

Authorities Monitoring Report 2016-2017

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1. Introduction

1 Introduction

1.1 This is the thirteenth report for the Forest of Dean District Council and covers the period 01/04/2016 through to 31/03/2017. Although the requirement to prepare an annual monitoring report has changed since it was first included in the 2004 Planning and Compulsory Purchase Act, there is still a requirement for annual monitoring, albeit with more discretion as to the contents of the report.

1.2 Originally Planning authorities were required to prepare reports containing information on;

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

1.3 The main purpose of this report is therefore to review the preparation of the Local Plan and the extent to which policies within the Local Plan documents are being successfully implemented. This report will monitor the implementation of the Core Strategy, being guided by the Keynote paper Monitoring of the Core Strategy which was published alongside it in 2012, the progress of the Allocations Plan, and the progress of emerging and completed neighbourhood Development Plans.

2. The Characteristics of the Area

2 The Characteristics of the Area

2.1 The area's characteristics, and various contextual indicators provide a backdrop against which planning policies can be assessed. The indicators form the base line information. It is unlikely that this information will change very much over a short period of time. They reflect the social, economic and environmental circumstances within the district.

2.2 Gloucestershire County Council Strategic Needs Analysis Team have produced a document [Understanding Forest of Dean](#) the main points are below:

2.3 POPULATION. Between 2001 and 2016, the population of Forest of Dean grew from about 80 000 (2001 census) to around 85 385 (ONS mid year estimate). Projections suggest that the Forest of Dean population will grow to 86,800 by 2025 and 89,900 by 2037.

2.4 ECONOMY. The number of people claiming Job Seekers Allowance in the Forest of Dean has shown a steady decline since May 2014 TO 1.1% in September 2017 (ONS). The district has the highest claimant rate in the county although it is still well below the national average.

2.5 HEALTH AND WELL BEING. Overall health within the district tends to be good, some groups may experience poorer health outcomes. Alcohol related hospital admissions and smoking rates in the district have declined. Those reporting a long term health problem or disability within the district is above the county average.

2.6 CRIME AND SAFETY. The district has experienced crime rates much lower than the overall rates for England and Wales, South West Region and the rest of the county since 2003/4.

2.7 EDUCATION. In 2011 the Forest of Dean had the second lowest proportion of the resident population with qualifications at Level 4 and above (24%) but also the highest proportion with no qualification (25%) in the county.

2.8 TRANSPORT AND COMMUTING. The district is reasonably accessible from a number of directions but is disadvantaged when compared to its near neighbours which have more convenient access to the motorway network. The M48 and the M50 both cross the district and it is served by the Cardiff - Birmingham railway line with one station at Lydney and another nearby at Chepstow. Public transport is not well developed due to the rural nature of the area and its relatively dispersed population. There is significant out commuting to work with a net outflow of 8,612 (2011) the largest in Gloucestershire .

2. The Characteristics of the Area

Geography

2.9 Newent is the only one of the district's four towns in the north of the area. It is the smallest of the four and also the closest to a major centre, Gloucester. It is also the least self contained in terms of out commuting as demonstrated by the available data on travel to work. Its role is one of supporting the local area. Despite additional development in the town centre over recent years, the town still loses more trade than is desirable and one of the aims of the Local Plan is to enhance the function of the centre. Increased need for housing for local residents will be met and given the likely constraint on new housing in the countryside or in the smaller settlements there is a policy approach whereby Newent meets its own needs and part of those of the villages close by. Further allocations for housing have been made and sites are being developed or are in the process of coming forward to meet the needs identified in the AP. The mainly small villages around the town, are all set in attractive agricultural landscape and have some, limited scope for additional growth. The AP makes a small number of allocations in villages where there is a reasonable level of services and where there are suitable sites.

2.10 The southern part of the District contains the central forest core, which includes the other three towns Lydney, Cinderford and Coleford. These towns lie within the influence of larger neighbouring centres (eg Gloucester) but to a lesser degree than Newent. They are also within the influence of one another. A study of the three towns, as illustrated by for example the travel to work pattern, shows considerable interaction between them. Whilst there are high commuting flows to centres such as Gloucester there are also larger more local flows including those between the three towns. The development of the interrelationships at the root of this pattern and of the different and distinctive roles of the towns is a fundamental part of the Local Plan strategy as conceived for the Core Strategy and remains relevant today. Economic led regeneration and the reinforcing of the complementary roles of the towns is the main development theme in the Core Strategy. The three towns together with some of their nearby villages account for the half of the District's population. Many villages sit on the edge of the coal outcrop, which runs generally around the edge of the statutory forest and was once the basis for the area's main industry. This 'forest ring' is close to or includes the three main towns in the District. It also includes several quite large villages which themselves have a clear role in providing services for their surroundings. Within the forest ring is the generally undeveloped forest itself, which along with the settlements in and on its edge is rich in ecological, landscape and cultural interest.

2.11 Lydney is the town furthest from Gloucester and is the most self contained. Its population is about 9000 but there are another 9000 residents within 5km, the majority on part of the forest ring. These settlements provide a natural catchment for the town's secondary school, shopping and other services. Lydney lies on the A48 and has the district's only mainline railway station (on the Gloucester to Cardiff line). The town spans an area between the harbour and the rising ground on the edge of the statutory forest. Around the built up area are a variety of the landscapes which provide both constraints and opportunities. Much of the traditional employment is on the low-lying area to the south of the centre. Under the 2005 Local Plan, a new eastern neighbourhood was proposed and this is committed in the Core Strategy and emerging Allocations Plan. The first 200 dwellings have been completed

2. The Characteristics of the Area

on one part and a new spine road has been constructed from Highfield Hill which has allowed building work to commence on another. Historically Lydney has attracted some public sector investment though not to the same degree as Cinderford. It has seen a decline in manufacturing industries. The Plan recognises a need for change and together with the implementation of the new eastern neighbourhood and it provides for a comprehensive plan for the way in which riverside/harbourside location of much of the town can be used as a way to achieve its regeneration. A major investment and associated improvements are planned for the harbour and nearby employment area. The Lydney Neighbourhood Development (NDP) was made part of the Forest of Dean Development plan on the 1st March 2016, the NDP covers the whole of the parish.

2.12 Cinderford is physically constrained both by the forest and by the agricultural landscapes to its east. These also provide exceptional opportunities in terms of offering a setting for the town and any new development. There are a number of sites once used by industry which are suitable for redevelopment, the majority being on the edge of or just outside the town. Cinderford has a centre which loses trade to the surrounding centres and the town itself would benefit from further investment and employment. The population of Cinderford and the various settlements within about 5km is 15000. The emphasis in the Local Plan is on the further promotion of employment and housing, together with improvements in the town centre. The Northern Quarter Area Action Plan, adopted in 2012 which provides for a new mixed development primarily on previously developed land, will act as a focus for regeneration, and will enable the strategy expressed in the Core Strategy. Work has commenced on site with the completion of the first part of the spine road and the new College (FE for Gloucestershire College) is well advanced and due to open in September 2018.

2.13 Coleford has major physical constraints to further expansion significantly beyond that currently envisaged. These limit the scope for major change, should it be considered appropriate. The town itself lies in an open landscape at the head of a valley. Historically policy has been to provide a wider range of employment and to achieve this some traditional land on 'industrial estates' and other premises in town centres is set aside for employment. The population is about 10 000 if the arc of settlements to the north and the east of the town (all within 2 km) are counted together with the town itself. The Core Strategy and the emerging Allocations Plan identify some opportunities for further growth in housing in the town, and seek to develop a wider range of employment whilst also supporting the town centre and modest increases in retailing.

2.14 South and west of Coleford and Lydney there is a more dispersed area, which with the exception of the far southwest is essentially rural, and contains a number of villages mainly along the low lying A48 alongside the Severn. By far the largest of these is Tutshill and Sedbury, which is physically and functionally linked to Chepstow, across the Wye, a town of about 11000 inhabitants. Tutshill and Sedbury along with Beachley has a population of approximately 4000, which makes it the fifth largest settlement in the district. The most notable landscapes of the area south and west of the forest are the Wye Valley and then moving east, the high plateau, its associated landforms and the low lying lands adjoining the Severn estuary.

2. The Characteristics of the Area

2.15 The remainder of the District generally north of the statutory Forest contains a wider variety of landscapes. These include rolling hills, low lying vales and open farmland. Settlements within these areas are equally varied.

2.16 Issues for the Local Plan which are common to the whole district include provision of affordable housing for the local population and protection of the landscape and environment, and also the improvement of the range of employment and educational opportunities that are on offer.

3. Progress of The Local Plan

3 Progress of The Local Plan

3.1 The [Core Strategy](#) and the [Cinderford Northern Quarter Area Action Plan](#) were adopted in February 2012.

3.2 The [Local Development Scheme](#) is a programme that sets out how the Council will prepare its Local Plan over a next three year period. As well as setting out the programme it is intended to be used as a monitoring tool.

3.3 The revised (5th) Local Development Scheme covering the period 2014 to 2018 was presented to Full Council on the 17th July 2014. Its contents are updated and summarised below.

Title	Purpose	Area Covered	Conformity	Process				Review
				Commence	Preparation	Submit to secretary of state	Adopt	
DPDs in heavy type below								
Local Development Scheme 2014 -2018	Project Plan for LDF			First prepared 2005		revised periodically		Update as necessary
Core Strategy	To articulate key spatial strategy for the district	District	Conforms with national guidance forms context for other LDDs				Adopted February 2012	Monitored in Annual Monitoring Report, Review as necessary
Allocations Plan	Identifies the scale and location of allocations and updates settlement boundaries. Contains additional general policies in support of national guidance.	District less AAP area	Conforms with national guidance and Core Strategy	February 2012	Initial consultations from summer 2011, Informal consultation Summer 2012, Published February 2015,	submitted for Examination August 2015	2018	Review as necessary
Proposals Map	To show proposals and to show interrelationship between LDDs	District	Represents current DPDs	Annual or periodic update to reflect other documents				Annual and when DPDs are adopted

3. Progress of The Local Plan

Title	Purpose	Area Covered	Conformity	Process				Review
				Commence	Preparation	Submit to secretary of state	Adopt	
DPDs in heavy type below								
Cinderford Northern Quarter Area Action Plan	To provide detailed specific proposals for an area subject to change	Selected AAP area Part of Cinderford	Core Strategy				Adopted February 2012	
Area Action Plan Lydney	To provide detailed specific proposals for an area subject to change	Part of Lydney	Core Strategy	September 2010	Proposals now within AP and NDP		Withdrawn May 2013	
Sustainability Appraisal-process matched to each LDD	To assess proposals in LDF			2005	To run with various proposals in LDF documents			
Statement of Community Involvement	Explains how the LDF process will engage the community in its formulation						Adopted July 2013	As necessary
Annual Monitoring Report	To assess progress and impact of policies and proposals				Annual- submitted December each year for previous financial year.			

3.4 The Allocations Plan [Statement of Consultation](#) can be found on the councils web site. The Allocations Plan was submitted to the Secretary of State for examination in the Autumn of 2015 with the hearings commenced in January 2016. The Inspectors Interim Report was received in 24 June 2014 Further Changes were made to the Plan and additional hearing sessions took place in July 2017. Main Modifications have been published and their consultation period ended on 18th December 2017.

Core Strategy

3.5 The [Core Strategy](#) was adopted in February 2012 and was accompanied by a paper "[Monitoring of the Core Strategy \(Core Document 86\)](#)" which sets out the means by which the Core Strategy Policies will be monitored. The policies have now been in use for long enough to give a reasonable picture of the effectiveness of the policies and the consistency of their application throughout the decision making process.

3. Progress of The Local Plan

Core Strategy Policy 1 Design and Environment Protection

3.6 CSP 1 is a complex policy and it is the policy most often referred to on decision notices. There is a risk with complex policies such as this that there will be a degree of variation in interpretation and subsequent application. It is intended to promote local distinctiveness as well as good design and conservation. It sets out some basic considerations against which development proposals will be assessed. CSP 1 was identified as being relevant during the decision making process in 187 instances. This includes 156 applications granted consent, 16 refused, 9 LDC Notices Issued, 3 Agricultural PD, 1 application that was withdrawn and 1 consent not required .

3.7 The Monitoring Keynote states that the following will be monitored: the use of policy and supporting guidance to secure design quality; the extent of loss of protected habitats and other areas e.g floodplain; new green infrastructure provided. The specific aspects that have been considered are therefore as follows:

Use of policy and supporting guidance to secure design quality.

3.8 When considering the design of any submitted planning application reference is made to the Forest of Dean Residential Design Guidance, a document written by the University of the West of England for the District Council and published in 1998. Despite its age, much of its contents are still relevant especially that relating to traditional materials and built form. If a scheme is significant by nature of its impact or scale or it is in a sensitive location, it can be put before the Gloucestershire Design Panel. The panel is a multi disciplinary panel of local design professionals who offer unbiased opinion on the design of the proposal. Schemes can be recommended to the panel at the pre - application stage or at any time during the application process. Although the panel is used for relatively few schemes it does operate and provide feedback which influences the outcome of applications.

3.9 The AP contains further policy guidance in respect of design, both in relation to individual sites and also more generally. A new design policy (AP4) and one relating to historic character and local distinctiveness (AP5) have been included in the AP alongside policies that encourage biodiversity (AP7), the provision of GI (AP8) and overall sustainability (AP1). This suite of policies is all compatible with the CS and CSP 1 in particular but can be applied in a more specific manner. The policies are written in order to be compatible with the NPPF and related guidance, have the support of the AP examination inspector and are generally found to be compliant with national guidance when commented on in appeal notices.

3.10 Where design is seen to be unacceptable, negotiations take place between the authority and the applicant/agent. In addition, pre - application enquires play an important role in resolving issues prior to submission of an application.

3.11 The potential impact of a proposal on neighbours is often considered under the application of CSP1. Other considerations arising from the specific points in CSP1 are: Development taking place in areas of flood risk: The Authority consult the Environment Agency on certain development proposals in respect of flooding as well as using their standing

3. Progress of The Local Plan

advice. To ensure consistency Development Management officers refer to a check sheet listing the criteria for consultation. The information regarding consultations with the Environment agency has been extracted for the electronic records held by the council. During the monitoring period 11 applications were identified as being within Flood zones 2 and 3. The Environment agency were consulted on two of these applications. The Environment agency objected to both proposals and one was refused planning permission, the other was granted consent with the applicant agreeing to further discussion with the agency to overcome their objection. Surface water flooding issues and the implementation of SUDs are a matter for the Lead local Flood Authority and they are consulted on applications over a certain threshold.

- **SUDs schemes:** (SUDS) During the monitoring period eleven planning applications were granted for residential development of 6 or more dwellings. Nine of the applications carried a condition relating to surface water run-off, foul water and specifically mentioned the principles of Sustainable Urban Drainage. Both CSP 1 and CSP 2 have been used to justify conditions the former for the surface and foul water measures and the latter for SUDS. The remaining two applications were for the conversion of existing buildings.
- **Development that is refused or conditioned because of ground conditions:** None identified from a sample of 100 applications.
- **Potential sterilisation of mineral resources/ reserves. (number of schemes):** No instances identified within the sample of 100 applications.
- **Measure extent of loss of protected habitats (area and number of sites):** No instances identified within the sample of 100 applications.
- **Mitigation measures (Habitat/Animal):** Of the random sample of 100 applications, twelve carried conditions relating to mitigation measures for either Habitat or a particular species. Each application completes a biodiversity checklist and consultations are sent to the Council's sustainability team who make a recommendation to the case officer. The involvement of this team is as required depending on the nature of the application. Where necessary full assessments can be completed in house and any scoping opinions for SA likewise.
- **Extent of new green areas provided:** (area and number of sites). Measured through the extent of new green areas as part of new housing sites. A sample 11 planning applications for residential development of 6 or more houses was selected for inspection.
- Of these two were outline applications and indicated the provision of approx. 0.7ha open space including 2LAPs, 3 were for the conversion of existing buildings and made no provision for open space. Three applications made provision for a mix of incidental public space, play areas and in one case a community orchard. Incidental or informal open space was also provided through the retention and enhancement of existing landscape features or the creation of green buffer zones. The remaining 3 applications made no provision for open space.

3. Progress of The Local Plan

Policy CSP2

3.12 Policy CSP 2 seeks to ensure that new development takes account of the impacts of likely changes in climatic conditions over its lifetime. The Monitoring keynote states that policy CSP2 will require monitoring of "development proposals evaluated against adaptation measures" and that the specific measures will include a list of measures used and enhancements achieved under the policy headings. Monitoring will include a record of the percentage of new developments that implement SUDs, and water efficiency measures (exclude extensions and minor development)

- **Water Management:** Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location.
- **Managing surface run off:** Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location
- **Flood risk:** ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.
- **Heating and cooling:** Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.
- **Biodiversity:** Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported
- Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

3.13 There is an overlap between CSP1 and CSP2 in that the former contains general criteria some of which are also covered in CSP2 because of their direct relevance to climate change and related mitigation. As a consequence it is necessary to read and to an extent

3. Progress of The Local Plan

monitor the two policies together. Whilst this makes monitoring more complicated, it is also inevitable. It is not an unusual situation as for example there are more detailed policies in the AP which overlap those in the CS.

Core Strategy Policy 3 Sustainable Energy use within Development Proposals

3.14 This policy has been largely superseded by changes in the building regulations and is no longer implemented as part of the planning process. SW regen do monitor renewable energy installations and this information forms part of the evidence base

Core Strategy Policy 4 Development at Settlements and Core Strategy Policy 5 Housing

3.15 CSP 4 is concerned with how development relates to the various settlements and how it will therefore contribute to the overall aims of the Core Strategy. The Monitoring keynote states that policy CSP4 will be monitored by looking at the Percentage of new housing within settlement boundaries. Employment development, provision of services and development by service providers will also be monitored. The policy has elements in it that are affected by the availability or otherwise of an adequate land supply for house building. In particular when there is a plan review being undertaken and the outgoing plan does not provide for its emerging needs the settlement boundaries in it will be by definition out of date. Development management decisions will increasingly reflect any new (emerging) plan as that becomes a progressively more important material consideration and in doing so may depart from the adopted policies and settlement boundaries. As a result where there is a need to identify and permit additional land over and above that which can be provided for in an outgoing plan there will be an increasing number of exceptions where decisions are made which permit development outside the boundaries in that plan. This was the situation in respect of the period when the AP was being developed when permissions in accord with the emerging plan and appeals reflecting the land supply situation and lack of an up to date plan were given. One important role of the AP examination has been to establish an up to date policy compliant land supply and requirement. This is provided for in the AP as it now is and the monitoring of CSP 4 should reflect this.

3.16 CSP 5 sets out the number type and general location of new housing expected by the Core Strategy. The Monitoring keynote states that policy CSP5 will monitor the 'Distribution and number of dwellings completed including affordable dwellings completed, the number of affordable houses delivered against potential number that policies in place could allow, the approximate mix between settlements, percentage of new house building on previously developed land and measurement of density. The numbers quoted in CSP5 relate to the delivery as envisaged when the CS was written and have been replaced by the OAN derived figures in the AP.

3. Progress of The Local Plan

3.17 247 new houses have been delivered within the District during 2016/17 as against the emerging requirement for 330. None of the allocated employment sites have as yet come forward for development.

FoDDC all net housing completions			Small Sites
1995/6	251	0	0
1996/7	277	0	0
1997/8	260	0	0
1998/9	323	0	0
1999/0	296	0	0
2000/1	168	0	0
2001/2	200	0	0
2002/3	130	0	108
2003/4	152	0	107
2004/5	196	0	114
2005/6	233	0	116
2006/7	205	205	114
2007/8	405	405	167
2008/9	310	310	114
2009/10	118	118	43
2010/11	228	228	43
2011/12	265	265	82
2012/13	230	230	86
2013/14	343	343	75
2014/15	372	372	86
2015/16	303	303	69
2016/17	247	247	82
total	5512	3026	961

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New Dwellings

		2012/13	2013/14	2014/15	2015/16	2016//17
Number of Number of dwellings completed (net)		230	343	372	303	247
Percentage of new housing within DSB		69%	91%	91%	97%	91%
New dwellings (net) by settlement						
Town	Cinderford and Ruspidge	2	64	73	59	21
	Coleford	54	43	75	109	75
	Lydney	41	103	63	34	12
	Newent	37	54	38	3	58
Major Village	Tutshill and Sedbury	0	1	11	4	0
	Bream	0	3	0	5	16
	Drybrook and Harrow Hill	2	0	2	1	8
	Mitcheldean	0	21	18	25	9
	Newnham on Severn	1	1	0	0	2
Group Village	Lydbrook and Joys Green	1	0	1	1	6
	Whitecroft / Pillowell / Yorkley	5	9	40	1	0
Service Village	Alvington	0	1	7	3	1
	Aylburton	0	0			1
	Blakeney	1	0	1	20	0
	Clearwell	0	0	0	1	0
	Huntley	0	3	0	0	2
	Littledean	0	0	1	0	0
	Longhope	3	4	4	0	0
	Redbrook	0	0	0	0	0
	Ruardean	0	2	0	1	4
	St Briavels	0	1	2	0	1
	Sling	0	1	0	4	3
	Staunton (Corse)	0	0	1	0	7
	Woolaston (inc Netherend)	0	1	1	0	0

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		2012/13	2013/14	2014/15	2015/16	2016//17
Small Village	Awre (no DSB)					0
	Blaisdon (no DSB)	0	0	0	0	3
	Beachley	0	0	0	0	0
	Brockweir	0	0	0	0	0
	Brierley	0	1	0	0	0
	Bromsberrow Heath	4	0	0	0	0
	Dymock	6	0	0	20	0
	Edge End	3	0	0	0	1
	Ellwood	1	0	0	0	1
	Hartpury	2	0	2	0	0
	Newland	5	0	0	1	0
	Ruardean Hill	0	0	0	1	0
	Staunton (S)	0	1	0	0	7
	Tibberton	0	0	0	1	0
	Woodcroft	0	1	0	1	0
New dwellings(net) outside DSB						
Parish	Awre	0	1	1	2	2
	Blaisdon	0	0	0	0	0
	Bromsberrow	0	1	0	0	0
	Coleford	0	0	0	0	3
	Churcham	1	0	0	0	1
	Corse	0	0	0	1	0
	Drybrook	5	1	1	0	0
	Dymock	1	1	0	0	1
	Gorsley and Kilcot	1	0	0	0	0
	Hartpury	0	0	0	1	0
	Huntley	1	0	0	0	0
	Littledean	0	1	1	1	0
	Longhope	1	0	1	1	0
	Lydney	0	0	1	0	0

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		2012/13	2013/14	2014/15	2015/16	2016//17
	Newent	1	1	2	0	2
	Newnham	0	0	0	0	2
	Newland	0	1	0	1	0
	Oxenhall	0	0	1	0	0
	Redmarley	0	0	10	0	0
	Staunton (n)	0	18	0	0	0
	St Briavels	1	0	0	0	1
	Taynton	0	0	3	0	1
	Tibberton	0	0	9	1	0
	Tidenham	3	1	0	0	0
	Westbury	1	1	1	0	5
	West Dean	0	0	0	0	2
	Woolaston	1	1	2	0	1

Affordable Housing

	2012/13	2013/14	2014/15	2015/16	2016/17	
Total delivered	177	126	143	114	40	
Location					Affordable Rent	Shared Ownership
Cinderford	20	20	41	26	0	0
Coleford	19	19	53	37	11	2
Lydney	35	35	18	20	6	0
Alvington	0	0	4	0	0	0
Blakeney	0	0	0	17	0	0
Dymock	0	0	0	14	0	0
Redmarley	0	0	10	0	0	0
Sling	0	0	3	0	0	0
Tibberton	0	0	8	0	0	0
Tidenham	0	0	4	0	0	0
Whitecroft	0	0	2	0	0	0

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Ruardean	0	0	0	0	4	0
Westbury on Severn	0	0	0	0	4	0
Newent	0	0	0	0	13	0

% Housing on PDL/Greenfield

	2012/13	2013/14	2014/15	2015/16	2016/17
% of new housing building PDL	41%	31%	77%	51%	43%
% of new housing on greenfield	-	-	22%	48%	42%

Housing Density

	2012/13	2013/14	2014/15	2015/16	2016/17
Density dwellings per ha	Number of dwellings				
0-10	13	27	10	17	35
11 - 25	99	82	92	62	32
26 - 50	95	219	211	196	155
Above 50	23	15	59	28	13

Core Strategy Policy 6 Sites for Gypsies, Travellers and Travelling Showpeople

3.18 CSP 6 addresses the needs of Gypsies, Travellers and Travelling Showpeople within the district. The Monitoring keynote states there will be a need to monitor the permissions granted and development of sites against the prevailing needs assessment. At the time of the AP examination, the situation was that the identified need could be provided by the Plan. Policies in the Plan were considered by the Inspector able to cater for the then identified need for travelling showpeople.

3.19 In August 2015 government issued a further policy document, Planning Policy for Traveller sites intended to replace the past guidance. A new assessment was commissioned and in early 2017 was completed. This reveals a modest additional need to accommodate travellers but because of changes in the planning policy document this need does not include travellers who may need suitable accommodation but were not assessed as wishing to travel. As a result there is an additional need for appropriate (usually not bricks and mortar) accommodation over and above that identified in the 2017 survey. The allocations in the AP can provide accommodation but over and above this it will be necessary to rely on CSP6 and the criteria in it. Sites which meet this criteria will need to be permitted as long as there is an outstanding need. This principle would also apply to sites for showpeople although the revised study did not identify any need in the district. The AP makes clear that sites for showpeople should be considered as employment generating uses although the mixed

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(residential and employment) nature of the uses will mean that not all employment areas would be suitable. There may be other properties which are suitable and these might include farm buildings in suitable locations.

3.20 Given the difficulty of identifying sites CSP6 is likely to remain the key policy over any allocations in the AP.

GTTSAA gross need for additional pitches 2013 (2013-31)		39
Less need occurring after 2027		6
Total need during current plan period (to 2026)		33
New provision since 2013 survey		
Southend Lane Newent, new site (now with permission).	13	
Delkatina Blakeney established site with permission	5	
Oak Tree Park Churcham additional capacity	2	
Picked Acre Churcham additional permission granted	1	
Total	21	
Net need after new provision		12
Allocated or committed:		
Allocated at Bromsberrow Heath, allocation accords with permitted permanent pitches.	15	
Allocated not implemented at Churcham	1	
Total	18	
Balance (requirement in Sept 2015)		-6

Core Strategy Policy 7 Economy

3.21 CSP 7 is primarily concerned with the Core Strategy's economic objectives. The Monitoring keynote states that policy CSP7, will be monitored over the long term for changes in the employment structure, eg increase in service sector. In addition, land developed for employment purposes will be recorded as will changes of use from employment. Where possible, numbers employed will be recorded also extent of land developed. The implementation of tourism related development will also be monitored to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against any emerging criteria for sustainable tourism.

3.22 There has been little movement within the district regarding the development of allocated Employment sites. There continues to be a steady flow of applications for extension and alterations regarding existing employment sites. CSP7 has been used to support tourism related applications and the provision of Holiday accommodation where planning applications

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have been submitted. The policy is also referred to in connection with the broadening of the range of employment on offer. This can enable the best use to be made of existing premises and sites.

3.23 Traditionally plans allocated land for B1 B2 and B8 uses and this type of employment land. It is still important to make it available but in an increasingly flexible form. Changes in the employment structure are monitored and show declines in several sectors.

3.24 One of the major issues with employment monitoring is that the majority of changes in employment space relate to existing premises and the changes often do not require any planning permission. The largest employment spaces in the district are existing premises which are let and re let are more significant in employment terms than any recent or programmed new build.

3.25 Land is available in a variety of locations according to the AP. New land is also available, and the current employment sites are monitored for availability of land. there has been some erosion of these where permissions have been given or implemented for alternative uses (for example Coleford, Tuffhorn Avenue and Newent Cleeve Mill Lane). In both these cases land set aside or used for employment had been unused or under used for a long period and alternative uses were considered to offer greater overall benefits.

3.26 In view of the extensive list of sites and the detail a separate section (5) relating to employment sites which includes those allocated in the draft AP and those covered by CSP 7 follows

Employment Changes

Employment generating uses and estimated numbers of jobs	Employment generating (All figs are approx and as identified through Uniform)	
Tourist accommodation and attractions, with estimated numbers of jobs.(where information has been supplied by applicant)	Permission granted for	
	Holiday lets	13 units. There was a loss of 4 holiday lets through Change of Use applications
	Caravans	51 Pitches
		Driving Range 2FT 1PT Cafe/reception 2FT 6PT Hotel (renewal)10ft Diner(Krazy Golf) 1ft 1 pt

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Core Strategy Policy 8 Retention of community facilities

3.27 CSP 8 is intended to maintain access to community facilities. The Monitoring keynote states that policy CSP 8, will monitor the number of facilities that are protected by the policy but which are lost through planning permissions being granted. Although it is about maintaining the access to facilities, and not the number or range in larger centres, the following changes are recorded:

3.28 The Settlement Hierarchy table was last updated in 2013. The table below reflects the changes that have occurred within the villages but does not include a record of the facilities within the four main towns.

Community Facilities

Loss of facilities Consent Granted		Gain Consent Granted	
P1714/16/FUL Golf Clubhouse		P0075/17/FUL Creation of a multi use recreation ground	
P1679/16/FUL Clinic to dwelling			
P1176/16/FUL Police Station to 3 dwellings			
Settlement Hierarchy (excluding Towns)	Update Survey undertaken during 2013	2005	2013
	A1 Convenience	41	43
	Café/ Restaurant	3	4
	Food/Drink	11	12
	Post Office	20	19
	Public Houses	55	36
	Library	3 + Mobile	2

Core Strategy Policy 9 Recreational and amenity land including forest waste - protection and provision

3.29 The purpose of CSP9 is to protect recreational and amenity land the Monitoring keynote states that policy CSP9, will monitor the loss of protected land, area and number of sites

3.30 During the monitoring period consent has been granted for the creation of a multi use recreation ground.

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3.31 Consents granted for residential sites of 6 or more net capacity during the monitoring period have been required to provide a combination of incidental open space, Local Area of Play(LAP) and Local Equipped Area of Play (LEAP). During the monitoring period 11 consents were granted for developments of 6 or more dwellings. Of these two were outline applications and indicated the provision of approx. 0.7ha open space including 2LAPs. 3 applications made provision for a mix of incidental public space, play areas and in one case a community orchard. Incidental or informal open space was also provided through the retention and enhancement of existing landscape features or the creation of green buffer zones. The remaining applications made no provision for open space.

Settlement Policies CSP 10 - 16.

3.32 CSP 10 - 16 are policies specific to individual settlements. The Monitoring keynote states that the settlement policies numbered 10 to 16 will be monitored against delivery of development in table 'Settlement hierarchy' before CSP16.

Cinderford CSP10 and CSP11 Cinderford and its northern quarter

- There are a number of sites proposed to be allocated in the AP in Cinderford. In addition the major retail unit at the foot of the town now has a valid permission and is clear of the various legal challenges. Housing sites are available in Cinderford but there are no large sites with developers. The HCA continue to work with the Council especially but not only on the northern quarter. Other sites identified in the AP are the subject of preliminary discussions.
- The Cinderford Northern Quarter is being developed having seen the completion of the first section of the access (Spine) road and the college is now being built. This is the anchor for the development and will be open by September 2018. Beyond that there is a valid outline permission for the housing and employment within the site. There is work progressing to enable the necessary ground investigations on one site and the HCA is progressing another to make it available to be developed. The present building activity has firmly established the scheme although there are major additional steps required to ensure continued implementation. The remainder of the spine road needs to be funded and additional work is required to make the various development sites able to be developed

Lydney CSP12

- The area east of Lydney has seen the completion of 200 dwellings on land to the south and schemes with detailed consent for a further 210 on the northern part of the site are under construction. This area is served by the newly completed first part of the sites' Spine rd. Elsewhere in Lydney the Council is continuing to promote regeneration schemes at the harbour and major private investment adjoining is under way. There

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are areas within the town centre suitable for further development, notably retail with a large vacant unit at the time of writing on a site allocated for development or redevelopment.

- The Lydney NDP was made on 1st March 2016, the policies within the NDP have been identified and used in the consideration of planning applications where appropriate they NDP policies will be made to support decisions made.

Coleford CSP14

3.33 Development at Owen Farm site (156 new dwellings) continues with 117 dwellings complete March 2017. The site with a permission for a supermarket off Lords Hill remains Vacant. Work to secure a scheme for the Lawnstone House site is progressing. The AP promotes a number of additional housing sites at Coleford and the expectation is that some will be the subject of planning applications from house builders in the near future. The Berry Hill Christchurch and Edge End NDP has been examined and will be subject to its referendum on 15th February 2018, while the NDP for Coleford is expected to pass that same stage during 2018.

Newent CSP15

3.34 The development of 120 dwellings of Foley Rd continues with 52 dwellings completed March 2017. The sites identified in the AP that do not yet have planning permission are expected to come forward in the near future, while those that do are currently the subject of further discussion or are likely to proceed shortly.

Villages CSP 16

- Provides for development in villages and encourages encourages employment generating uses in line with policy CSP5. The largest of the villages, Tutshill/ Sedbury has three allocated sites for housing. One is presently under construction and two have permission.
- The current [Housing Trajectory](#) and updates can be found on the councils web pages

Policy	Summary	Means of monitoring	Expectations
CSP 1	Use of policy and supporting guidance to secure design quality- extent of loss of protected habitats and other areas eg floodplain.	Development taking place in areas of flood risk, SUDs schemes, development contrary to EA advice, (number of schemes and no of dwellings)	Single instances will be recorded. but single developments in areas of flood risk, in conflict with mineral reserves or unstable ground will not be sufficient to require amendment to CS.

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Policy	Summary	Means of monitoring	Expectations
	New green infrastructure provided	<p>Development that is refused or conditioned because of ground conditions and potential sterilisation of mineral resources/ reserves. (number of schemes)</p> <p>Measure extent of loss of protected habitats (area and number of sites)</p> <p>Measure extent of new green areas provided (area and number of sites)</p>	CS minimises
CSP 2	Development proposals evaluated against checklist of adaptation measures	List of measures used and enhancements achieved under the policy headings. (Record percentage of new developments that implement SUDs, and water efficiency measures (exclude extensions and minor development)	<p>SUDs is expected in 100% of developments unless a clear exception is agreed</p> <p>Water efficiency measures in 100% dwellings</p> <p>Flood risk assessments in 100% cases requiring them</p> <p>Enhancements and green infrastructure evaluated on case by case basis, against any future DPD allocations or other identified requirements.</p>
CSP 3	Percentage achieved measured against policy requirements.	<p>Overall level of CO2 emissions</p> <p>(measure of renewable energy generated or provided by developer).</p>	<p>Achievement against CS targets monitored</p> <p>Installed renewable energy capacity will be recorded against any local targets</p>

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Policy	Summary	Means of monitoring	Expectations
		Installed capacity for renewable generation	
CSP 4 and AP housing policies	<p>Percentage of new housing within settlement boundaries</p> <p>Overall monitoring against trajectory. Measure of distribution against</p> <p>Distributions indicated in policies below.</p> <p>Where external funding is involved, its expenditure on projects and their completion will be monitored. Provision of services and development by service providers (eg PCT) will be monitored as development and in case of potential constraints distribution and number of dwellings</p>	<p>Number of new dwellings within settlement boundaries.</p> <p>Location of new dwellings by settlement.</p> <p>New service development</p> <p>Employment development</p> <p>Infrastructure and resources- the provision of infrastructure will be assessed against any prevailing plan (eg for CIL) which assesses requirements. In addition standard monitoring of S 106 agreements will show when developer contributions are spent.</p>	<p>Monitored as a trend or percentage, the expectation is a trend towards a higher percentage of completions in towns and other settlements- see CS 7.4. For numbers and distribution.</p> <p>Distribution and numbers of dwellings reviewed against policies for other development.</p> <p>Employment development is expected on allocated sites and elsewhere, and will include a wide range of uses.</p>
CSP 5 and allocation policies in AP	<p>Distribution and number of dwellings completed, affordable dwellings completed, number of affordable houses delivered against potential number that policy could allow, approximate mix</p>	<p>As above but with increased detail re new dwellings- monitor tenure and size with location- using table in policy as reference. Number and location of affordable housing units delivered.</p>	<p>Tenure and mix of dwellings delivered- expected to be broadly in line with with CS expectation and SHMA advice</p> <p>Number and percentages as specified in settlement policies- see CS 7.4.</p>

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Policy	Summary	Means of monitoring	Expectations
	<p>between settlements, percentage of new house building on previously developed land and measurement of density. To be used for assessing overall provision, distribution, type, tenure and for relating</p> <p>The number of completed dwellings against employment land/ employment.</p>		Variations from the expected trajectory for housing delivery will be monitored though some deviation is expected.
CSP 6 (Travellers and showpeople)	<p>Monitor permissions granted and development of sites against the prevailing</p> <p>Needs assessment</p>	<p>Include in AMR assessment of current estimated need and actual provision as well as any changes in provision during the “monitoring year”</p>	<p>Allocations will be made in DPD for requirements identified. CS policy has enabling role.</p>
CSP 7	<p>In the long term, changes in the employment structure, eg increase in service sector will be measured. Land developed for employment purposes, will be recorded as will changes of use from employment. Where possible numbers employed will be recorded also extent of land developed. The implementation of tourism related</p>	<p>Record from census or other surveys changes in structure (ie employees in particular jobs, residents place of and type of employment).</p> <p>New permissions and estimated numbers of jobs</p> <p>Tourist accommodation and attractions, with estimated numbers of jobs.</p>	<p>Long term monitoring will inform CS reviews.</p> <p>Land and floorspace developed against CS targets.</p> <p>Employment by sector, measured on a longer term basis.</p>

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Policy	Summary	Means of monitoring	Expectations
	<p>development will also be monitored, to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against</p> <p>Any emerging criteria for sustainable tourism</p>		
CSP 8	Number of facilities that are protected by the policy but which are lost through planning permissions being granted	Loss of facilities and any newly created.	Expectation is increased protection for rural facilities. Policy is permissive but cannot provide new.
CSP 9 (see also AP7,8.	Loss of protected land, area and number of sites	<p>Loss of sites by area or site</p> <p>New facilities/ sites provided by developer</p>	Expectation is minimal loss of protected area(s) and provision of additional land for play and recreation in step with new development.
CSP 10- 16	Monitor against delivery of development see table "Settlement hierarchy" before policy CSP16	See above, housing employment and services will be quantified	Outcomes for individual settlements will be explicitly monitored. See CSP 4 and 5 and note below.
CSP 17	Monitor policy and review indicators as necessary to ensure that monitoring process is itself effective and appropriate	Indicators to be reviewed and where possible improved to enable the impact and implementation of the CS and other DPDs to be monitored.	Monitoring process can be adapted as necessary to remain effective without changes to

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Core Strategy Conclusions

3.35 CSP1 is widely used by the Development team in the consideration of planning applications. Whilst the policy is applied to applications to promote local distinctiveness, good design and conservation it is apparent that CSP 1 is also used as a 'catch all' policy. Whilst it is inevitable that there will be some overlap between the CS policies, full regard should be given to all CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process.

3.36 CSP 2 requires development to take account of Climate change, the policy is used in conjunction with CSP1 with climate change issues being controlled /conditioned through the use of CSP1 as well as CSP2. This would indicate that it is not clear which policy should be used and when. CSP1 is used to secure conditions which protect /enhance the biodiversity of the site or the wider area. The combined use of CSP1 and CSP2 do however appear to be achieving the desired results. Full regard should be given to both CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process. In order to enable more accurate monitoring a clear distinction should be made regarding which policy CSP1 or CSP2 is used to support the decision.

3.37 CSP3 Has in effect been replaced by changes in Building Regulations to the extent that it is no longer enforced.

3.38 CSP 4 & 5 As expected the majority of new development is taking place in the four towns followed by the major villages, this reflects the strategy put forward in CSP4 . Appeal Inspectors have highlighted that fact that these policies are no longer up to date. This will remain the case until the AP is adopted although in practice the new (AP) requirements and settlement boundaries and allocations are being used for planning decisions. There were 247(net) housing completions within the district between 01/04/2016 and 31/03/2017 this is below the predicted 310 required to meet the CS annual requirements and below the new emerging figure of 330 pa which the AP requires. The main sites where new dwellings have been delivered are those allocated in the former local plan but with important contributions being made from sites solely within the emerging Allocations Plan. More recently there has been an increase in the level of building activity which will result in raised levels of completions in the future. Importantly where these are large sites (notably east of Lydney) there is a likelihood that once started activity will continue.

3.39 CSP 6 There has been no change to the number of Gypsy, traveller and travelling showpeople sites within the district. The AP meets the requirements identified at the time of that part of its examination but the more recent study suggests that additional sites are needed and these will be expected to be permitted through the CS policy.

3.40 CSP7 Although much of the changes in employment over the district occur through the letting or vacancy of existing premises, the policy provides scope for greater flexibility which is being exercised in allowing employment generating uses. There has been some

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erosion of employment sites to other uses. There has been little movement within the district regarding the development of allocated Employment sites, the redevelopment of part of the Foundry in Lydney has been granted consent for retail and employment uses.

3.41 CSP 9 protects recreation and amenity land and ensures adequate provision is made for new development. The policy was used in the consideration of just 1 application but was not used to support the decision. There is little evidence that protected land is being lost as a result of planning applications being implemented. The impact of the policy comes through its implementation through planning applications but also by the way in which it protects land not the subject of application.

3.42 CSP 10-16 Policies relating to individual settlements are applied as and when proposals are put forward.

Allocations Plan

3.43 The draft Allocations Plan takes forward the requirements of the CS and makes allocations for development that is required to 2026. It updates the housing requirements of the district by way of a new NPPF compliant assessment and provides a land supply in accordance with this making new allocations where necessary. It safeguards areas from development and provides a context for the assessment of development proposals. The implementation of this Plan will be monitored in greater detail in future monitoring reports following its adoption. The policies of the emerging plan have been used in planning decisions as it has progressed and the weight that can be given to it has increased to the present situation where the Main Modifications have been published and further changes are less likely. The development of the Cinderford Northern Quarter which is underway will be monitored separately as that area is not covered by the Allocations Plan.

3.44 The Allocations Plan and the MMs that accompany it represents the Council's approved planning policies alongside the CS and AAP. From August 2015, when it was submitted to the Secretary of State, the Allocations Plan was considered a material planning consideration and be afforded weight in the decision making process. As a result planning applications post August 2015 carry a reminder regarding the Allocations Plan Submission Draft and list the relevant AP policies. They are quoted in decisions and attract some weight according to the stage that plan has reached in FoDDC decisions and in appeals. In the case of the latter the general pattern is one of the weight increasing over time in step with the progress of the plan examination but it is necessary to have regard to the situation at the time of the appeal evidence which may be some time before the actual decision is published. Monitoring will be more straightforward when the AP is adopted.

3.45 Following submission of the Allocations Plan the Secretary of State appointed Planning Inspector Brendan Lyons BArch MA MRTPI IHBC to conduct the Examination to assess the soundness of the Plan. The main hearings were held between 26th January 2016 and 11th February 2016. The inspectors interim report was received June 2016. Draft Further Changes to the Allocations Plan arising from these interim findings were subject to public consultation between 19 December 2016 and 13 February 2017. Following this consultation the Inspector

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held a further round of Hearing sessions in July 2017. These resulted in a set of MMs which have been published and made available for comment. They address the matters raised so far by the Inspector and follow his guidance. At time of writing the Inspector's comments on these are awaited.

3.46 This statement considers generally the way in which both the Core Strategy and the Allocations Plan will be monitored and reports the results. Because the AP will only form part of the Local Plan, it and the CS will be monitored together as explained below.

3.47 There are at present a number of monitoring mechanisms in place. These will provide a basis for monitoring of the plan. The Annual Monitoring Report (AMR) and the evidence supporting the AP through its examination contains most of the important information.

3.48 The delivery of new and appropriate employment and housing are key requirements of the Plan and these two areas will continue to be monitored as follows:

Housing

3.49 The requirements in terms of the availability of land for housing and the delivery of new dwellings are already comprehensively monitored. The information that is currently available and will continue to be so includes the following:

Land supply

3.50 The maintenance of an appropriate land supply for housing is part of the function of a development plan and monitoring of the supply and by implication the performance of the plan in providing this is essential.

3.51 Land available for housing is assessed annually although the basic figures in terms of planning permissions are updated on a quarterly basis. Sites considered available include permissions granted and land allocated in development plans. There is also a current SHLAA (strategic housing land availability assessment) which looks at the potential future supply of land and considers a variety of types of site, including those which may have potential but do not yet have planning permission. The sites are considered by a "panel" for their suitability. Sites which are considered potentially suitable could form a source of supply if additional allocations are needed. The present situation is that the emerging AP contains additional allocations and includes changes to the settlement boundaries which mean that there is an adequate land supply for the current plan period. There are sites assessed under the SHLAA process which could be considered at a future date but are not at present required. All are listed under the SHLAA information on the Council's website.

3.52 Land from current permissions and from allocations being carried forward from the emerging Allocations Plan are currently required to support a delivery rate of 330 dwellings per year. This figure is an average requirement over the whole of the 20 year plan period (2006-26). To it must be added an allowance to enable the backlog (undelivered numbers or the difference between 330* the number of years elapsed minus the actual delivery deliver sufficient land (or dwellings) for the plan assuming a requirement of 330 dwellings per year.

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The backlog is to be provided for over the whole of the remaining plan period. It stood at 604 at the end of 2016/17. As the figure suggests the rate of delivery over the plan period so far has been below the assessed requirement and for that reason, the five year availability needs to be 20% above that which the 330pa plus the backlog would suggest. The supply required over five years is 476pa or 2382 (330*5+ five years' equivalent of backlog plus 20%). There is currently in excess of five years' supply of land for housing which is assessed as being available within five years and the most recent assessment in the material supporting the Main Modifications published in October 2017 shows a 5.9 years supply. The capacity of land with current planning permissions far exceeds this because the market is able to support only a certain rate of building.

Housing completions and permissions

3.53 In addition to the availability of future sites for housing, the delivery of completed dwellings is monitored, against the annualised requirement. Permissions are monitored with recording of starts and completions. The size and tenure of each site is recorded as is its location. Figures are published in summary form in the section below under policy CSP5. Information regarding the type of housing provided. Although there has been a recent increase in activity on housing sites, the delivery rate is below that which could be supported by the current permissions, and reflects the market conditions. Of particular note is the very much lower level of completions during the last recession.

3.54 Household projections are monitored alongside policies, and are the major input into the OAN which itself is newly derived for the AP. Although a major change could necessitate an early review of the Plan it is more likely that revised projections will be taken into account as it is rolled forward into the next Plan which in any event will need to be prepared and adopted within five years of the adoption of the AP. The OAN process is prescribed in government guidance and is followed in the FoD. The current plan meets the full OAN and subsequent plans are expected to do likewise. Revised guidance will be taken into account and is likely to result in a revised method of provision in the next plan. There is no indication from adjoining authorities that there is any need to cater for any element of their housing needs.

3.55 From the monitoring information above, an annual housing trajectory is prepared showing the likely number of completions that could be achieved over the remainder of the plan period. It is based on the assessment of availability and takes into account the general market conditions. All sites with a capacity of more than five dwellings are individually assessed and monitored (all permissions are in any event individually monitored). There is however an allowance for completions on the smallest sites (1-5 dwellings) in accordance with the principle agreed by the SHLAA panel, and which is usually supported at planning appeals.

3.56 Besides the numbers and tenure of new dwellings and the land available for future building, the percentage of the total built on previously developed land continues to be recorded as does the overall density achieved. The numbers of affordable houses delivered

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and their tenure is also monitored on an annual basis. Monitoring will also consider the take up of the sites now listed in the "brownfield register" which has been published in accord with government requirements.

Employment land

3.57 Completed floorspace is monitored at present through the planning applications system and this does provide an annual summary which is carried through into the AMR. This is capable of providing the basics of location, type and status (whether outline permission, detailed permission or completed).

3.58 In addition to the recording of employment development as it is permitted and the ability to record land and or floorspace that is "available" from planning permissions, much employment land or floorspace is available from the existing range of sites and premises as are listed in the list below. It is regularly maintained and updated as a record of employment sites throughout the district. It is a comprehensive list of existing sites and records land that is assessed to be potentially available for the intensification or expansion of employment sites. The assessment takes account of planning policy and the list includes some land that is identified for other development or has permission for alternative uses to employment but could still be used for employment.

3.59 There are some circumstances where the change of use of premises from employment is permitted without planning permission. These are often more difficult to monitor, at least in terms of the potential capacity for change. This has some impact on the theoretical supply of land for various types of employment as well as housing for example as permission is not required for some conversions. These are now coming forward albeit in relatively small numbers at present.

3.60 Individual plan allocations are reviewed on an annual basis. This will continue under the AP. Most demand for additional space at present is from local enterprises (some very significant) seeking to expand. While it still remains desirable to attract in new businesses, supporting those that are already established is equally vital and they may in fact be a more stable part of the economy. The demand for new speculative units for example is low and will be likely to remain so given the build costs and the rents that can be achieved. This does however not mean there is no demand, but it does reflect the relative build cost and the potential asset value being difficult to justify against the potential rental income.

Monitoring of the plan- summary table

3.61 The policies within the AP will be monitored in the manner described above and the method proposed together with the information sought for this is summarised below under each policy. Some use is made of statistics already collected for another purpose and the contextual indicators in particular make use of this type of data. There will be instances where data is required specifically for land use planning and systems are in place or are being put in place for monitoring these.

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3.62 The CS records the basic means of monitoring. This appears under each policy, in the monitoring section (8) and in the settlement section, following 7.4. This last reference is to a table which provides indications for monitoring housing, employment, commercial floorspace and the implementation of key infrastructure projects.

3.63 The CS policies cover the strategic issues across the district and because of this they also embrace the main monitoring requirements. The AP contains some strategic policies but is mainly concerned with bringing the CS to implementation by guiding the development of individual sites. It does update the CS in some important aspects, the most important of which is in respect of the overall housing requirement which it then provides for in the manner advocated by the NPPF and related guidance. The CS and AP policies will be monitored together as part of the LP.

Summary of AP monitoring by policy

Policy	How it will be monitored	Specific measures to be used	Expectation and variation
AP1 (sustainable development)	Compliance with NPPF/LP requirements- evidence in report references and appeals	Use of policy by references/ judgement and where appropriate use in reasons for refusal	Policy is explicitly used in the evaluation of proposals
AP2 (renewable energy installations)	Number and location permitted including on appeal	Direct measure of installations and capacity and also compliance with policy	Development proposals are permitted or refused according to policy
AP3 (mixed uses)	Monitored as part of development of allocate sites		Increased compliance with NPPF where mixed uses are encouraged, development of a more sustainable nature
AP4 (design)	Use of policy and possible evaluation by reference in reports and appeals	Use of policy	Development of a good standard compliant with LP and NPPF design section
AP5 (Style and materials)	Reference in reports and appeals	Use of policy	Development of a good standard compliant with LP and NPPF design section

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AP6 (Locally distinctive areas)	Consideration by use of policy and references in reports and appeals	Use of policy and case studies	Character in areas concerned is maintained
AP7 (biodiversity)	Use in reports and appeals		Retention or improved biodiversity
AP8 (GI)	Reference to GI		Improved GI
Site based policies	To be monitored by their delivery of allocation		Number and type of development realised etc

Note: The overall expectations in terms of the delivery of development of the Plan are set out in the above table.

3.64 The degree of variation in expected outcomes which will necessitate intervention will vary and delivery in some areas may have already commenced or even be completed. It may involve one major scheme (eg a new retail store). The expectation is that the plan will deliver approximately in accord with the table 7.4, and that any major difference could reduce its effectiveness. It will be reviewed on a regular basis and a first review is likely after the AP is adopted. A major departure from the strategy, for example in the balance of new development between the towns would require an early review, but smaller changes in distribution of housing for example would not. The sensitivity of the strategy varies across the district so that for example an additional number of dwellings being built in Newent could have a greater effect on the strategy than the same change in Cinderford. In terms of providing flexibility the expectation is that any adjustment in the overall numbers should preserve the strategy, so for example the approximate distribution of development between settlements is expected to be preserved when and if the numbers change.

3.65 The difference between the numbers envisaged at the inception of the CS and the land supply that the five year requirement needs is quite large but the overall rate of development averaged over the plan period over the whole district may be less apparent. In order to ensure that the requisite numbers of dwellings are able to be delivered, land to accommodate at least 20% over the requirement has to be made available in any given five year period. The result of this and the need to make additional allowances for the so called backlog leads to a relatively high level of commitments in the AP.

3.66 In terms of the other aims and objectives, monitoring will be as described above. The contextual indicators will be more relevant to assessing the overall appropriateness of the CS and its policies will be assessed against these. A review for example may be needed in the event of a change in the expected population or a large variation in economic conditions.

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3.67 It is much more difficult to monitor some parts of policies such as CSP 1 with its overall aim to improve the environment than it is to monitor a situation where delivery (of dwellings for example) simply needs to be counted. CSP1 has an effect in part by requiring attention to design and partly by ensuring that development does not have certain adverse effects. The possible adverse effects can be monitored but should be minimal because the policy is designed to ensure that they are avoided. The enhancement, the safeguarding of the landscape and the achievement of good design is very difficult to measure, except subjectively or by recording improvements achieved to development proposals and schemes not permitted.

Neighbourhood Development Plans

3.68 The Government brought about significant changes to the planning system through the Localism Act 15th November 2011 introducing new rights and powers to allow local communities to take part in shaping new development's. The proposals are founded on the principles of localism, with less 'top-down' prescription and more 'bottom up' involvement by both planning authorities themselves, and by local people, businesses, house builders and developers. Neighbourhood planning is a new tier of the planning system which seeks to give communities more control over the future of their area. Within the District Councils area six Town and Parish Councils have made Neighbourhood Area applications.

Progress of Neighbourhood Development Plans

Relevant body who applied	Date of Application	Date of Designation	Progress of NDP
Lydney Parish Council	02/11/2012	17/01/2013	'Made' 1/03/2016
Alvington Parish Council	23/02/2016	12/05/2016	In Progress
Coleford Town Council	09/05/2013	11/07/23	See Coleford Town Council web site Examination expected spring 2018
Longhope Parish Council	02/07/2013	19/09/2013	Referendum due February 2018
Mitcheldean Parish Council	02/07/2014	18/09/2014	See Mitcheldean Parish Council
West Dean Parish Council: Berry Hill/Christchurch and Edge End	19//11/2012	17/01/2013	Referendum due February 2018 See West Dean Parish Council website

4. Contextual Indicators

4 Contextual Indicators

Contextual monitoring

4.1 In addition to housing and employment delivery or the availability of land for those purposes, and other direct aspects of monitoring, there are important background areas of monitoring which contribute to the understanding of how the plan is implemented and what its impact may be. These areas of contextual monitoring may also provide important information in other areas. These are areas where the plan has some influence but is not the prime instrument of delivery or control. Contextual monitoring as described below may indicate the need to modify the CS or other planning policies because of particular trends. It may, especially in the longer term also pick up changes that are partly the result of the CS having the desired effect within its community.

Population

4.2 Population numbers and characteristics will be monitored from published sources, including the County Council and ONS. Although changes in the population (numbers and characteristics) will feed into much of the plan evidence, it is also monitored in its own right. Like most areas the FoD population is ageing and future plans will need to account for this in the provision of housing as well as in service provision. The changes affect the requirement for housing both in type and in size. Providing accessible facilities that can be used by residents and visitors and homes that can be adapted as residents' needs change will become increasingly important.

Economy

4.3 Overall economic forecasts and, employment and unemployment levels, employment structure are all considered in the monitoring that is undertaken. As a starting point for the AP, the background paper Review of Economic forecasts contains an analysis of the area's economy as well as setting out how it is forecast to change over the plan period. Changes will be considered against this and periodic updates.

Health

4.4 Limiting long term illness, life expectancy, and the incidence of certain diseases will continue to be monitored and the published results of such measurement will be used in monitoring long term trends for the Plan and will continue to be taken into account in any review.

Crime and Safety

4.5 The intention of the developments proposed is that they should be safe and should not encourage crime. This will be monitored within the overall published crime statistics.

4. Contextual Indicators

Education

4.6 The relative lack of skills and attainment is a key issue for the CS and addressing it is one of the aims of the AP and of the adopted AAP. The steps the plan overall puts in place to address this will be monitored- using published statistics. Some are measures which will be long term (eg percentage of workforce educated to a certain level) others such as trends in attainment at certain age can be monitored on a year by year basis.

Transport and commuting

4.7 The overall levels of out commuting are recorded at least in the ten yearly census but individual counts and surveys are also taken from time to time. It is considered that such matters as the shift in the use of modes of transport will need to be monitored over the longer term and the basis for this is in existence. In addition to the periodical traffic counts, there is some data on rail usage which will also be used.

Retail provision

4.8 The allocation in the CS and in the allocations AP will be monitored against the development of additional floorspace. The requirements of the area will also be kept under review in order to take account of longer term trends.

Development, drainage and flood risk

4.9 Developments contrary to EA advice on flood risk are recorded on an annual base and can therefore be studied. Other development permitted contrary to EA advice will also be monitored. The implementation of SUDs schemes is monitored.

4.10 Biodiversity- Whilst there is much information on the many sites in the district that are accorded some form of protective designation, there is little information regarding their condition. Basic information such as the numbers of applications granted that affect some of the sites is available but the expectation is that no permissions are given without adequate mitigation or that permissions given will not have any significant adverse effect on protected sites.

Renewable energy capacity

4.11 Installed renewable energy projects are monitored and can be recorded for the district.

Listed buildings

4.12 Number and condition, including the number “at risk”.

5. Other Monitoring

5 Other Monitoring

5.1 The policies in the CS, AP and AAP are considered in respect of their use in both pre application enquiries and in decision making.

5.2 For this exercise all policies have been considered by looking at which planning applications identified a particular policy as being relevant to the proposal and the use of the various policies in the decision making process.

5.3 As the systems for handling planning applications are developed, it becomes possible to improve the way in which policies can be monitored. This is very much an on going process and the monitoring of policies is expected to improve as a result.

Planning Appeals

5.4 During the monitoring period a total of 44 appeals were decided, 2 withdrawn, 1 Enforcement Notice Quashed, 15 allowed and the remainder dismissed. Costs were awarded in 4 instances 2 against the council and 2 for the Council.

5.5 Inspectors were not entirely consistent with how they described the weight that should be given to emerging Allocations Plan, from being awarded "little" weight as it was still under examination to being given "significant" weight des at the same stage. It was generally seen as in accordance with the NPPF.

5.6 A common theme highlighted by Inspectors was the fact that the Council could not demonstrate a five year land supply. Again there was some variation in how this was dealt with, one Inspector stated 'The lack of a 5yr housing supply does not lead to an automatic 'permission must be granted' situation' Whilst others gave the "relevant" CSP policies little weight on the back of a lack of 5y land supply.

Appeals determined between 01/04/2016 and 31/03/2017

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
P1995/14/OUT	Refusal	Residential Development up to 60 houses	Dismissed	Partial awarded against FoDDC	The proposal would intrude into the countryside/ landscape setting of the village and detract from its character and quality. There would be no harmful impact on the setting of nearby buildings. CS provides for 238 houses across 15 service villages. The conclusion from recent appeals is the FoDDC do not have a 5 yr land supply. Proposal conflict with CSP4, 5, 16
P1187/14/FUL	Refusal	Retention of an existing log cabin for a rural worker	Dismissed	Refused	The main issue - is there an essential need for a rural worker to live permanently at their place of work?. All parties agreed that CSP

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					1 CSP4 CSP5 CSP16 were consistent with NPPF. CSP 4 acknowledges there will be cases where development cannot be located at settlements because of its nature, such as ag development, however that development needs to be justified. Looking at the evidence submitted the inspector was unsure whether the current use has clear prospects of being sustained. No business plan showing the nature of the businesses of either the applicant nor Tweenhills Farm and Stud was not provided, nor whether either user would remain on the site or for how long,. The inspector concluded that whilst there is an essential need for a rural worker to live at their place of work, that the permanency of this need has not been satisfactorily demonstrated. Therefore the proposal for the retention of a log cabin for a temporary period and the provision of a new dwelling was contrary to CSP4. An isolated dwelling in the countryside would conflict with CSP1
P0945/15/OUT	Refusal		Dismissed	Partial award to FoDDC	see above
P0916/15/FUL	Refusal	Replacement dwelling. Revised proposal	Dismissed		The proposal for a new dwelling does not accord with policy CSP4 of the Core Strategy or the NPPF. There is no evidence to demonstrate very special needs /special circumstances that would warrant the proposed house being built in this location. The Council has accepted that residential use of The Chalet is lawful .The proposal is a replacement dwelling for The Chalet. The site is physically distant from Mount Ottawa and The Chalet; the proposed house would be substantially larger. The site is more closely related to the adjoining open countryside in character and appearance than to Mount Ottawa / The Chalet. The proposal cannot reasonably be considered to be a replacement

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					dwelling and falls to be considered as a new dwelling. The proposed house would be inappropriately sited in the open countryside be considerably larger than the existing and would have a harmful and intrusive effect on the rural location and contrary to CSP1
P0087/15/FUL	Refusal	Agricultural workers dwelling	Dismissed	Refused	The appeals rest on the need for a rural worker to live permanently on site to respond to emergencies. CSP4 directs new dwellings to settlements this site is within the open countryside. The holding is a mix Grade 2/3a agricultural land and supports a variety of livestock. Eggs are incubated in part of the barn adjoining the applicants living accommodation. Currently the applicant can respond immediately to any emergencies, the crucial time frame being between 30mins to 1HR 30 Mins. Due to the lack of information the inspector did not consider the egg incubation would be a significant part of the future viability of the enterprise. Neither was the inspector convinced that it was necessary for a worker to live permanently on site give the crucial response time frame and the fact that there were possible rental properties close by. The inspector acknowledged that a seasonal permanent presence would be required i.e. lambing. With no business plan submitted the inspector remained unconvinced about the need for a permanent presence and dismissed both appeals .
P0093/15/FUL	Refusal	Against condition C time limit residential use	Dismissed	Refused	see above
P0163/13/LD1	Refusal		Allowed	Full costs against FoDDC	Egg production at Woodlands Farm ceased in 2012 leaving the agricultural landscaping contractors as the sole operators for the site. The council agreed that the change to a sole use was not in itself a material change. The growth of the contractors business since 2003 was. The Inspector considered all aspects of the contractors business as well as the noise experienced

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					by neighbours. The inspector saw nothing but a slow /steady growth of a business which over the years had become more professional with better record keeping .
P1067/15/OUT	Refusal	Outline for 1 dwelling	Dismissed	Full cost awarded to FoDDC	The main issues are the suitability of the site and the effect of the proposed development on the conservation area. The site lies outside the DSB and adjoins another site, previously a non conforming use that is currently being developed for housing .The inspector note the sites was outside the DSB and said that development plans should not be set aside lightly for an individual appeal. also noted that the Chartist settlement was a significant part of British History, and EH comments that the proposal would error how the chartist settlement would be read. The proposed site would fail to preserve the open /loose nature of the CA. The lack of a 5yr housing supply does not lead to an automatic 'permission must be granted' situation
P1442/13/FUL	Refusal	Mixed development scheme	Dismissed	Partial costs against the FoDDC	Main issue is the effect on the character and appearance of the CA, would future residents be subject to poor air quality .Proposal falls within Lydney CA where properties are rendered, retain some original features and provide a sense of enclosure. The appeal buildings process some of these features. Inspector concluded they made an overall positive contribution to the CA. The proposed access would not have the same character and the 'cart entrances this would be particularly harmful to the CA. The proposal is some distance from the nearby listed building and would not affect its character or setting. Inspector concluded that of the historic buildings and loss of sense of enclosure was unacceptable Adequate ventilation as proposed by the applicant could overcome any concerns regarding poor air quality .

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
P0754/15/TPO	Refusal	Fell one western red cedar	Dismissed		What impact would the removal of the Western Cedar have on the area. A tree report in 2014 recommended remedial works ,which had been carried out, the report did not identify any pests,decease ,rot or decay in the tree. There is no evidence that the tree roots are causing cracking the tree is close to the rear gardens but the gardens do not look deprived of sunlight. Inspector concluded that insufficient evidence had been but forward to justify the removal of the tree.
P0250/15/FUL	Refusal	Renovation / extension fo annexe to a semi detached house	Dismissed		Main issue is the effect on living conditions of adjoining residents and on future highway/ pedestrian safety. This site is restricted of modest size and close proximity to No 83. Amenity space would be smaller then the Residential Design Guide recommendation of 100m2. The limited amenity space would not provide a satisfactory living conditions for future occupiers. No 77 & 83 would experience a loss of privacy. The new property would have a view into the rear garden of 77 and the ground floor of 83. The proposal would also lead to a reduction of morning sunlight levels to 77. Visibility from the proposed car parking space would be restricted this alongside on road parking would pose a rise to pedestrian safety. To enlarge the carpark area would unacceptable reduce the amenity area. The proposal would lead to unacceptable rise in highway and pedestrian safety.
P1223/15/FUL	Refusal	Extension/ remodelling of dwelling, COU residential ag to residential/equestrian land	Allowed		Inspector acknowledged the site was on a hillside and the contemporary approach was at odds with the FoDDC policy and guidance ,but was not convinced that the proposal would be harmful and considered it an example of a high quality design which would retain legibility of the original structure whilst providing a a visually interesting and complementary approach to the new development . Also

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					incorporating energy efficient measures The site in general was well screened for the public view.
P1147/15/OUT	Refusal	One dwelling,	Dismissed		Site is in the open countryside located on a sparsely populated hillside. The proposal would consolidate sporadic development on an exposed hillside and damage the character of the area and make it difficult for the council to resist similar development . It would be beneficial in terms of construction work, council tax and contribute to the housing demands. The applicant and the council disagree about the 5yr land supply figures but the inspector was unable to find the council could not demonstrate a 5yr supply Inspector concluded the proposal conflicted with CSP1 CSP3 CSP5 AP1.Looking at highway safety the existing arrangements for Bridge Cottage would not be affected. The proposal provides for 2 parking spaces but no on site turning area. Given the nature of the area drivers would be aware of such highway hazards inspector was satisfied that the proposal would not materially harm highway safety.
P1359/15/FUL	Refusal	Condition limiting use to holiday use	Dismissed		Main issue is the condition restricting the use to holiday let necessary and reasonable. Removing the condition would allow for a new dwelling in the countryside contrary to CSP4 CSP7. The council claim that the viability of the holiday let has not been successfully demonstrated being subjected to only limited availability and marketing. The owners marketed the property through Cottages 4 you/ Hoseasons(2102 to 2015) for 7 months of the year and on the owners web site for the remaining 5 months. The owners website did not allow for availability to be viewed or bookings to be made. The applicant claimed the venture was not viable and produced evidence of lettings and marketing,running costs since 2013. From the evidence submitted

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					the inspector concluded the appeal must be viewed in the context of limited marketing. Insufficient information has been submitted to justify a departure for the development plan .
P0865/15/FUL	Refusal	Demolish barn build new house	Dismissed		Proposal is within the open countryside but forms part of a small cluster of existing dwellings. No local services limited bus service no local footways. Services are in Gloucester or Huntley. Future occupants would be reliant n the private car. Proposal would represent an extension to an existing cluster of dwellings the materials/design would not cause harm to the character appearance of the area. However the inspector concluded the proposal was not in a sustainable location .
P1593/14/FUL	Refusal	11 dwellings	Allowed		Main issues :effect of the proposal on the character of the area,affordable housing ,infrastructure and sustainability. Site adjoins a DSB but is within the open countryside,. The council accept that due to the uncertainty of the final form of the AP it could not demonstrate a 5y land supply. Inspector concluded that the CS policies regarding housing were out of date. The residential proposal is low density with good sized gardens Council and inspector agreed that the proposal would not adversely affect the adjoining Listed Building . Site is higher then the surrounding area but development would be screened by the wooded area surrounding the site, Inspector felt that the site was closely associated with the village that the village was not under threat and the proposal would not harm the character in terms of scale. The local primary school has more than adequate space to accommodate the anticipated 2 extra students. Redmarley has a good level of recreational /open space .
P0965/15/FUL	Refusal	Against condition limiting residential use	Allowed		Is the condition that holiday accommodation cannot be occupied for more that 4 weeks and

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					<p>the same family can not return within 4 weeks reasonable /necessary. Site is on the outskirts of a small settlement with few local facilities. Local services are 2 miles away in Coleford. Personal circumstances have meant that the property has not been let in the past 8 years. The property was marketed with an estate agent for 2 years with a willingness to negotiate on the sale price. The inspector concluded there had been appropriate marketing. A permanent use would be a loss to the local tourism economy however the property has not been contributing for the past 8 years/. A full residential use would bring a vacant property back into use and would put limited demand on facilities and services. The council had not provided evidence that this need could not be meet.</p>
P1216/15/LBC	Refusal		Dismissed		<p>The first floor bedroom is spacious and contains an exposed chamfered ceiling beam / wide chimney breast. The fire surround has been lost , the decorative aperture or 'fireplace' is not original. Nonetheless, it is an indication of the former fireplace opening. Taken together these features contribute to the character of the bedroom which would have been one of the principal first floor bedrooms. The proposed works comprise internal alterations to this bedroom to form an en-suite bathroom there is nothing to indicate a historic precedent for the line of the partition as is now proposed. The introduction of the en-suite The removal from view, of the chimney breast from within the bedroom would subdivide the space within the bedroom in terms of both its floor area and volume, thereby reducing the generous proportions and sense of space which contribute to the character of the room and would diminish the perceived importance of the appeal bedroom.</p>

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
P1507/15/FUL	Refusal	Use of commercial garage for car sales	Dismissed		Main issue the effect of the proposal on highway safety . At the time of the appeal there were 8 cars for sale. Currently there are 1/2 callers a day , this could change if the number of cars for sale increased of the business changed hands. Inspector considered that the car sales would lead to intensification of use. Existing visibility is below standard and there is little likelihood of this being improved. The business contributes to the local economy, there are no local objections to the proposal, the removal of the storage containers would be a visual improvement. However the benefits do not outweigh the harm to highway safety.
P1756/15/FUL	Refusal	5m high fence in 2 areas	Allowed		Having regard to the proposed position of Fence 2 relative to the listed building and to the well-vegetated nature of the CA boundary the inspector was satisfied that Fence 2 would not harm the special interest, setting or significance of the listed building or the CA .The northern fence 1 would be separated from the CA boundary to the north by the sports pavilion building and its car park. It would also be around 22m from that part of the highway which forms part of the CA boundary. Given these separation distances and the various features in the areas between Fence 1 and the designated heritage assets, The inspector found that the fence would not harm the special interest, setting or significance of the listed building or CA.
P1388/15/OUT	Refusal	Outline 1 dwelling	Dismissed		Main issue is the effect of the proposal on the character and appearance of the area and the living conditions of Rose Cottage . The proposal would significantly reduce the amenity space which has already been reduced by a new drive way and garage base. The remaining garden would be overlooked by the adjoining property this would have an adverse effect on current/future

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					owners of Rose Cottage. The proposed development would remove the option of screening by appropriate planting even if desired. The proposal would be contrary to CSP1 . The proposal would appear prominent as it is on higher sloping ground and would appear discordant in relation to adjoining properties, having a detrimental effect on the street screen. The removal of the stone wall and outbuilding would have a detrimental effect on the character/appearance of the area.
P1091/15/OUT	Refusal	Outline 1 dwelling	Dismissed		Site is restricted with room for only a modest house the rear amenity area would be well below the 100m2 recommended in the Residential Design Guide, Restricting its use and adversely affecting future occupants enjoyment of their home. Neighbours would have views into the proposed rear garden from first floor windows. The proposed car parking area would be sub standard width and with walls either side would restrict opening of car doors making the car parking space difficult to use . The position of the proposal is likely to adversely affect the outlook, levels of light to the neighbouring property. The proposal would make a small contribution to the housing supply and limited economic contribution. The proposal would not provide adequate visibility splays in either direction. The sub standard access would not create a safe/secure layout and would be likely to result in a conflict between road users.
P1497/15/FUL	Refusal	1 dwelling	Allowed		No adverse impacts identified and the village has some facilities and services. The development plan is not up to date
P0543/15/FUL	Refusal	Replacement barn and conversion of buildings to 2 dwellings	Dismissed		The site is in the open countryside on the outskirts of Newland but within the Wye Valley AONB and Conservation Area. Proposal is for 2 dwellings which would be isolated from services/facilities. The proposal would be likely to increase

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					reliance on the private car to an unacceptable degree. There is no dispute that the buildings are in a poor state of repair , the proposed materials would be in keeping with the character /appearance of the area. However the proposal would introduce domestic paraphernalia and result n encroachment into the AONB unacceptably eroding its sense of openness and agricultural character in this area.
P1695/15/FUL	Refusal	Sub division of house	Dismissed		The reduction in garden size would have an adverse effect on both dwellings amenity space with 5A being particularly limited. The proposed 1.8 close boarded fencer would likely make the garden of 5A feel even smaller. The development would not provide acceptable living conditions for current or future occupants. The proposed high fence would appear prominent and out of keeping when viewed from the main road and against low natural stone walls. The fence would harm the character/appearance of the area contrary to CSP1.
P1508/15/OUT	Refusal	1 Dwelling	Dismissed		The proposal would be in conflict with CSP 4 5 and 16 and be out of keeping with the character of the area. It is not a sustainable location.
P0821/15/COU	Refusal	Cou holiday let to residential	Dismissed		The conversion of the property to residential has taken place but the property has never been marketed as a holiday let, therefore the viability study submitted is based on assumptions. Insufficient evidence had been submitted to demonstrate that the use as a holiday let would not be viable. Blaisdon has limited services, although the inspector considered that permanent residents would not make any more journeys than holiday makers. The proposal would result in an isolated dwelling in the countryside contrary to CSP4 .The building in question is listed and has already been converted so the proposal would not harm its character or setting. The inspector

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					concluded that the proposal would not cause any harm but would be an isolated dwelling in the countryside and not be in a sustainable location .
P1811/15/OUT	Refusal	1 Dwelling	Allowed		Site is surrounded by residential properties and has the appearance of a domestic garden, it is in an elevated position on the north side of Tewkesbury Road on the outskirts of Newent. Using existing footways means that Newent Town and its facilities schools school buses health car etc are within easy walking distance. The inspector concluded that a single dwelling in this location would not constitute harmful erosion of the local landscape and that the site was not in an unsustainable location .
P0032/16/FUL	Refusal	Replacement Dwelling demolish of converted chicken shed	Allowed		Appeal for a replacement dwelling for recently converted chicken shed. The conversion of the chicken shed to residential was allowed on appeal and works have started. The Inspector said principle of residential development had been established. CSP 4 CSP5 are out of date regards 5 yr land supply Foddc do not have a specific policy for replacement dwellings.m Appeal site is within the open countryside 2.5 miles from Newent from Gloucester, there is a limited bus service. As site already has permission for res development this is not a new dwelling in the countryside. The former poultry shed has little architectural merit ,makes no positive contribution to the character or appearance of the area. The proposal would occupy a smaller footprint and be of a similar scale /design to surrounding properties.
ENF		Erection of a garage cou of land to residential	Allowed in part		Enforcement appeal applicant claimed that the building was a result of improvements/maintenance of the existing field shelter. Inspector concluded that as just 4 to 6 of the vertical supports were from the original structure the work was effectively a new building. At the time of a council visit 2 cars

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					were parked in the building inspector, although applicant said the building was for agricultural use, inspector concluded that the change of use had taken place. The inspector allowed the appeal for an agricultural building but dismissed the appeal for a change of use
P1657/15/FUL	Refusal	Erection of 4 holiday chalets	Allowed	Refused	There is an existing consent for the erection of 4 single storey holiday lets which could be implemented at any time . The proposed would be 2 storey high with rooms in the roof space. The design reflects the design of the existing properties on The Scarr build in 1930 a public initiative to create small communities of small holdings. Many of the buildings retain their historic distinctiveness. The size,design ,height of the proposal intends to reflect that of the original buildings. Due to their location the proposed buildings would be visible from certain points including a nearby footpath but long views would be restricted. Therefore the proposal would not be visually prominent. Four new chalets in this location would represent a modest addition to an existing loose collection of buildings in the open countryside. The proposal would contribute t o the local economy by providing short stay visitor /holiday accommodation in conjunction with the existing virtue business.
P0856/15/FUL	Consent	Installation of a solar energy farm	Dismissed		The proposal would introduce dense, regimented rows of hard surfaced panels and associated structures, representing discordant, utilitarian features in this gentle landscape. Despite mitigating planting, it would be prominent / conspicuous on rising ground creating an incongruous urban influence, significantly detracting from this deeply rural environment. the impact would extend for some distance. Whilst there is no right to a view, the expanse and scale of the array would have such a substantial effect on the outlook from Cowles Farm (oppressive and

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					<p>overbearing.)No 2 the Lake(visually harsh, engineered array, standing in stark contrast to its soft verdant surroundings, thereby resulting in an intrusive and dominant outlook.)From the PRow's on the site, users would lose what are currently open views across fields and instead would be hemmed in by 2.5m fencing and 3.5m hedges. The development would produce a low level humming sound that, given the tranquillity of the area, would be audible nearby. Within a few kilometres of the appeal site there are several protected Horseshoe bat roost sites which are part of the SAC/SSSIs, including a maternity roost at Dean Hall, undisputed evidence was presented for the potential for Horseshoe bats to use the site as commuting corridors and foraging ground including the tree-lined areas around the periphery. Appellant's ecological report contains inadequate information with regard to bats . The site is well located for a solar farm and the scheme would have financial benefits locally ,this does not outweigh the substantial weight attributed to the harm of the setting of The Broughtons / landscape character / visual enjoyment of the area / auditory impact on residents of Cowles Farm. Overall, the harm that would be caused by the scheme clearly outweighs its benefits.</p>
EN/WOO/01/04		COU from ag land use to a mixed use comprising ag / res	Notice quashed		<p>The Inspector felt the Enforcement Notice was confusing in its original form and eve more so once revised by the council revised by the Council. In his opinion the notice was vague and uncertain , the appellants would be at risk of being accused of not complying with the requirements of the notice and it would be extremely difficult if not impossible to determine what use was being made of the building and whether the first requirement had been complied with.</p>

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
P1834/15/FUL P1835/15/LBC		Against Condition Conversion of ag barns to 3 dwellings	Allowed		Appeal is against a condition requiring a detailed and time specific schedule for the repair and long term maintenance of the Grade II barn . Buildings to be converted are not listed but within the curtilage. The disputed condition seeks to keep the threshing barn in a state of good repair and maintenance and describes this as 'off setting' potential harm arising from the conversions. The grade II threshing barn is not part of the development proposal, the Council refer to a lack of regular maintenance of the threshing barn, there is no evidence in the form of a structural assessment or inclusion on a register of buildings at risk to suggest that the threshing barn is at risk, also no evidence was produced to indicate that the threshing barn would fall into disuse rather than be used for the current low key storage associated with the farm. There are already provisions to secure the repair of the listed buildings should they fall into disrepair. Inspector considered the conditional unreasonable
P1512/15/OUT		4 dwellings	Dismissed		The development would give rise to severe residual cumulative transport impact in that it would fail to provide a safe and secure layout to minimise conflicts between traffic, cyclists or pedestrians .Insufficient information submitted with regard to mining works within the area . Subject to detailed design considerations at the reserved matters stage, there would be no unacceptably adverse impact upon the character or appearance of the site or settings of the listed building or the Conservation Area .The substantial environmental objections with respect to highway safety and private amenity space, and uncertainty regarding land stability, significantly and demonstrably outweigh the socio-economic benefit of up to four additional homes in an accessible town centre location.

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
P1625/15/LD1	Refusal	Use of holiday let as residential	Appeal Withdrawn	Full cost awarded to FoDDC	
P0447/16/FUL	Refusal	Retention of a mobile home for temporary staff	Dismissed		Mobile home on site since 2010 use for seasonal workers 9 months each year, with minimum work available in the middle three months. 9 workers live in mobile home extra workers bused in by agency. Owner and son live a short commute away from the site. Workers required on site during blossom and picking time. Inspector noted mobile home was connected to mains and services and would be costly to remove for the 2 x 3 month period, However Inspector felt that a touring caravan would serve the same purpose and could be easily moved, equally inspector noted the site was just 7 miles from Gloucester where he felt rented accommodation would be available , there is a regular bus service that stops close to the site and might also provide the opportunity to get work in the slack times. Mobile home is clearly visible in the winter months, at this time there is no need for it
P1495/15/OUT	Refusal	Outline 1 dwelling	Allowed		Site is on outside edge of DSB land around is mostly agricultural with a strong rural feel. Inspector did not consider the site prominent and that its overall contribution of the landscape was limited . From the nearby public footpaths the site is seen in the context of neighbouring residential development . Council accepts it does not have a 5y land supply. DSB should not be lightly set aside however in view of lack of any identified harm in this instance benefits outweigh adverse impacts.
P0242/16/FUL	Refusal	Two dwellings	Dismissed		The separation between the two proposed dwellings would be well below the minimum in the FoD residential Design Guide although far enough from existing properties so that future /existing occupants would not suffer from overlooking . Limited overlooking of neighbours gardens would not cause significant

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					<p>harm . The proposal would be the good standard of amenity for all existing and future occupants of land and buildings. The tandem layout of the proposed houses would be very different to the historic pattern of development of the village properties in the village have deep rear gardens, The Alvington Character Appraisal (2007) indicates these gardens were possibly long home closes. reflecting the historic nature / development of the village, the high proportion of open space gives a verdant rural atmosphere that is a distinctive element . Part of the special interest of The Old Parsonage is not only its former function and its decorative form, but its relationship with the village, and the consequential contribution that it makes to the character and appearance of the conservation area. Landscaping between the proposed site and the parsonage can not be relied upon to provide a permanent screen . Not enough info provided regarding landscaping mitigation. Inspector considered the proposed dwellings would unacceptably harm the character and appearance of the area, the significance of the conservation area and the setting of a listed building.</p>
P0711/15/FUL	Refusal	Erection of 8 broiler rearing units	Withdrawn		
P1657/15/FUL	Refusal	4 Holiday Chalets	Allowed	Refused	<p>There is an extant permission for 4 holiday lets on this site which could be implemented if this appeal failed . Substantial weight given to fall back position . The size, height and design of the proposed buildings reflect that of the original Scarr chalets. Located in an open field on the edge of an existing group of buildings, the proposed chalets would be seen from certain vantage points nearby, including from the public footpath to the north. Topography of the area restricts longer views from the public footpaths .The proposal would not,be unduly prominent / intrusive</p>

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					in the landscape and would represent a modest addition to existing buildings in the countryside . Inspector concluded that the proposal would not materially harm the character or appearance of the area
P1482/14/OUT	Refusal	Outline 200 dwellings	Dismissed	Refused	<p>This case was decided by the SoS Conflict with policies (R) F.Coleford 11, CSP.1 and CSP.4. Because of the fundamental nature of the conflict with policies (R) F.Coleford 11 and CSP.4, SoS considers that the appeal proposal does not accord with the development plan taken as a whole. SoS has taken into account that policies (R) F.Coleford 11, CSP.4 and CSP.5 are out of date by virtue of the lack of a 5-year housing land supply and NPPF para 49</p> <p>S</p> <p>38. The Secretary of State has concluded overall that the landscape impact carries moderate weight against the proposal. SoS further considers that the adverse impact in terms of visual effect carries significant weight, and the use of best and most versatile agricultural land carries moderate weight against the proposal. concluded that emerging plan policy AP64 carries limited weight, and he attributes limited weight against the proposal to the conflict with that policy. Emerging Berry Hill, Christchurch and Edge End Neighbourhood Development Plan carries limited weight, a limited weight against the proposal to the conflict with the aim of NPD to retain the site at Lower Lane as a boundary between Berry Hill and Coleford town .SoS considers that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies as a whole. (Subsequently this case is to be re considered by the S o S. It was originally recommended for approval by the Inspector but the</p>

5. Other Monitoring

Planning Ref	Officers Rec	Description	Appeal Decision	Costs	Summary
					SoS did not agree and dismissed the appeal. Following a challenge it is to be re considered)
P1325/15/FUL	Refusal	Two dwellings	Allowed	Partial award against FoDDC	The proposal would add to the development that is a characteristic of the area, as recognised in the Dymock CA as 'haphazard development' which gives the area its 'true character and beauty. Proposed access is currently in use as the rear access to The Harrow, the inspector was not convinced that to use the access for a new dwelling would be harmful to neighbouring occupiers' living conditions
P0575/16/FUL	Refusal	Erection of an agricultural shed	Allowed	Dismissed	Proposal would be of a fairly substantial size, single storey with a steep pitched roof and be nestled within an area of cleared land surrounded by taller/dense woodland . There are few other man made structures in the vicinity . The material and discreet location would prevent it standing out as a stark /jarring feature in the landscape . No externally lighting would be required, Noise from the site would be heard against that of nearby Forestry Commission 'noise' . Considering the councils concerns that the proposal was not akin to the design of a residential building the inspector highlighted that fact that the appeal was considering agricultural use not residential . inspector concluded that the proposal would not be intrusive in the context of the AONB

Significant Effects Indicators

5.7 European regulations on strategic environmental assessment (SEA) state that local authorities must predict, assess and monitor any significant environmental effects arising from their plans and policies. Plans are assessed and may be modified if there are any significant likely effects identified that impact on European protected sites. The CS has been assessed and found to have no significant likely effects. The emerging AP is in the process of being assessed prior to publication.

5. Other Monitoring

5.8 Sustainability appraisal is carried out as a means of assessing the impact of the plan and its policies in detail and the process is carried out on a continuous basis. Significant effects will be identified through the monitoring of the core indicators, especially when further biodiversity and other environmental measures are in place. The sustainability appraisals and assessments of the various local development documents will identify any likely effects at a formative stage and will therefore enable early action to be taken to avoid or mitigate any such effects. These objectives have been used to evaluate the potential effects of local plan documents.

Local Objective	Indicator		Source
Improve health	Average life expectancy	In 2010 average life expectancy for Males 79 and 82 for females both of which are above the average for England	Annual report of the Director of Public Health
	% of people describing their health as not good		Forest of Dean District profile
Provide new housing to meet local needs	Provision of affordable housing units	40 completed 2016/17 figures includes Affordable and shared ownership.	Forest of Dean Records
	Earnings /house price affordability ratio	Average income £28,375 medium average residence based earnings 2016 Average house price £191,475	Link to SHMA on Forest of Dean website
	Out commuting	Forest of Dean to Gloucester 33% Forest of Dean to Monmouthshire 12.9%	
Diversify the range Under Investigation of employment opportunities within the district	Under Investigation		Forest of Dean District profile
Reduce poverty and income inequality	Average income	Average income £28,375 medium average residence based earnings 2016	Link to Shma on Forest of Dean website
Meet local needs locally	% of workforce with no Forest of Dean district Profile	The FoD has a higher proportion of adults with no qualification than the rest of the county, the % has decreased from 30%in 2001 to 24%in 2011. The number of adults with level 4+ has increased from	Understanding Gloucestershire 2013

5. Other Monitoring

Local Objective	Indicator		Source																		
	academic/vocational or professional qualifications	16%in 2001 to 23%in 2011. In the FoD Key Stage 2 - 4 consistently are lower than the rest of the county however there has been a small improvement between 2001 and 2013.																			
Reduce vulnerability of the economy to climate change and harness opportunities arising	Under Investigation Tourism?		FoDDC and Gloucestershire County Council																		
Reduce the need/desire to travel by car	Out commuting	Forest of Dean to Gloucester 33% Forest of Dean to Monmouthshire 12.9%	Link to Shma on FoD web site Forest of Dean																		
	of travel to school	No Information available DfE no longer collect this data	Gloucestershire Local Transport Plan 2015 2031																		
		No Information available DfE no longer collect this data	Gloucestershire Local Transport Plan 2015 2031																		
Protect and enhance landscape and townscape	Countryside quality counts indicators		Countryside quality counts published results. in 2004 this report tracked changes between 1990 and 1998. A later version will be used for monitoring when available																		
Protect and enhance habitats and species (taking account of climate change)	Condition of SSSI's that form the bat SAC Condition of 4 BAP Butterfly Species		Natural England																		
	Number of listed buildings Listed Buildings and scheduled ancient monuments (English Heritage)	<table border="1"> <thead> <tr> <th colspan="3">Listed Buildings</th> </tr> <tr> <th>Grade</th> <th>Number</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>26</td> <td>1985-2014</td> </tr> <tr> <td>II*</td> <td>65</td> <td>1999-2014</td> </tr> <tr> <td>11</td> <td>1472</td> <td>2014</td> </tr> <tr> <td colspan="3">Ancient Monuments:88 2009-2014</td> </tr> </tbody> </table>	Listed Buildings			Grade	Number	Year	I	26	1985-2014	II*	65	1999-2014	11	1472	2014	Ancient Monuments:88 2009-2014			Forest of Dean District Council Records
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5. Other Monitoring

Local Objective	Indicator		Source
Reduce vulnerability to flooding sea level rise (taking account of climate change)	% of properties at 1% risk of flooding	<p>Estimates suggest 7% of land in Forest of Dean has a 1 in 100 (or greater) risk of flooding each year.</p> <p>There are approximately 918 addresses within this area, that would have a 1 in 100 (or greater) risk of flooding each year.</p>	Forest of Dean District profile
Reduce non renewable energy consumption and 'greenhouse' emissions	Installed low energy carbon projects		FoDDC /Severn Wye Energy agency/ Regen SW
Reduce the risks associated with unstable or contaminated land	Ha. of contaminated land	As of January 2011, no sites have been determined as contaminated land in the Forest of Dean District.	Forest of Dean Contaminated Land Survey
Conserve water resources and protect water quality	<p>Water usage by postcode. Data unlikely to be available until 2010</p> <p>% of Main rivers achieving good status in 2015</p>		
Minimise consumption and extraction of minerals	Applications submitted with a waste minimisation statement		Gloucestershire Minerals Plan
Minimise land, air, light, noise and genetic pollution	Air Quality monitoring areas within the District	The Air quality Progress Report concluded the following: Seven locations were identified where the annual mean Air Quality monitoring areas within the District . Minimise land, air, light, noise and genetic pollution objective of 40g/m3 for NO2 was exceeded in 2012. These locations are all within the Lydney Air Quality Management Area which was declared in July 2010. The Forest of Dean District Council confirms that there are no new or newly identified local developments, which may have an impact on air quality within the Local Authority area.	Forest of Dean District Council Air Quality Reports

6. Review of Employment Sites

6 Review of Employment Sites

6.1 The following information relates to employment sites identified in the current Allocations plan and also to a wider list of employment sites whether or not they are specifically identified in the Plan. The former include allocations of undeveloped land but also important employment sites that are identified in order to draw attention to them and to any possibilities for further development/ intensification. Current policy regards the majority of sites as suitable for a range of uses, not confined to the B1, B2 and B8 classes, but this is based on the principle that not all sites will be suitable to the full range of potential uses. The intention of the plan is to encourage employment uses and to promote suitable sites and therefore opportunities. This has two impacts on the range and number of sites that are allocated. Firstly a relatively large amount of land is allocated and secondly a wide range of types of site are identified. The offer is deliberately kept broad as the intention from the policies in the CS is to encourage a higher quality and greater range of employment as well as to increase the amount.

6.2 Plan allocations. The lists below include a variety of sites in keeping with the above approach. One example is Hartpury College where the Council supports its continued evolution in providing employment as well as a wide range of education. The table is in two parts, covering sites that are not located within settlements and those that are.

Sites allocated that are not within or adjoining defined settlements

Policy (AP) / Location	Parish	Allocation
Transport Yards near Blakeney	Awre	Employment generating uses and availability for travelling showpeople
Stone End Farm Churcham Employment site	Churcham	Employment generating uses within defined site
Hartpury College	Hartpury	Policy area/ landscape strategy to enable development in keeping with an agreed landscape strategy
Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses. (former cable works)	Lydbrook	Policy to encourage mixed use redevelopment to include employment generating uses, an element of residential use (55 units), tourism and recreation uses, tourist accommodation and ancillary uses
Taurus Crafts (Park Farm)	Aylburton , Lydney	Allocation for employment generating uses especially tourism and recreation and tourist accommodation
Aylburton Business Park	Aylburton	Allocation for continued employment use

6. Review of Employment Sites

Lightmoor former sawmills and Colliery.	Ruspidge	Site for employment generating uses but able to be developed for tourism and recreation, may include accommodation
Staunton Court	Staunton (near Gloucester)	Allocation for continued employment generating uses
The Hawthorns, Corse	Corse	Allocation for continued employment generating uses
National Diving and Activity Centre, Tidenham	Tidenham	Tourism and recreational uses complementary to diving centre (includes accommodation).
Cannop Depot	West Dean	Allocated to enable existing employment to continue but also to encourage further recreation and leisure based uses, especially cycling, ancillary accommodation
Whitemead Park	West Dean	Allocation for tourism and recreation based uses to include accommodation.

6.3 The majority of the allocated sites are located at settlements within their defined boundaries. They conform to the CS in terms of the general scale and location of the development proposed. The main allocations for development are listed in the table below:

Development sites allocated for employment generating uses at settlements

Policy (AP)	Location	Parish	Allocation	Area (ha)
Forest Vale, Cinderford - Employment Area		Cinderford	employment generating uses (intensification/ redevelopment)	75.6
Valley Road, Cinderford		Cinderford	Employment generating uses part of mixed use allocation	1.2
Northern Quarter, Cinderford		Cinderford	employment generating uses as allocated in NQAAP (as part of mixed use development) not part of this Allocations Plan	
Tufthorn Avenue - Employment site		Coleford	employment generating uses. (Intensification/ redevelopment)	22.5
(Industrial area inc Old Station Way junction, Tufthorn Ave, Pingry Farm)				

6. Review of Employment Sites

Suntory Factory Coleford	Coleford	employment generating uses.	6.7
Staunton Rd Coleford Employment / Hotel Site	Coleford	Employment or hotel	1.7
Pine End Works and Land to the North	Lydney	Pine End Works and Land to the North mixed uses	10.6
East of Lydney	Lydney	employment generating uses, within Land East of Lydney	25.8
East of Lydney Land within Bypass	Lydney	to include employment generating uses	4.8
Employment Uses Including Foundry Site	Lydney	Employment generating use including existing foundry	5.7
Mead Lane Lydney	Lydney	new land for employment generating uses	12.5
Mead Lane (existing employment area)	Lydney (small area in Aylburton)	identification of existing areas for employment generating uses	24.0
Lydney Industrial Estate	Lydney	existing industrial areas for improvement and continuation in employment use	24.2
Employment Intensification/ Retention Vantage Point	Mitcheldean	identification of site for continued employment use	28.3
Ross Road Newent Horsefair Lane	Newent	mixed use allocation to include recreation, tourism, employment, housing and community uses (employment element)	1.5
Town Farm Newent	Newent	Allocation for employment generating uses	4.2

Note: Site areas are gross, total area covered by policy is 249.3ha, including areas already developed but identified as suitable for continued use, intensification and or redevelopment.

6.4 Allocations made in the AP include sites that are partially developed and those that are not. Although the total is high it represents the main sites that are used for employment within the district. Within this list the following are undeveloped new sites:

6. Review of Employment Sites

New employment development sites

Policy (AP)	Location	Parish	Allocation	Area (ha)
	Northern Quarter, Cinderford	Cinderford	employment generating uses as allocated in NQAAP (as part of mixed use development) not part of this Allocations Plan	3.35
	Valley Rd Cinderford	Cinderford	Employment generating uses on former employment site- now derelict/ vacant	1.2
	Suntory Factory Coleford	Coleford	employment generating uses	6.7
	Pine End Works and Land to the North	Lydney	Pine End Works and Land to the North mixed uses	10.6
	East of Lydney	Lydney	employment generating uses, within Land East of Lydney	25.8
	East of Lydney Land within Bypass	Lydney	to include employment generating uses	4.8
	Employment Uses Including Foundry Site	Lydney	Employment generating use including existing foundry	5.7
	Mead Lane Lydney	Lydney	new land for employment generating uses	12.5
	Town Farm Newent	Newent	Allocation for employment generating uses	4.2

6.5 The sites above are intended to provide a variety over the district and are being promoted accordingly. The Cinderford allocations are within the AAP area and are suitable for a variety of uses as part of the overall regeneration plan. They are relatively small but being part of the AAP area have a unique offer within the forest setting. Other land currently part of already developed sites in Cinderford can provide for more traditional uses. There is also an allocation in Cinderford at Valley Rd which can provide around 1.2ha suitable for a variety of uses which are compatible with adjoining housing.

6.6 The undeveloped land identified in Coleford is in the control of one large employer and is suitable for their use or for a more general mixture of employment or a combination. It is in an attractive location and has suitable access to the main north south route through Coleford. Other land in and around Coleford is available on sites already part developed, and undeveloped areas within larger allocations and or from redevelopment opportunities.

6. Review of Employment Sites

6.7 Most of the land identified for employment within the FoD is in Lydney, with the largest site forming part of the east of Lydney development. There are two areas here, 4.8ha within the bypass and 21 (16-17 net) outside. Both sites require services and both have outline permission. Strategic infrastructure to serve some of the east of Lydney development is in place, notably the main access to the land adjoining the Foundry. Other sites in Lydney include undeveloped land also directly accessible from the bypass south of Mead Lane. The larger sites are suitable for development in phases, in a manner that would enable the full extent of the allocations to be realised and any requirements (such as landscaping) to be met.

6.8 A single new site has been identified at Newent. This is close to the existing employment area to the east of the town and has scope for a mixed development. It could be phased subject to the whole being able to be developed at some point. This may require landscaping and access to be resolved at an early stage.

6.9 The sites above are included in the wider list which contains employment sites identified across the district. It is comprehensive but not exhaustive including sites whether allocated or not and those in use whether or not there is any spare capacity. Sites over 0.4ha are generally included in the list. The plan policies that apply are noted and generally the sites are protected for employment related uses. There are however exceptions and some may be best suited to alternative development, especially where they are not compatible with adjoining uses or where there is ample employment available within a short distance. Some of the sites in employment use and with potential for it to continue are included in the Council's register of brownfield land indicating that use for housing would also be considered. To be on this list it is necessary for sites to be able to be developed for housing but these may include some in use at present and suitable for continued employment use.

6.10 Town centre employment (retail and office for example) and service sector sites (schools and public administration for example) are not listed. This means that the majority of the employment within the district is contained in sites not recorded below.

6.11 The sites above are intended to provide a variety over the district and are being promoted accordingly. The Cinderford allocations are within the AAP area and are suitable for a variety of uses as part of the overall regeneration plan. They are relatively small but being part of the AAP area have a unique offer within the forest setting. Other land currently part of already developed sites in Cinderford can provide for more traditional uses. There is also an allocation in Cinderford at Valley Rd which can provide around 1.2ha suitable for a variety of uses which are compatible with adjoining housing.

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6. Review of Employment Sites

6.13 Most of the land identified for employment within the FoD is in Lydney, with the largest site forming part of the east of Lydney development. There are two areas here, 4.8ha within the bypass and 21 (16-17 net) outside. Both sites require services and both have outline permission. Strategic infrastructure to serve some of the east of Lydney development is in place, notably the main access to the land adjoining the Foundry. Other sites in Lydney include undeveloped land also directly accessible from the bypass south of Mead Lane. The larger sites are suitable for development in phases, in a manner that would enable the full extent of the allocations to be realised and any requirements (such as landscaping) to be met.

6.14 A single new site has been identified at Newent. This is close to the existing employment area to the east of the town and has scope for a mixed development. It could be phased subject to the whole being able to be developed at some point. This may require landscaping and access to be resolved at an early stage.

6.15 The sites above are included in the wider list which contains employment sites identified across the district. It is comprehensive but not exhaustive including sites whether allocated or not and those in use whether or not there is any spare capacity. Sites over 0.4ha are generally included in the list. The plan policies that apply are noted and generally the sites are protected for employment related uses. There are however exceptions and some may be best suited to alternative development, especially where they are not compatible with adjoining uses or where there is ample employment available within a short distance. Some of the sites in employment use and with potential for it to continue are included in the Council's register of brownfield land indicating that use for housing would also be considered. To be on this list it is necessary for sites to be able to be developed for housing but these may include some in use at present and suitable for continued employment use.

6.16 Town centre employment (retail and office for example) and service sector sites (schools and public administration for example) are not listed. This means that the majority of the employment within the district is contained in sites not recorded below.

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6. Review of Employment Sites

Ref No	Location	Area (ha)	Net undeveloped area (estimate)	Use	Allocations Plan (Main modifications Oct 2017) or CS policy	Long Term Policy Recommendation- all subject to appropriate permission being granted
34	Aylburton Business Park, Stockwell Lane,	1.5	0.7	Mixed new units and former farm buildings	Allocations Plan Policy AP19, continuing employment generating uses.	Redevelopment of former farm buildings adjoining village, well located and established site with potential for some intensification and additional units. Supported under Allocations Plan AP19. Well used and occupied by a variety of businesses.
52	Caircant, Transport yard, Blakeney	1.43	1	Transport yard and adjoining buildings	Allocations Plan Policy AP11, employment generating uses.	Established transport yard 1.2km from village on A48, AP allocates site for employment and would support a yard for showpeople. Part of site currently in use.
50	Princess Royal Industrial Estate, Whitecroft Road, Bream,	0.89	0	Part former colliery buildings and part new units all suitable for employment	CSP7	Former colliery buildings and new build on former tip, 270m from large settlement (Bream). Access limited though suitable for present use or similar. Available for continued employment uses and well used.
51	Former flour mill colliery, Bream	1.26	0	Former colliery buildings	CSP7	Former mine buildings (listed) well defined curtilage, 270m from settlement access only by track. Supported under general CS policy. Available for continued employment use but with little or no scope for expansion. In use.
46	Business Park Bromsberrow Heath,	0.62	0.1	Part former farm buildings	CSP7	Rural site almost adjoins settlement, some potential for limited intensification could be supported under CS policy. Available for continued employment uses and currently in use
71	Cannop Depot,	1.73	0	Mixed uses in former mine buildings with later additions	Allocations Plan Policy AP24	Mixed use site, highways depot and recreational cycle centre. Well positioned in forest to develop a recreational role. Allocations Plan Policy encourages continuation of current uses or change towards recreation use.
37	Stone End Farm. Business Park Churcham,	1.79	0	Former farm buildings mostly re-built to policy limits various employment uses	Allocations Plan Policy AP12 identified for employment generating uses	Large rural, well occupied site on A40(T) over 3km to nearest large village (Highnam). Limited scope for further intensification, not close to any FoD settlement. Available for continued employment uses and has continued to increase employment on offer.
15	Linear Business Park Valley Road Cinderford,	0.871	0	Older employment units	CSP7	Site adjoins town, subject to careful control is suitable for a variety of employment based uses, retain in employment use subject to support under general policies. Available for continued employment uses.
16	Forest Vale & Whimsey Industrial estates Cinderford,	79.6	2.5	Large variety of mixed employment uses within industrial area.	Allocations Plan policy AP36 Forest Vale Employment Area. Also AP37	Large industrial area on edge of Cinderford. Available for continued employment uses and for additional development and redevelopment for a variety of uses. Complex area with limited undeveloped land though

6. Review of Employment Sites

					Valley Road mixed development allocation including 1.2ha of employment generating uses	with some opportunities for additional development and redevelopment. Likely to be suited to B1, 2, 8.
	Cinderford AAP	2.6	2	Former Northern United Colliery surface buildings and land-	AAP allocation	Former colliery site suitable for redevelopment as part of NQ redevelopment. Has permission for redevelopment for employment uses and is allocated in AAP.
	Cinderford AAP	0.67	0	Mixed employment uses and bungalow	AAP allocation	Mixed uses which could remain or change-currently in use
	Cinderford AAP	0.75	0.75	Part previously developed land but undeveloped	AAP allocation	Intended to be a B1 site or one with high office content. Could be service sector. Has permission for employment use.
	Cinderford AAP	1.61	0	brickworks	Identified in AAP	In use.
20	Ruspidge, Eastern United,	1.03	0	Last use employment in former mine buildings		Former mine buildings some local conservation interest which can be maintained by retaining employment based uses support under general policy. Available for change or intensification
47	Suntory, Coleford,	11.56	0	Major single occupier site-softdrink manufacture	CSP7	large single use and established business supported by general policy- adjoining allocation (21).
21	Adjoining Suntory Coleford,	6.72	6	Greenfield	Allocations Plan AP60. Employment generating uses	Large allocation not developed except for recent new parking area. Suitable for variety of uses, in single ownership- that of adjoining factory. Allocated for employment generating uses which could be but do not need to be associated with adjoining factory
22	Tufthorn Avenue Junction Coleford,	1.37	1.37	Greenfield	Allocations Plan AP61. Employment generating uses and intensification of existing sites.	Adjoins town, small area of undeveloped land which is allocated in Allocations Plan. Part close to housing.
23	Whitecliff Coleford,	1.89	0	Former workshops etc	CSP7	Former quarry and workshops fully occupied 600m from Coleford. Available for continued employment uses
24	Staunton Road, Sawmills Coleford,	1.82	1.5	Last use sawmill and other employment uses	Allocations Plan Policy AP62	Former sawmill 900m from settlement, on main route- Allocated in AP for employment use which could include hotel. Part vacant.

6. Review of Employment Sites

25	Tuffthorn Coleford,	17.15	0	Industrial estate, mixed uses	Allocations Plan AP61. Employment generating uses and intensification of existing sites.	Very few remaining undeveloped areas within established industrial/ employment area suitable for "B" uses with some limitations due to proximity of housing. Allocated in AP for intensification of established industrial area.
31	Pingry Business Park, Pingry Lane Coleford,	1.17	0	Industrial estate, mixed uses	Allocations Plan AP61. Employment generating uses and intensification of existing sites.	Newly allocated site, suitable for continued employment uses. Little scope for further expansion beyond current building under construction and new permission to extend site granted late 2017. Close to town but not within DSB
32	Concrete Utilities Factory Coleford,	2.65	0	Single occupier but sub- let in part	CSP7	Within settlement adjoining residential areas which could be a limitation long established factory, part sub- let Available for continued employment uses
33	Milkwall Coleford,	1.29	0	Mixed employment site range of uses mainly older buildings	CSP7	Former mine and other industrial uses, adjoins settlement and well occupied. Could be redeveloped (in part) though some buildings are of historic significance and should be retained/ conserved. Available for continuing employment use including some intensification
73	Five Acres Garage Berry Hill,	0.40	0	Garage with car sales	CSP7	Site mostly within DSB. Available for continuing employment use.
72	Woodgate Sawmills, Buckstone Close, Mile End Coleford,	1.05	0	Sawmill	CSP7	Outside but adjoining DSB. Available for continued employment uses currently sawmill
75	The Hawthorns Pillows Green Road Corse,	2.83	0	Mixed use site mainly for grain storage	Allocations Plan policy AP22 Employment generating uses.	Former farm buildings and purpose built storage buildings in rural location. All in use allocated in AP for continued employment use. Very limited scope for further expansion within site.
44	Trading Estate Corse,	0.47	0	Purpose built employment units	CSP7	Small site within village DSB, little scope for further development. Available for change or intensification
38	Nailbridge Drybrook,	2.23	0	Single user builders merchant	CSP7	Large single use by long established business. Suitable for continued employment use
43	Puddlebrook Drybrook,	1.0	0	Small mixed site in two parts either side of access road,	CSP7	Established site, little scope for expansion 464m by road from settlement boundary – rural location with limited access. Available for continued employment use
69	Huntley Garage & Forest Products,	2.06	0	Sawmills and garage includes landscaped area	CSP7	Site 300m from village, on A40(T)/ A4136 junction. Available for continued employment use- recent consent for additional units

6. Review of Employment Sites

78	Leeways Packaging Huntley /Churcham,	1.12	0	Single factory site	CSP7	Well established factory site fully occupied 2.3km from Huntley in rural location. Available for continued employment use
39	Hart's Barn Longhope,	0.89	0	Mixed site – tourism/ recreation based from farm conversions	CSP7	Established mixed use tourist based area. Rural site part specialist retail /tourism. Available for continued tourism based employment uses
40	Richard Read Longhope,	4.30	2.1	Single user depot	Allocation Plan Policy AP90	Established but prominent large site capable of some redevelopment. On A4136 and within village envelope. Additional land and existing depot identified for new/ continued employment uses
41	Industrial estate Longhope,	0.99	0	Mixed employment units	Allocation Plan Policy AP91	Employment area within village with some scope for change, within Conservation Area and allocated for mixed use to include a small housing element.
42	Factory A40 (concrete products),	1.74	0	Old established single user	CSP7	Located away from settlements, well used established site Available for continued employment uses
60	Former Cable Works Stowfield Lydbrook,	8.07	4	Major site now under used largely vacant factory buildings	Mixed Development Allocation AP17 to include at least 4ha of employment land.	Very large area of former cable works, suitable for mixed uses, a variety of employment based uses including tourism and recreation based. Mainly unused at present but allocated in AP to allow mixed redevelopment, including potential for at least 4ha of employment. 900m from Lydbrook settlement boundary. Located close to river Wye in AONB. Access and location not ideal for larger vehicles.
61	Stowfield (former Temco) Lydbrook,	0.98	0.6	Mixed site vacant factory	Mixed Development Allocation policy AP17	Close to larger site and suitable for a variety of employment based uses, distance from village approx 840m. Retain in employment use as part of mixed use policy in AP. Part of allocation above but separate site with potential for some redevelopment.
62	Employment sites in village Lydbrook	0.76	0	Mixed employment sites	CSP7	Existing employment sites within village. Available for continued employment uses.
63	Former Waterloo Colliery (Timber Yard) Lydbrook	1.34	0	Mixed site on former colliery surface buildings	CSP7	Adjoins settlement boundary, former pithead little scope for additional land. Available for continued employment uses
1	Hurst Farm Lydney,	20.9	15	New Greenfield Allocation	Within Allocation Plan policy AP47; employment generating use	Allocation for employment as part of the East of Lydney site. Has had planning permission net available area 15ha approximately.
3	Mead Lane allocation Lydney,	1244	6.5	New Greenfield Allocation	Allocation Plan policy AP49; employment generating use	Proposed site, allocation for "B" uses, suitable for a variety of use has flood constraint which leaves a likely net area of 6.5ha suitable for employment uses. Undeveloped.

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4	Mead Lane Area already developed Lydney,	24.03	0	Mixed employment area, some new units others older some limited vacant land	Allocation Plan policy AP50; intensification of employment uses	Part of main traditional industrial area of Lydney. Suitable for "B" uses with some surplus space but little land at present. Identified in Allocations Plan and should be retained as one of the two traditional existing employment areas in Lydney. Suitable for redevelopment and possible intensification to retain in employment use. Now protected from flooding.
5	Land to north of Pine End Works Harbour Road Lydney,	5.84	5.8	New Greenfield Allocation	Allocations Plan policy AP43; employment generating uses	Part of mixed allocation for employment, recreation, tourism and other mixed uses
6	Pine End Works Harbour Road Lydney,	5.03	0	Redundant/ derelict Factory	Allocations Plan policy AP43; mixed employment, recreation and Tourism	Vacant factory. Part of above mixed allocation for employment, recreation, tourism and other mixed uses
7	Lydney Industrial Estate Harbour Road Lydney,	24.56	3.5	Mixed employment site, some new units others may provide redevelopment opportunity	Allocations Plan policy AP44; intensification of employment	Large area of mixed employment uses, but with harbour frontage partly undeveloped. Potential for redevelopment in part over time and for mixed uses including employment. Provides much of the more traditional employment in Lydney. Available for continued employment uses including small undeveloped area
8	Marina Harbour Road, Lydney	1.43	0	Purpose built employment units	CSP7	Relatively modern and well used units situated on northern edge of harbour - could in the long term take advantage of this with a wider scope for employment generating uses. Available for continued employment uses
9	Foundry (Federal Mogul) Tutnalls Street Lydney,	5.28	2	Part unused, some additional land available within site	Allocations plan policy AP48, employment generating uses; key wildlife site	Land used by foundry with some former marsh land suitable for employment use. Available and allocated for continued employment uses- part has consent for retail and employment use.
10	Station (Transport) Station Road Lydney,	2.10	0.5	Parking ancillary to Station and open storage	Allocations Plan policy AP51 mixed use development; key wildlife site.	Allocated for mixed uses at station to include employment and station facilities. May include a mix including housing. Land to be used in conjunction with the station.
11	Allaston Grove Sawmill (Soilwell Sawmills) Allaston Road,	2.14	0	Mixed Industrial	CSP7	250m from settlement boundary, former sawmill site now mainly in alternative use. Available for continued employment uses
13	Taurus Crafts Lydney Park Estate Lydney,	6.48	0	Large complex sites former farm and present greenhouses, estate buildings etc	Land identified in Allocations Plan policy AP 18.	850m from Lydney High St and 150m and 330m to entrance from Aylburton settlement boundary. Large site with a variety of tourism based attractions also includes garden centre.

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						<p>Likely to attract visitors and suitable for employment uses which do not unduly compete with town centre.</p> <p>Allocated for mixed tourism and recreation based uses some potential for new build and some for conversion.</p>
68	Whitecross Business Park Church Road, Lydney	0.48	0	Industrial units	CSP7	Site within settlement boundary Available for continued employment uses
70	Hurst Farm Complex Lydney	0.85	0	Mixed employment use in converted farm buildings	CSP7	Group of industrial buildings outside of Settlement boundary. Available for continued employment uses
74	Land east of Lydney Crump Farm Nass Lane Lydney	4.8	4.8	New Greenfield Allocation	Allocations Plan AP 47 employment generating uses	New allocation for employment. Employment land included as part of a planned neighbourhood unit. Land committed as part of east of Lydney development.
53	Ladygrove Business Park Mitcheldean,	0.52	0	Mixed units adjoining quarry	CSP7	Established site 400m from settlement boundary. Available for continued employment uses
54	Stenders Mitcheldean,	2.21	0	Mixed generally older units	CSP7	Established site adjoins settlement though with access limitations. Available for continued employment uses
55	Vantage Point Mitcheldean,	2531	0	Wide range of industrial and office premises including new build and older properties. Formerly occupied by Rank Xerox but now offers a variety of space including large and small units/ offices etc	Allocations Plan policy AP97 Employment intensification /retention	Major site suitable for a variety of "B" uses. Some scope for redevelopment but generally little additional land available. Provides a significant proportion of the employment land and the lettable office floorspace in the district often large areas available for letting. Allocated for continuing employment uses suitable for redevelopment and possible intensification. Note small area allocated identified for housing in AP although this has yet to come forward and could remain in existing employment use. There are important landscape areas within site.
26	Adjoining Town Farm Newent,	4.24	4.24	Greenfield	Allocations Policy AP 78 employment generating use	Adjacent to established industrial area. New allocation for employment.
27	Off Horsefair Lane Newent,	1.76	0	Mixed employment area	Mixed employment recreation allocation AP79	Located within settlement boundary. Allocated to retain employment on majority of site and for mixed use on remainder. Adjoins route of canal.
28	Town Farm Newent,	5.2	0	Existing industrial estate	CSP7	Existing employment site within settlement boundary. Available for continued employment uses

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29	Nurseries Newent,	3.33	0	garden centre	CSP7	Rural site supported under economy policy. Available for continued uses similar to existing
	Trioscage Nursery,	1.46		Nursery/ garden centre	CSP7	Rural site supported under economy policy suitable for uses similar to existing
30	Cleeve Mill Newent	0.88	0	Mixed employment site units and purpose built office	CSP7	Existing area within settlement boundary in full use
35	Transport Depot, Dymock Road Newent,	0.35	0	Depot and yard	CSP7	Established site immediately north of town. Available for continued uses similar to existing though mainly within flood zone 3
36	Packaging Works, Upleadon Road Newent,	1.58	0	Single building	CSP7	Substantial site 800m from town by road. Available for continued uses similar to existing.
56	Former Railway Sidings Parkend,	2.89	0	Part used mixed employment area	CSP7 and AP10	Site with some potential in village, suitable for "B" uses - Available for continued uses similar to existing or redevelopment.
66	Timber works Parkend,	1.41	0	Single user (timber supplier)	CSP7	Fully occupied and active site for continued uses similar to existing
67	Lightmoor Saw Mill, Ruspidge,	3.69	0	Single user (wood products)	Allocation Plan policy AP20 Intensification of employment generating uses or change to tourism based uses	Quite isolated but well used former mine site 900m from settlement edge supported under Allocations Plan and allocated for continued employment may include change to tourism emphasis
57	New Dunn Engineering Works Sling	5.14	0	Mixed site with scope for redevelopment refurbishment some recent new build	Allocation Plan policy AP106 Intensification of employment generating uses	Large site having seen considerable redevelopment in recent years. Scope for further change and suitable for B2, B8 uses adjoins village boundary, 800m from Coleford-allocation in AP for intensification in employment use. Available for continued uses similar to existing approved uses.
59	Off Laureldene Sling	0.46	0	Former builders yard and premises	CSP7	Available for continued uses similar to existing
45	Staunton Court Staunton Corse,	2.49	0	Mixed converted farm buildings	Allocation Plan policy AP21 employment generating uses	Available for continued uses similar to existing but with limited scope for expansion. Contains a variety of units.
64	Grahamstown Road Tutshill/ Sedbury,	1.10	0	Mixed units constrained		Established site within settlement boundary. Support under general policy. Available for continued uses similar to existing
65	Northwood Green Timber works Westbury,	5.03	0	Large site single user		Support under general policy. Available for continued uses similar to existing

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48	Whitecroft Essentials (formerly Scovill) Whitecroft/ Pillowell,	4.06	1	Employment use	Allocation Plan policy AP111 as employment generating uses	Retain in employment use. Allocated for mixed uses to allow redevelopment (up to 1ha residential)
49	Land to north of New Road Whitecroft/ Pillowell,	0.88	0	Mixed employment uses	Allocation Plan policy AP110 as employment generating uses	Allocated for employment uses
	TOTAL	3626	66			

6.18 Although there estimate provided in the table above of vacant land within the sites listed, it is really only a guide, especially in respect of sites that are partly occupied. Where they are new allocations it is an estimate of the total land available. In practice the quantity of additional floorspace available (vacant premises) is likely to add substantially to the overall total of land. Additional opportunities for redevelopment are highlighted in the text and will also add a significant amount to the overall total. All development is however subject to viability and the total available will vary in respect of the likely cost of servicing and building. Within the range above therefore although there is a considerable range and quantity of employment land it is in practice only available if whoever requires has the resources to develop it. Over time the development of speculative units for rent has been in need of subsidy as build costs have generally been higher than the expected rental income would support. Purpose built space for new or expanding companies has been provided over time and most of the space on the Forest Vale Estate was provided in this way. Other notable large sites providing rental property such as Vantage Point offer a range of space in a variety of accommodation. The site has successfully provided a wide range of space since the previous single occupants largely vacated it.

Retail

6.19 In order to support the CS a variety of retail evidence was collected based around the likely future needs of the towns. This informed the basic policies in the CS which in turn led to the AP providing for additional change by allocation or referring to commitments. The information was based on studies now over 10 years old although updated just before the CS examination. Since that time (2011) there have been major changes to the pattern of retailing in the UK, and the way in which the CS provided for a growth in convenience retailing does not fully reflect today's requirements.

6.20 In Lydney there are two unimplemented permissions for relatively large convenience units, one out of town adjoining the bypass and the other on a town centre site. The former is part of a mixed use permission (partially implemented) though the retail part, a single large supermarket, appears unlikely to proceed. In the town centre of Lydney there is currently a single permission for a smaller unit and the site is one allocated for similar uses but with scope for a larger development than that permitted. It adjoins a vacant supermarket unit

6. Review of Employment Sites

which could be returned to use or the whole larger site could be redeveloped. The town centre site is more flexible, could accommodate a mixture of uses and its location is preferred in national guidance and supported in local policy.

6.21 The retail studies supported a considerable increase in convenience floorspace in Cinderford. Originally there was a possible town centre site which was the subject of planning applications but subsequent events meant this was not an option and now an alternative permission exists for a new supermarket within the town but not in the centre. Changes in the demand for such sites and a series of legal challenges means it has yet to be developed.

6.22 Coleford had in the CS a modest additional requirement for convenience retailing and also an allocated site on which work commenced but ceased. It was to provide a modest additional town centre supermarket. The site remains available and is considered by the LPA to be both suitable and appropriate. Declining retail fortunes (as evidenced by footfall and the change in occupation) is an issue in all the towns and the development of this well located town centre site is considered to be one way of supporting the centre. There has been a proposal for an edge of town discount store which has been the subject of a successful legal challenge. From a policy point of view a town centre site is available and therefore should be considered in preference. It is an allocation in the AP which is expected to be developed.

6.23 Newent was identified as having a modest additional retail requirement, such as could be provided in response to need in the town centre without the allocation of any single “large” site. This remains the case with a centre capable of providing additional floorspace in a variety of ways should the need arise.

6.24 For the 2036 plan review, it will be necessary to reconsider the likely need for retail space in the light of changes over recent years. Retail is one major influence on town centres but other changes mean that plans are likely to reflect different patterns of use while seeking to support their overall health.

7. Conclusions

7 Conclusions

7.1 Most of the monitoring is presently through the Core strategy and the draft Allocations Plan policies and includes areas that are easily measured such as housebuilding as well as those that are more subjective. changes over the monitoring period (2016/17) as the Allocations Plan has evolved mean that the full effect of its policies is not yet established. It is expected to be adopted in early 2018.

7.2 Generally development management decisions reflect and quote CS policies and make extensive use of them as would be expected. Some policies are quite general such as CSP1. The AP brings with it a new policy compliant assessment of housing requirements and implementation of this will be monitored as opposed to the now superseded numbers in the CS. The take up of housing permissions has recently increased partly as a reflection of the supply enabled by the AP and the revised level of provision and partly as the economy changes after the recent recession.

7.3 The take up of employment land is monitored but changes in employment mainly come from the letting and re letting (or vacation) of existing buildings.

7.4 Planning appeals generally reflect the situation over an emerging plan, with comments related to the supply of land for housing and the weight that is given to the plan generally increasing over time. By definition during the process of preparing the AP the existing plan (CS and saved policies) was out of date, although the council reflected this in planning applications.

