	2.069	61			Yes		Poss future development or bolt on to settlement boundary
304	Waidings Patch Silver Street Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	Adjacent	1.685	50			Yes		Poss future development or bolt on to settlement boundary
223	<u>Field Parcel No. 7321 Between Abenhall Lodge and Folly Farm Mitcheldean Aerial & Base Map</u>	Mitcheldean	Large Village	Mitcheldean	No	1.258	37			Yes		Maybe some form of future development
289	Land at Mitcheldean Aerial & Base Map	Mitcheldean	Large Village	Mitcheldean	No	1.501	45			No		Unsuitable

Appendix F. Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
125	Off Littledean Road above Railway Tunnel, Newnham Aerial & Base Map	Newnham	Large Village	Newnham on Severn	Adjacent	1.031	30			No		Railway tunnel underneath - expensive site to develop
127	West of Kings Mead/Sheens Meadow Aerial & Base Map	Newnham	Large Village	Newnham on Severn	Adjacent	0.993	29			Yes	Site is adjacent to (R) F.Newnham ²	Narrow lane, small site limited development could
303	Dean Forest Farm Aerial & Base Map	Newnham	Large Village	Newnham on Severn	Adjacent	15.031	450			Yes		Could be bolt on to the existing settlement, outside development boundary
245	Land immediately behind Church & School Aerial & Map	Redbrook	Large Village	Redbrook	Adjacent	0.268	7			No		Potential for 1 or 2 dwellings; not suitable for allocation
244	Big Well, Forewood Aerial & Base Map	Redbrook	Large Village	Redbrook	Close	1.171	35			Yes		Small site could be developed
276	Town View Ruardean Hill Aerial & Base Map	Ruardean Hill	Large Village	Drybrook	Yes	0.068	1			No		Considered too small
47	Land Adj the White House Aerial & Base Map	Ruardean Woodside	Large Village	Drybrook	Adjacent	0.225	6			Yes		Could be developed/Poss exception site
49	North West of Roebuck Meadows Aerial & Base Map	Ruardean Woodside	Large Village	Drybrook	Adjacent	1.639	48			Yes		Facilities close by, to include school & post office. Ideal development opportunity although access & roads leading to site questionable.
48 also also 235	Land at Avondale, Forest Road Aerial & Base Map	Ruardean Woodside	Large Village	Drybrook	Adjacent	0.245	7			Yes		Could be developed

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
258	Turners Tump Aerial & Base Map	Ruardean	Large Village	Ruardean	Adjacent	0.084	2			No		Considered too small
275	Land to rear of the Grants High Street Aerial & Base Maps	Ruardean	Large Village	Ruardean	Adjacent	1.828	54			Yes		Access needs to established ideal development opportunity
302	Highfield Road Aerial & Base Map	Ruardean	Large Village	Ruardean	Adjacent	1.301	39			No		Extension to existing development land very steep, question is its viability
214	Garden of Lynwood, Crooked End Aerial & Base Map	Ruardean	Large Village	Ruardean	Close	0.027	0			No		Small single development opportunity access needs further investigation. Considered too small
216	Land to south of St Annes Way, St Briavels Aerial & Base Maps	St Briavels	Large Village	St Briavels	Adjacent	0.169	4			Yes		Could be developed
225	3 The Langetts St Briavels Aerial & Base Maps	St Briavels	Large Village	St Briavels	Adjacent	0.738	21			Yes		Could be developed
135	West of Lower Road Aerial & Base Maps	St Briavels	Large Village	St Briavels	Close	0.458	12			Yes		Could be developed
190	Myrtle Villas Aerial & Base Map	Sling	Large Village	West Dean	Adjacent	0.261	7			No		Access issues and adjacent to industrial site
139	Land Adj Bayfield Gardens Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	Adjacent	1.431	42			Yes		Good for development
143	Land off Charlist Way Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	Adjacent	2.671	80			Yes		Good for development

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
144	Princes Way/Jubilee Crescent Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	Adjacent	1.083	32			Yes		Good for development
141	Land Adjacent Elmstone Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	No	1.061	31			Yes		Good site for small development or exception site
261	Snigs Acre (Part) Gloucester Road Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	No	0.487	14			Yes		Good site for small development or exception site
272	The Feathers, Straight Lane Aerial & Base Map	Staunton/Corse	Large Village	Staunton and Corse	No	0.246	7			Yes		Good site for small development or exception site
147	Junction of the A48 and B4228 Aerial Map Base Map	Tutshill	Large Village	Tidenham	Adjacent	2.636	78			Yes		Can be developed
148	Tidenham Vicarage, Gloucester Road Aerial Map Base Map	Tutshill	Large Village	Tidenham	Adjacent	0.311	9			Yes		Can be developed
150	Broadrock, West of the B4228 Aerial & Base Map	Woodcroft/Tutshill	Large Village	Tidenham	Adjacent	1.001	30			Yes		Can be developed
213	Land adjacent Wyedean School Aerial Map Base Map	Sedbury	Large Village	Tidenham	Adjacent	7.413	222			Yes		Can be developed
268	Land at Coleford Road Tutshill Aerial Map Base Map	Tutshill	Large Village	Tidenham	Adjacent	0.215	6			No		Potential extension to settlement boundary; not suitable for allocation
269	Land at Beachley Road Tutshill Aerial Map Base Map	Tutshill	Large Village	Tidenham	Adjacent	0.296	8			Yes		Could be developed in the future
306	Land adjoining Church View Aerial & Base Map	Westbury	Village	Westbury on Severn	Yes	0.449	13			No		Already built

Appendix F . Strategic Housing Land Availability Sites Within Large Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
202	Land at Grange Court, Northwood Green Aerial & Base Map	Northwood Green	Large Village	Westbury on Severn	Close	1.711	51			Yes		Could be developed
263	Land to the rear of The Firs Aerial & Base Map	Westbury	Large Village	Westbury on Severn	Adjacent	1.913	57			Yes		Only two thirds of site deliverable subject to access
203	Rear of Gordon Cottage and Gordon House Aerial & Base Map	Northwood Green	Large Village	Westbury on Severn	Adjacent	0.297	8			No		No access
193	Land opposite Oakdene House, Parkend Aerial Base Map	Whitecroft and Pillowell	Large Village	West Dean	Adjacent	0.079	2			No		Considered too small
192	Banks Turp, Pillowell Aerial & Base Map	Whitecroft and Pillowell	Large Village	West Dean	Adjacent	0.074	2			No		Considered too small
241	Parkhill Patch, BrockHollands Aerial & Base Map	Whitecroft and Pillowell	Large Village	West Dean	Close	0.856	25			No		Site not considered undeliverable
209	Off Ashways Aerial & Base Map	Woolaston	Large Village	Woolaston	Adjacent	0.409	12			Yes		Can be developed
198	East of Yorkley Lane opposite School Aerial & Base Map	Yorkley and Yorkley Slade	Large Village	West Dean	Adjacent	0.635	18			Yes		Site could be developed
260	Box Cottage Yorkley Wood Aerial & Base Map	Yorkley	Large Village	West Dean	No	0.045	1			No		Panel consider to small
284	Downs Farm, Yorkley Lane Aerial & Base Map	Yorkley	Large Village	West Dean	No	0.699	20			No		Access issues

Appendix G . Strategic Housing Land Availability Sites Within Small Villages 2008

SHLAA Sites 2008

Key:

	Within Settlement Boundary
	Adjacent to or partly within Settlement Boundary
	Close to Settlement Boundary (within approx 50m)
	Outside Settlement

Note:
Sites are in order of their settlement hierarchy, settlement and colour key.

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Remaining SHLAA Sites in Small Villages												
305	Croft Farm Aerial & Base Map	Bromsberrow Heath	Small Village	Bromsberrow & Dymock	Yes	0.571	17			Yes		Outline application for 10 dwellings
54	The Patch, Ross Road, English Bicknor Aerial & Base Map	English Bicknor	Small Village	English Bicknor	Adjacent	0.609	18			Yes		Not considered developable possible exception sites
55	Land and Barn at The Laurels Aerial & Base Map	English Bicknor	Small Village	English Bicknor	Adjacent	0.531	15			Yes		Not considered suitable site but possible exception sites
218	Land adjacent to No 1 Cross Barn English	English Bicknor	Small Village	English Bicknor	Adjacent	0.525	15			Yes		Possible exception sites

Appendix G . Strategic Housing Land Availability Sites Within Small Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
	Bicknor Aerial & Base Map											
226	The Laurels Aerial & Base Map	English Bicknor	Small Village	English Bicknor	Adjacent	0.061	1			No	Adjacent to conservation area	Garden - Considered by Panel too small
310	Land adjoining Holmleigh & Pleasant View Aerial & Base Map	Joys Green	Small Village	Lydbrook	Yes	0.331	9			Yes		Could be developed in the future
311	Land ex Rothdean Depot Aerial & Base Map	Lydbrook	Small Village	Lydbrook	Yes	2.056	61			Yes		Could be developed in the future
128	Land Adj to Kings End House, Drury Lane Aerial & Base Map	Redmarley	Small Village	Redmarley	Adjacent	1.494	43			Yes	Adjacent to conservation area	Adjacent to conservation area; rivers at risk assessment - Access difficult
129	Land to rear of Redmarley Primary School Aerial & Base Map	Redmarley	Small Village	Redmarley	Adjacent	1.486	44			Yes	Outside the Development & Conservation Boundary however adjacent too	Adjacent to conservation area; rear of school
281	The Hermitage - Rear of - Aerial & Base Map	Staunton	Small Village	Staunton (Coleford)	Partly	1.213	36			Yes		Possible access problems
151	Land at Gloucester Road, Upleadon Aerial & Base Map	Upleadon	Small Village	Upleadon	Adjacent	0.196	5			No		Too small poss exception site

Appendix G . Strategic Housing Land Availability Sites Within Small Villages 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
152	Land at Gloucester Road, Upleadon Aerial & Base Map	Upleadon	Small Village	Upleadon	Adjacent	0.095	2			No		Too small poss exception site
153	Land Adjoining The Firs, Gloucester Road Aerial & Base Map	Upleadon	Small Village	Upleadon	Adjacent	0.2	6			Yes		Too small poss exception site
154	Land to North of Octagon House Aerial & Base Map	Upleadon	Small Village	Upleadon	Close	0.549	16			No		Poss exception site

Appendix H. Strategic Housing Land Availability Sites Within Open Countryside 2008

SHLAA Sites 2008

Key:

	Within Settlement Boundary	<p>Note: <i>Sites are in order of their settlement hierarchy, settlement and colour key.</i></p>
	Adjacent to or partly within Settlement Boundary	
	Close to Settlement Boundary (within approx 50m)	
	Outside Settlement	

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Remaining SHLAA Sites in the Countryside												
277	Land to North of Ross Road Aerial & Base Map	Birdwood	Countryside	Churcham	No	0.433	12			No		Not considered suitable
7	South West of the Red Hart Inn Aerial & Base Map	Blaisdon	Countryside	Blaisdon	No	0.304	9			No		Unsuitable

Appendix H . Strategic Housing Land Availability Sites Within Open Countryside 2008

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
8	Blaisdon Nurseries Aerial & Base Map	Blaisdon	Countryside	Blaisdon	No	0.753	22			No		Unsuitable
224	Spout Farm Blaisdon Aerial & Base Map	Blaisdon	Countryside	Blaisdon	No	0.519	15			No		Unsuitable

Appendix I . Submitted Sites 2009

SHLAA Sites Submitted for 2009

Key:

	Within Settlement Boundary
	Adjacent to or partly within Settlement Boundary
	Close to Settlement Boundary (within approx 50m)
	Outside Settlement

Note:
Sites are in order of their settlement hierarchy, settlement and colour key.

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
385	Land at Allaston Lydney Aerial & Base Map	Lydney	Town	Lydney	Outside but Adjoining Settlement Boundary	7.741	232			Yes	Outside development boundary but adjoining. Close to (R) F. Lydney 4	Landscape issues, Cables, Good Access poss ransoms strip may cause issues
378	Rear of Poolway Farm Coleford	Coleford	Town	Coleford	Outside but Adjoining Settlement Boundary	17.919	537			Yes	Outside development boundary but adjoining. Adjoining (R) F. Coleford 9. Housing Allocation Designated Strategic Open Space (R) F. Coleford 11	Drainage Issues for Coleford - Development on hold
389	Land ad Bells Golf Club - King's Meade Aerial & Base Map	Coleford	Major Town	Coleford	Outside but Adjoining Boundary	1.477	44			Yes	Outside development boundary but adjoining. Designated Strategic Open Space (R) F. Coleford 11	This site is a variation of site No. 26 submitted 2008 - Site could be developed
363	Land at Bradfords Lane, Mantley, Newent	Newent	Town	Newent	Outside but Adjoining Boundary	2.870	86			Yes	Outside the development boundary but adjoining	Developable good access to main roads
384	Avlescroft Farm	Newent	Town	Newent	Outside but Adjoining Settlement Boundary	0.407	14			Yes	Outside the development boundary Adjoining (R) F. Newent 8 Recreation Land Allocation, Adjoining (R) F. Newent 5 Business Park Extension	Poss Development however detached from settlement could be better suited for industrial uses

Appendix I . Submitted Sites 2009

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
387	<u>Craddocks Bank, Culver Street, Newent</u>	Newent	Town	Newent	Outside but Adjoining Settlement Boundary	0.243	7			Yes	Outside settlement boundary but adjoining	Access on frontage not developable in isolation
375	<u>Land Rear of Abbots View, Buckshaft Road, Cinderford</u>	Ruspidge	Town	Ruspidge	Outside but Adjoining Settlement Boundary	5.428	162			No	Outside settlement boundary, adjoining, Adjoining (R)FNE.8 Special Area of Conservation (SACs), Adjoining Forest Statutory Boundary Historic	This site would have to wait until St Whites phased development. Access issues
376	<u>St. Whites Farm Site A</u>	Ruspidge	Town	Ruspidge	Outside but Adjoining Settlement Boundary	7.422	222			Yes	Outside settlement boundary, Adjoining (R)F. Cinderford 8 Housing Allocation, Within Forest Statutory Boundary Historic	Developable may have level issues
377	<u>St. Whites Farm Site B</u>	Ruspidge	Town	Ruspidge	Outside but Adjoining Settlement Boundary	1.709	51			Yes	Outside settlement boundary, Adjoining (R)F. Cinderford 8 Housing Allocation, Within Forest Statutory Boundary Historic	Developable may have level issues
370	<u>Land to the North of Old Winding Wheel, Bream</u>	Bream	Large Village	West Dean	Outside but Adjoining Settlement Boundary	0.597	17			Yes	Outside the settlement boundary but adjoining. Adjoining (R)F. 2 Locally Distinctive Area	Ownership of land could be an issue, Iron works so poss ground problems but could be developed. Access issues
379	<u>Land between Bayfield Gardens & B4215</u>	Dymock	Small Village	Dymock	Outside but Adjoining Settlement Boundary	1.542	46			No	Outside the settlement boundary but adjoining, Within Conservation Area issues would need to be addressed. Limited potential of CA, Within (R)FBE.8 Important Open Area & (R)FTRL.6 Herefordshire & Gloucestershire Canal (Historic)	Access issues, Flooding issues would need to be addressed. Limited potential
362	<u>Cacklebermes, Over Old Road, Hartbury</u>	Hartbury	Village	Hartbury	Within the settlement boundary	0.203	6			Yes	Within the development boundary, (R)FH.4 Housing in Villages	Poss too small - Backland Development - forms small part of site 367
367	<u>Land Adj. Crackleberries</u>	Hartbury	Large Village	Hartbury	Outside but adjoining settlement Boundary	2.812	84			Yes	Outside the development but adjoining with a small bit within the development boundary site 362	Could be developed and form part of the 5yr supply
381	<u>Land North of Littledean Beech Way & Oakway</u>	Littledean	Large Village	Littledean	Outside but Adjoining Settlement Boundary	4.835	144			Yes	Outside the development boundary but adjoining	Levels and landscaping maybe an issue, good access

Appendix I . Submitted Sites 2009

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
383 A	The Wend, Nupend, Longhope	Longhope	Large Village	Longhope	Outside but Adjoining Settlement Boundary	0.144	4			No	Outside the development boundary but adjoining. Adjoining Conservation Boundary	Considered too small for shlaa but poss affordable housing - access issues
383 B	The Wend, Nupend, Longhope	Longhope	Large Village	Longhope	Outside but Adjoining Settlement Boundary	2.301	69			Yes	Outside the development boundary but adjoining. Adjoining Conservation boundary in part	Could be developed poss access issues
366	Orchard opp Greenacres, Old Hill	Longhope	Large Village	Longhope	Outside the Settlement Boundary	0.184	5			No	Outside the development boundary	Too small, detached from settlement with poss access issues
374	Land Rear of Nags Head Public House Carpark	Longhope	Small Village	Longhope	Outside the Settlement Boundary	1.917	57			Yes	Outside the development boundary	Flood zone issues but could be developed
364	Stowfields Works Lydbrook	Lydbrook	Large Village	Lydbrook	Outside settlement boundary	16.32	489			No	Outside the development boundary, (R) FNE.4 AONB	Negative Land Value, non sustainable, Poss Contamination. Reuse of site could be for tourism/retirement home or industrial
386	Heathwill, Joys Green Road, Lydbrook	Lydbrook	Large Village	Lydbrook	Outside the Settlement Boundary	0.504	15			No	Outside the development boundary	Not considered a deliverable site by panel
388	Dene Rise, Newham	Newham	Large Village	Newham	Outside the Settlement Boundary	0.214	6			No	Outside the development boundary, Within the Conservation Area (R) FHE.1 Preserve & Enhancement CA., (R) FNE.6 Undeveloped Coastal Zone (R) FNE.6 Developed Coast Zone	Not considered deliverable due to railway ofline and other issues
369	Land at St Briavels Common	St. Briavels	Small Village	St. Briavels	Outside the Settlement Boundary	0.194	5			No	Outside the development boundary, AONB (R) FNE.4	Considered too remote
373	Land at 10 Wye Bank Way, Tutshill	Tutshill	Large Village	Tutshill	Outside but Adjoining Settlement Boundary	0.125	3			Yes	Outside the settlement boundary but in part adjoining	Could be developed however could be flooding issues small site poss exception
365	Rear of 24B Wyebankway, Tutshill, Chepstow	Tutshill	Large Village	Tutshill	Outside the Settlement Boundary	0.018	0			No	Outside the development boundary	Considered too small

Appendix I . Submitted Sites 2009

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
382	<u>Land North of B4428/East of Elm Road, Tutshill</u>	Tutshill	Large Village	Tidenham	Outside the Settlement Boundary	5.510	165			Yes	Outside the settlement boundary	Could be developed
368	<u>Land at Rock Farm, Redmarley</u>	Redmarley	Small Village	Redmarley	Outside but Adjoining Settlement Boundary	1.484	44			Yes	Outside the settlement boundary but adjoining. Adjoining Conservation Area and in part designated as Protected Outdoor Recreation Space (R) FBE.10	Outside Conservation Area. Could be developed, poss exception site, Access issues would need to be addressed
372	<u>Land between 4 Glebe Place & Ivy Cottage, Gloucester Road, Upleadon</u>	Upleadon	Small Village	Upleadon	Outside but Adjoining Settlement Boundary	1.484	44			Yes	Outside the settlement boundary but adjoining,	This site could be developed with site 371
371	<u>Land Adj The Oaks & Opp Glebe Place, Gloucester Rd Upleadon</u>	Upleadon	Small Village	Upleadon	Outside the Settlement Boundary	0.130	3			Yes	Outside the settlement boundary	Size of site could be an issue - or develop with site 372
380	<u>Hillside, Upper Soudley</u>	Soudley	Small Village	Soudley Ruspidge	Outside the Settlement Boundary	1.049	31			No	Outside the settlement boundary and isolated from settlement	Not Developable Access issues

Appendix J . Submitted Sites 2010

SHLAA Sites 2010 Submissions

Key:

	Within Settlement Boundary
	Adjacent to or partly within Settlement Boundary
	Close to Settlement Boundary (within approx 50m)
	Outside Settlement

Note:
Sites are in order of their settlement hierarchy, settlement and colour key.

Settlement Hierarchy defined in accordance with Local Plan Policies FH1, FH4, FH5 and FH6

Site No.	Site Name and Address	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
395	Powkes Farm, Cleeve Mill Lane, Newent	Newent	Newent	Outside settlement boundary but directly adjoining (cross road)	8.792	263			No	Part (R) F:NEWENT 8. New or additional recreation use.	Agricultural Land
396	Branscombe & Lilac Cottage, Church Hill, Lydbrook	Lydbrook	Lydbrook	Outside the settlement boundary	0.265	7			No	Outside settlement boundary but directly adjoining (cross road)	Garden
397	Land Adjoining Prospect Cottage, Blakeney Hill	Blakeney	Awre	Outside the settlement boundary	0.241	7			No site has too many restrictions	Outside settlement boundary	Garden/Orchard
398	Morning Chorus, The Lonk, Joyford	Berry Hill	West Dean	Outside the settlement boundary	0.077	2			No too small	Outside settlement boundary but within 100m of boundary	Garden
399	Land Opposite Morning Chorus, The Lonk, Joyford	Berry Hill	West Dean	Outside the Settlement Boundary	0.181	5			No	Outside the settlement boundary but within 50m	Garden/Orchard

Appendix J . Submitted Sites 2010

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
400	Still House Cottage, Dymock	Dymock	Large Village	Dymock	Outside the Settlement Boundary	0.097	2			No too small	Outside the settlement boundary and beyond a 100 m of the boundary	Paddock with access via the main house
401	Land to the rear of Belmont Park End Road, Bream	Bream	Large Village	West Dean	Within the settlement boundary	0.047	1			No too small	(R) FBE2 Locally Distinctive Area Within the settlement boundary	Unused Land adjoining Back Garden
402	Land at Church Walk, Viney Hill, Oldcroft	Viney Hill	Small Village	West Dean	Outside the Settlement Boundary	0.114	3			No too small	Within the statutory forest . Outside the settlement boundary	Unused Land
403	Primrose Patch , New Road, Aylburton Common, Lydney	Aylburton	Large Village	Aylburton	Outside the Settlement Boundary	0.102	3			No too small	Outside the settlement boundary and beyond a 100m of the boundary	Horse stabling and paddock
404	The Old Orchard, Tibberton Lane, Tibberton	Tibberton	Small Village	Tibberton	Outside the Settlement Boundary	0.597	17			Could be developed in the future	Outside the settlement boundary but with 100m of boundary	Disused Orchard
405	Nupend Farm, The Wend, Nupend, Longhope	Longhope	Large Village	Longhope	Outside but Adjoining Settlement Boundary	3.592	107			Could be developed	Outside the settlement boundary	Farm Land which directly adjoins the settlement boundary
406	Land Adjoining The Meadows, Cianna Lane, Alvington	Alvington	Small Village	Alvington	Outside but Adjoining Settlement Boundary	3.000	90			Could be developed	Outside the settlement boundary	Agricultural Land which directly adjoins settlement boundary (cross road)
407	Land adjoining to Highfield Road, Ruardean	Ruardean	Small Village	Longhope	Outside the Settlement Boundary	0.304	9			Frontage could be developed	Outside the settlement boundary but part adjoining settlement boundary	Agricultural Land which directly adjoins settlement boundary
408	Land South of Crooked End Methodist Church, Ruardean	Ruardean	Small Village	Ruardean	Outside but Adjoining Settlement Boundary	1.553	46			Frontage could be developed	Outside the settlement boundary but part adjoining settlement boundary	Agricultural Land which directly adjoins settlement boundary

Appendix J . Submitted Sites 2010

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
409	<u>Greystone, Church Road, Longhope</u>	Ruardean	Small Village	Ruardean	Outside but Adjoining Settlement Boundary	0.117	3			No	Outside the settlement boundary	Orchard directly opposite (cross road)
410	<u>Land to the rear of Waterloo Terrace, Newent</u>	Newent	Town	Newent	Outside but Adjoining Settlement Boundary	0.021	0			No	Within the settlement boundary and Conservation Area	Garden
411	<u>Pleasant View, Church Road, Longhope</u>	Longhope	Large Village	Longhope	Outside but Adjoining Settlement Boundary	0.326	9			Could be developed poss frontage development	Outside the settlement boundary	Grass Keeping across the road from settlement boundary
412	<u>Edenscroft, Gloucester Road, Upleadon, Newent</u>	Upleadon	Small Village	Upleadon	Outside but Adjoining Settlement Boundary	0.131	3			No too small	Outside settlement boundary/part within but adjoining	Garden
413	<u>Land north of Foley Rise, Hartpury</u>	Hartpury	Large Village	Hartpury	Outside the Settlement Boundary	0.916	27			Could be developed	Outside the settlement boundary but directly adjoining	Part of the land was previously considered in SHLAA 2008 - Site has increased in size

Appendix K . Glossary of Terms and Abbreviations

Achievability

A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

Affordable Housing

This is broadly defined as housing of a reasonable quality that is affordable to people on modest incomes.

Availability

A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.

Brownfield

Land which is, or has been, occupied by a permanent building or structures. Also known as 'previously developed land'.

Core Strategy

Sets out the vision, objectives and spatial strategy for the District with policies to facilitate delivery.

Countryside

Land outside the built up area and a defined settlement boundary

Deliverability

A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within a given timescale.

Density

A measure of the number of dwellings which can be accommodated on a site or in an area.

Department for Communities and Local Government (DCLG)

Developable

A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.

Development Plan Document (DPD)

A statutory document within a Local Development Framework, such as a document containing the core strategy, development control policies or Area Action Plans.

Greenfield

Land that has not previously been developed or where the remains of any buildings, roads, uses etc. have blended into the landscape over time.

Appendix K . Glossary of Terms and Abbreviations

Infrastructure

The network of communications and utility services such as roads, drains, electricity, water, gas and telecommunication, required to enable the development of land. The term is also used in relation to community or social services such as schools, shops, libraries and public transport.

Infill Development

Land within a settlement boundary which could comfortably accommodate new development, in between existing development, without compromising the environmental quality of the locality.

Local Development Documents (LDD)

Documents that set out the development plan policies and supporting guidance that are in force in the District. There are two types of Local Development Documents; Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF)

A portfolio of Local Development Documents that are in force at any one time in the Borough.

Local Development Scheme (LDS)

A project plan and timetable for the preparation of the Local Development Framework.

Planning Policy Statement (PPS)

Set out Government Guidance on the content of the Local Development Framework. Planning Policy Statements (PPS) replaces Planning Policy Guidance (PPG).

Proposals Map

The adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. The Proposals Map defines sites for particular developments or land uses, or for protection. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.

Regional Spatial Strategy (RSS)

Regional Spatial Strategies replaces Regional Planning Guidance and has development plan status. They are produced by the Regional Assembly and approved by the Government.

Settlement

Defined town or village with a range of facilities and/or infrastructure.

Settlement or Development Boundaries

A boundary drawn around a town or village (and shown on the Proposals Map) within which housing development will normally be allowed, subject to prevailing planning policies.

Site Specific Allocations and Policies

Appendix K . Glossary of Terms and Abbreviations

Allocation of sites for specific or mixed uses or development will be contained in development plan documents. An allocation is an area of land identified in a development plan and will indicate the Council's preferred use for the land.

Strategic Housing Market Area (SHMA)

A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Suitability

A site is considered suitable if it offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental considerations should be considered.

Supplementary Planning Documents (SPD)

Non-statutory planning guidance or policy that does not need to be in a Development Plan Document. Supplementary Planning Documents replaces Supplementary Planning Guidance

Yield

The potential number of dwellings that can be delivered on a site.