

Strategic Housing Land Availability Study 2009





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## 1 . Foreword

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

**1.2** Planning applications are assessed according to the adopted development plan – currently the Forest of Dean Local Plan Review Adopted November 2005.

**1.3** Some of the sites identified within this study are in general accordance with the local plan (for example they are within defined development boundaries). **It should however be noted that the inclusion of a site in this assessment does not mean that planning permission for housing will necessarily be granted.** The suitability of a site, and its capacity, would need to be tested by submitting planning applications for consideration on their individual merits and against the existing development plan.

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

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

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

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

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

## 1 . Foreword

### The Assessment

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

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

**1.7** Consultation will take place with the local community during the preparation of the Core Strategy and Site Specific Allocations documents; within the emerging Local Development Framework.

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

## 2 . Executive Summary

**2.1** The Strategic Housing Land Availability Assessment (SHLAA) has been produced as a requirement of PPS3 to identify a comprehensive list of potential housing sites that can make up a 5 to 15 year housing land supply for the Forest of Dean District. This document is a technical assessment that is use to inform policy development and does not in itself constitute policy. Sites included within this assessment still have to go though the normal process of allocation through the Local Development Framework and/or a planning application. In March 2009 the Forest of Dean District Council published an assessment with a baseline date of 1st April 2008. This assessment has a base date of 1st April 2009.

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

**2.3** As part of the 2009 update landowners were invited to submit sites for consideration which would them be added to the the database of sites submitted in 2008 together with large sites with permissions and sites already allocated for housing development. The 2009 sites submitted were approximately 30 in total.

**2.4** From the information supplied in the original 2008 SHLAA the Forest of Dean can comfortably meet its housing need for the next 5 to 10 years.

**2.5** In summary, Forest of Dean District Council is able to demonstrate both a 5yr and 15yr supply of potential housing sites. The assessment will be updated annually with the 1st April 2010 base data SHLAA due for publication April 2011.

**2.6** It is proposed that the 2010 SHLAA will refine the work already done in the previous SHLAA by way of a more detailed filtering of the sites. Full surveys will be carried out on sites which are considered to be "deliverable" and "developable". If a site is assessed as Suitable, Available and Achievable it is then considered deliverable within 5 years. However where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future the site may be considered available only in the longer term.

## 3 . Introduction

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

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

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

**3.4** The SHLAA has been prepared in accordance with the relevant Government guidance and as such will be compatible with other studies within the County.

**3.5** As previously mentioned the assessment has been undertaken as part of the comprehensive evidence base to support the Council's Core Strategy, which will set out the Council's vision, strategic objectives and core policies for the period 2006 to 2026. Further consultation stages on the Core Strategy are currently planned for Autumn 2009, prior to submission around the year-end.

**3.6** The primary role of the Assessment is to:

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

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

- Provide a list of sites, cross referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).
- Assess the deliverability/developability of each identified site (in terms of suitability, availability and achievability) to determine when an identified site is expected to be developed.



### 3 . Introduction

- Assess the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified).
- Identify constraints on the delivery of identified sites.
- Make recommendations on how these constraints could be overcome and when.

## 4 . Aims And Limitations

4.1 This study has two main aims:

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

### Managing Delivery

4.2 This Assessment has, and will continue to, inform housing planning policy within the District. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in the existing Local Plan, as well as the emerging requirement as set out in the draft South West Regional Spatial Strategy (RSS) and the Council's emerging Core Strategy.

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

### Continuing Plan Preparation

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

### Status of Sites Identified in the Assessment

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

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

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

### Sites Adjacent to Defined Settlement Boundaries

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

## 4 . Aims And Limitations

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

### Rural Affordable Housing Sites

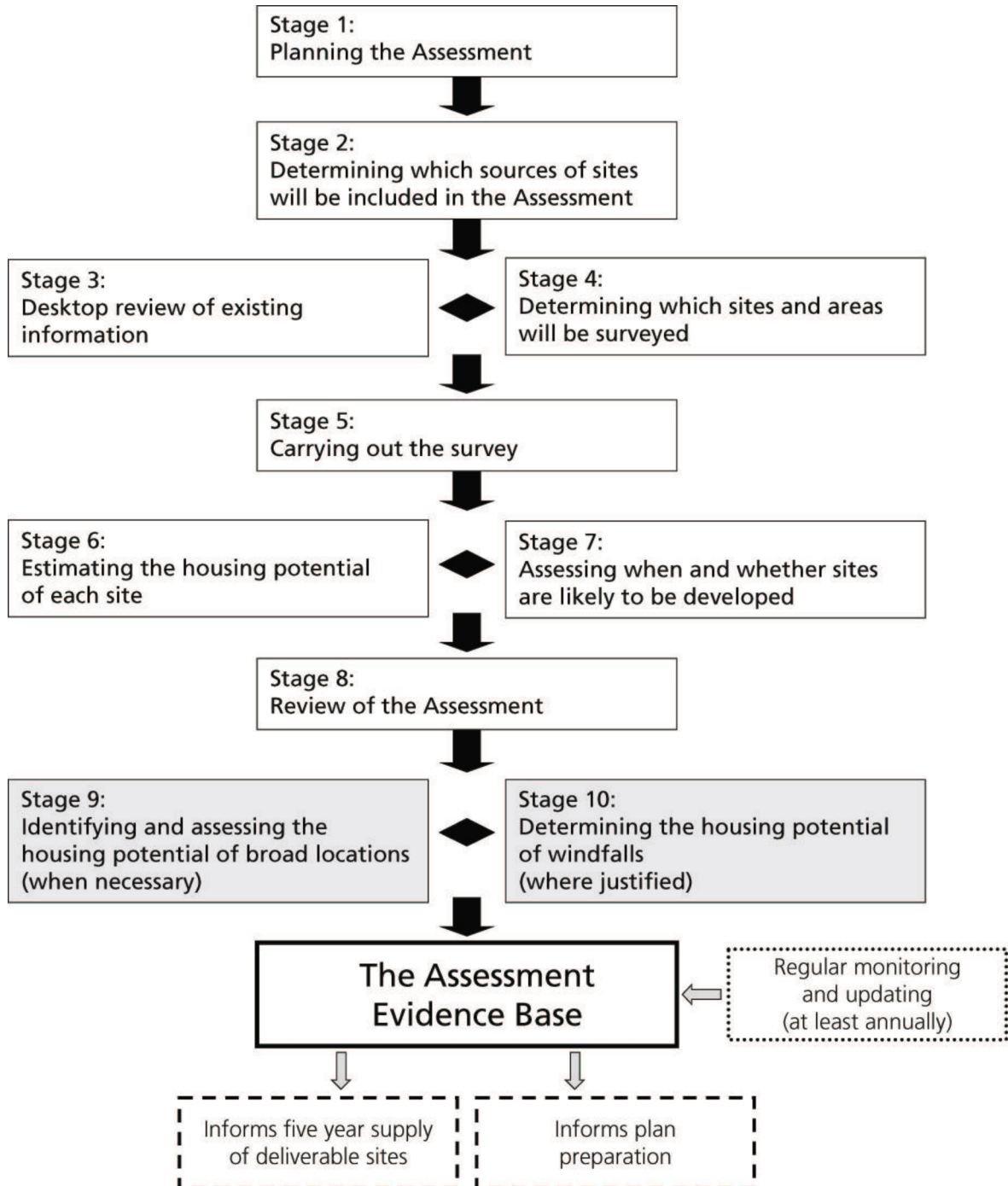
**4.8** As part of the SHLAA study, some sites were put forward for 100% affordable rural housing outside areas with Defined Development Boundaries. Such sites can be allowed under the existing local plan policy for 'rural exceptions' affordable housing. They have been assessed for suitability, achievability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

**4.9** **This document should not be used as evidence that any particular Greenfield site might be released in future, as it does not make the decisions about release of land. These decisions will be made through the formal planning process and subject to public consultation.**

## 5. Methodology

**5.1** The Practice Guidance suggests 10 Stages to the Assessment (see Figure 1), two of which should only be undertaken where necessary (the identification of broad locations) or where justified (the inclusion of a windfall allowance). The Forest of Dean Methodology follows this standard methodology, adding further detail to how the Stages will be completed and how sites will be assessed.

**Figure 1: Stages of the Assessment**



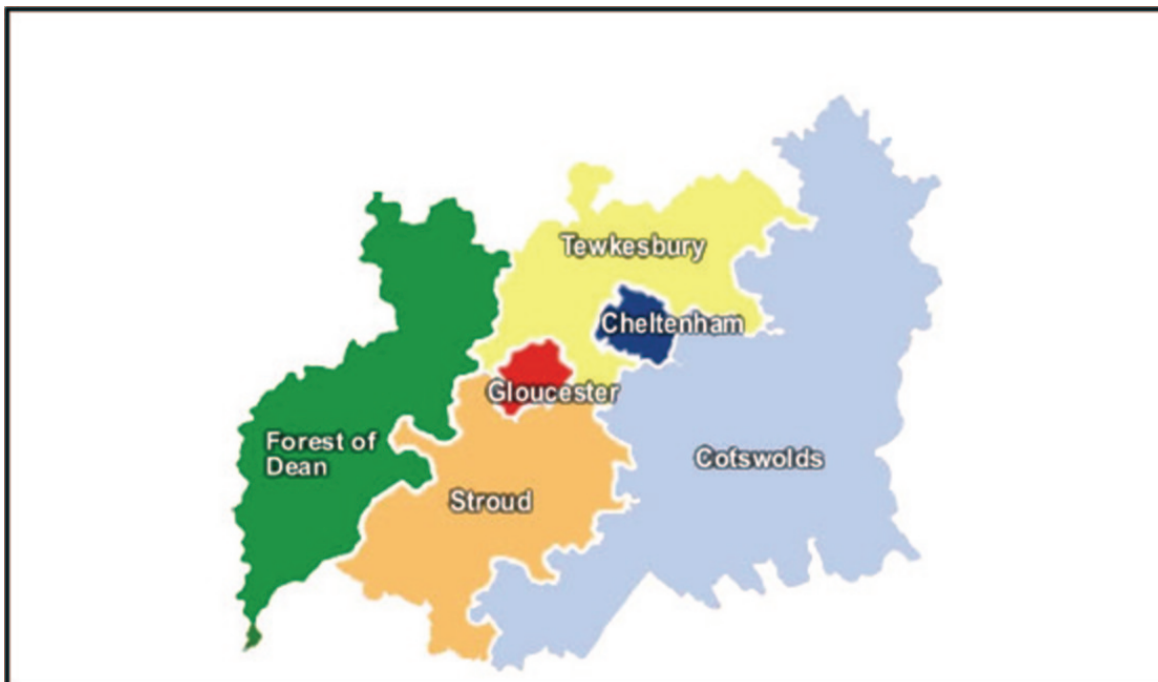
## 5. Methodology

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



## 5 . Methodology

### Map2: Gloucestershire Strategic Housing Market Area, showing District Boundaries within it.



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

### Partnership Approach and Consultation

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

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

**5.5** The Stakeholder Panel's protocol and names are attached to this report in Appendix A.

**5.6** For the purposes of this study and to make the best uses of the

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



## 5 . Methodology

### Stakeholder Consultation

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

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

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

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

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

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

**5.13** Housing completions on Greenfield & Brownfield sites are not included. These are monitored and the monitoring indicates that current targets are being achieved.

**5.14** In terms of densities, sites have been assessed as if they are providing development densities in keeping with PPS3.

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

**5.16** A list of the sites evaluated can be found in Appendices B to G for 2008 with the sites submitted for 2009 can be found in appendix H.

## 5 . Methodology

### Housing Requirements

**5.17** Strategic Housing requirements set out in the current Structure Plan will be replaced by the South West Regional Spatial Strategy (RSS), a statutory plan, which was due for adoption in early Summer 2009 however this has now been delayed with no fixed date for its formal adoption.

**5.18** Once formally adopted this regional plan will set out the overarching strategy in the South West for the period 2006 to 2026, and will be used as the basis for assessing housing land requirements. The Secretary of State's proposed changes to the RSS set an annual housing target for the Forest of Dean is 310 per year.

**5.19** Should these figures be adopted in the final RSS, future reviews of this Assessment will be based on delivery at this annual average rate. This suggests land for 1550 dwellings over five years, 3100 over ten and 4650 over 15.

### Summary of Methodology

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

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

**5.21** The Panel assessed the following sites:

- Allocated sites from the Local Plan that were not complete.
- Sites with planning permission and a capacity of over five dwellings.
- Sites without planning permission not allocated in the Local Plan (from various sources, see text of report).

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



## 5 . Methodology

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

### Conclusion of the Shlaa

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

**5.24** The Forest of Dean is required to supply 310 dwellings per year over the LDF period. This equates to 1,550 dwellings for each of the following periods: 0-5 years; 6-10 years and 11-15 years (draft RSS figures).

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

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

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

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

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

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

**5.30** Some allocated sites and other large sites are unlikely to be completed over the first five-year period. They will therefore continue to contribute completed dwellings in the second or even third five-year period. In total, these sites could provide a further 1406

## 5 . Methodology

dwellings in years 6-10. If completions on small sites are assumed to come forward at the same average rate as now, then a further 555 dwellings would be expected. A total of 1961 dwellings can therefore be anticipated in years 6-10.

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

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

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

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

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

| <b>SHLAA 2008/9 – Land submitted for consideration as part of SHLAA Process</b> |  |   |
|---|--|---|
|   | Number of potential dwelling that could be developable | Number of dwellings not considered to be developable at this time |
| Land within the Development Boundary  | 802  | 48  |
| Land Adjoining the Development Boundary   | 5303   | 606   |
| Land within 50m of the Development boundary                                     | 1489   | 656   |

**5.36** The figures above need to be viewed in accordance with the policies set out in the District Local Plan Review adopted November 2005. For example, when planning for new housing or determining planning applications for residential use, there is a presumption in favour of development within existing settlement boundaries, as locations outside

## 5 . Methodology

settlements are generally not as sustainable. Also, detailed design and environmental policies may also reduce the scope for housing development on some sites, even though they may be within a settlement.

**5.37** Notwithstanding this, according to the figures above there is a potential for an additional 802 dwellings that could be built that are within the existing settlement boundaries within the District.

**5.38** In addition to this there is land, which could accommodate 5303 dwellings which is not within settlement boundaries therefore contrary to the policies set out in the local plan (the Development Plan). This land would however be considered for allocation should future needs arise, although it is unlikely that all the land which has potential would be suitable for allocation. There is land which could accommodate approximately 1489 dwellings which whilst not adjoining the development boundary maybe could be assessed in the long term future for development or maybe some form of exception sites subject to their sustainability. As mentioned above, currently these sites would be viewed as development within the countryside and therefore contrary to policy set out in the Forest of Dean District Local Plan.

**5.39** In summary, the overall strategic housing land availability is assessed as follows:

| <b>0-5 years</b>                             | <b>No. of Dwellings</b> | <b>Requirement</b>    |
|--|-------------------------|-----------------------|
| Allocated sites                              | 1100                    |                       |
| Non-allocated sites with planning permission | 470                     |                       |
| Small sites with planning permission         | 555                     |                       |
| <b>Sub-total</b>                             | <b>2,125</b>            | <b>1,550 or 1,752</b> |
|  |                         |                       |
| <b>6-10 years</b>                            |                         |                       |
| Allocated sites                              | 1406                    |                       |
| Small sites with planning permission         | 555                     |                       |
| <b>Sub-total</b>                             | <b>1,961</b>            | <b>1,550</b>          |
|  |                         |                       |
| <b>11-15 years</b>                           |                         |                       |
| Allocated sites                              | 610                     |                       |
| Small sites with planning permission         | 555                     |                       |

## 5 . Methodology

|                                   |              |                       |
|-----------------------------------|--------------|-----------------------|
| <b><i>Sub-total</i></b>           | <b>1,165</b> | <b>1,550</b>          |
|                                   |              |                       |
| <b>Total</b>                      | <b>5,251</b> | <b>4,650 or 4,852</b> |
|                                   |              |                       |
| <b>SHLAA Sites</b>                |              |                       |
| Within settlement boundary        | 802          |                       |
| Adjacent to settlement boundary   | 5303         |                       |
| Within 50m of settlement boundary | 1,489        |                       |
| <b><i>Sub-total</i></b>           | <b>7594</b>  |                       |
| <b>Overall Total</b>              | <b>12845</b> | <b>4,650 or 4,852</b> |

**5.40** This demonstrates that the SHLAA supply of developable and deliverable land substantially exceeds the requirements set by the RSS.

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

**5.42** The sites assessed as part of this study will inform the next AMR and will be used to assess the available supply against overall requirements.

## 6 . Reviewing And Updating The Assessment

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

**6.2** The supply of land within the District will be managed in a way so as to ensure that there is a continuous five-year supply of specific deliverable sites to deliver the strategic housing requirement over the next five years of the housing trajectory. The SHLAA will be updated every year at least until the submission of the Site Allocations DPD at which stage it may be more appropriate to update it on a less frequent basis providing that the 5-year supply remains deliverable.

**6.3** This and any further reviews of the SHLAA will be made public and will be is available from the Council's website: [www.fdean.gov.uk](http://www.fdean.gov.uk)

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

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

## 7 . Development Within Villages

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

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

Lydney, Cinderford/Ruspidge, Coleford, Newent

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

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

### **Smaller Villages (Policy (R)FH.5)**

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

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

## Appendix A . The Stakeholder Panel Protocol

### **Terms of Reference**

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

### **Market Area.**

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

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

Meetings of the Panel will take place between November 2007 and Spring 2008. It is anticipated that approximately 3-4 Panel meetings will be held during this period; additional meetings may be held if deemed necessary by the Panel.

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

### **Expressions of Interest**

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

### **Promotion of sites**

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

### **General Conduct**

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

## Appendix A . The Stakeholder Panel Protocol

### ***Members of the SHLAA Stakeholder Panel***

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



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

### SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|-----------------------|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------|
|----------|-----------------------|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------|

### Allocated Sites within the Local Plan Review (adopted 05)

|     |  |            |            |        |     |      |  |    |     |     |              |                               |
|-----|--|------------|------------|--------|-----|------|--|----|-----|-----|--------------|-------------------------------|
| 118 | <a href="#">Onslow Road (A &amp; B Joint) Map</a>                  | Newent     | Town       | Newent | Yes | 6.61 |  | 85 | 100 | Yes | Newent 7     | Agreed with Stakeholder Panel |
| 33  | <a href="#">Former Bennions Garage 18-20 Broad Street Map</a>      | Newent     | Town       |        | Yes | 0.54 |  | 32 | 0   | Yes | Newent 1     | Agreed with Stakeholder Panel |
| 40  | <a href="#">Land at Newent Youth Centre, Ross Road Map</a>         | Newent     | Town       |        | Yes | 1.44 |  | 0  | 27  | Yes | Newent 6     | Agreed with Stakeholder Panel |
| 42  | <a href="#">Land rear of the Library, High Street/Broad Street</a> | Newent     | Town       |        | Yes | 0.68 |  | 15 | 0   | Yes | Newent 2     | Agreed with Stakeholder Panel |
| 18  | <a href="#">St. Whites (A &amp; B Joint) Base Maps</a>             | Cinderford | Major Town |        | Yes | 7.23 |  | 35 | 115 | Yes | Cinderford 8 | Agreed with Stakeholder Panel |

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

| Site No. | Site Name and Address  | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints  | Notes from Meetings           |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---|-------------------------------|
| 21       | <a href="#">Valley Road North Aerial</a><br><a href="#">Base Map</a>   | Cinderford | Major Town      |        | Yes                         | 0.643     |           | 0             | 20             | Yes           | Cinderford 7  | Agreed with Stakeholder Panel |
| 22       | <a href="#">Valley Road South Aerial</a><br><a href="#">Base Map</a>   | Cinderford | Major Town      |        | Yes                         | 2.63      |           | 55            | 35             | Yes           | Cinderford 10   | Agreed with Stakeholder Panel |
| 19       | <a href="#">Station Street (Cannop Foundary &amp; Listers Site) North Aerial</a><br><a href="#">Base Map</a> | Cinderford | Major Town      |        | Yes                         | 4.56      |           | 50            | 80             | Yes           | Cinderford 6  | Agreed with Stakeholder Panel |
| 44       | <a href="#">Nailbridge Sawmill Base Map</a><br><a href="#">Aerial Map</a>                                    | Cinderford | Major Town      |        | Yes                         | 2.87      |           | 20            | 50             | Yes           | Cinderford 9  | Agreed with Stakeholder Panel |
| 14       | <a href="#">Steam Mills Base Map</a><br><a href="#">Aerial Map</a>   | Cinderford | Major Town      |        | Yes                         | 2.61      |           | 20            | 50             | Yes           | Cinderford 5 Part of site allocated for employment use B1 & B2          | Agreed with Stakeholder Panel |
| 29       | <a href="#">Owen Farm Site (A &amp; B Joint Site Details) Aerial</a><br><a href="#">Base Map</a>             | Coleford   | Town            |        | Yes                         | 5.01      |           | 30            | 110            | Yes           | Coleford 8 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |
| 25       | <a href="#">Angel Farm Aerial Map</a><br><a href="#">Base Map</a>  | Coleford   | Town            |        | Yes                         | 3.95      |           | 60            | 40             | Yes           | Coleford 7 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |

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

| Site No. | Site Name and Address  | Settlement   | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints  | Notes from Meetings           |
|----------|--|--------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---|-------------------------------|
| 30       | <a href="#">Poolway Farm Aerial Map</a><br><a href="#">Base Map</a>                | Coleford     | Town            |        | Yes                         | 3.60      |           | 0             | 80             | Yes           | Coleford 9 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |
| 99       | <a href="#">Lydney East Phase A &amp; B Aerial Map</a><br><a href="#">Base Map</a> | Lydney       | Major Town      |        | Yes                         | 50.5      |           | 150           | 650            | Yes           | Lydney 1 & 2 - 9ha of employment land & infrastructure requirements     | Agreed with Stakeholder Panel |
| 97       | <a href="#">Holms Farm Aerial Map</a><br><a href="#">Base Map</a>                  | Lydney       | Major Town      |        | Yes                         | 1.86      |           | 20            | 0              | Yes           | Lydney 3  | Agreed with Stakeholder Panel |
| 96       | <a href="#">Hill Street Aerial Map</a><br><a href="#">Base Map</a>                 | Lydney       | Major Town      |        | Yes                         | 0.25      |           | 10            | 0              | Yes           | Lydney 6  | Agreed with Stakeholder Panel |
| 3        | <a href="#">Former Goods Station Aerial &amp; Base Map</a>                         | Blakeney     | Large Village   |        | Yes                         | 0.71      |           | 15            | 0              | Yes           | Blakeney 1  | Agreed with Stakeholder Panel |
| 163      | <a href="#">Bream Woodside Aerial Maps</a><br><a href="#">Base Map</a>             | Bream        | Large Village   |        | Yes                         | 0.32      |           | 13            | 0              | Yes           | Bream 2   | Agreed with Stakeholder Panel |
| 84       | <a href="#">Rectorry Meadow &amp; School Lane Aerial &amp; Base Maps</a>           | Longhope     | Large Village   |        | Yes                         | 0.96      |           | 15            | 0              | Yes           | Longhope 1  | Agreed with Stakeholder Panel |
| 123      | <a href="#">Sheens Meadow Aerial &amp; Base Maps</a>                               | Newnham      | Large Village   |        | Yes                         | 0.72      |           | 21            | 0              | Yes           | Newnham 2   | Agreed with Stakeholder Panel |
| 130      | <a href="#">Norman Way Aerial &amp; Base Maps</a>                                  | Ruardean     | Large Village   |        | Yes                         | 0.38      |           | 12            | 0              | Yes           | Ruardean 2  | Agreed with Stakeholder Panel |
| 189      | <a href="#">Land Adjoining Miners Arms PH Aerial &amp; Base Maps</a>               | Sling        | Large Village   |        | Yes                         | 0.65      |           | 23            | 0              | Yes           | Sling 3 - Planning Permission Granted                                   | Agreed with Stakeholder Panel |
| 134      | <a href="#">Former Coach Depot Aerial &amp; Base Maps</a>                          | Uper Soudley | Small Village   |        | Yes                         | 0.37      |           | 10            | 0              | Yes           | Soudley 1   | Agreed with Stakeholder Panel |

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

| Site No.      | Site Name and Address                                    | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha)    | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings           |
|---------------|--|------------|-----------------|--------|-----------------------------|--------------|-----------|---------------|----------------|---------------|------------------------------|-------------------------------|
| 199           | <a href="#">The Old Coal Yard Aerial &amp; Base Maps</a> | Westbury   | Large Village   |        | Yes                         | 0.43         |           | 9             | 0              | Yes           | Westbury 1                   | Agreed with Stakeholder Panel |
| 208           | <a href="#">Netherend Farm Aerial &amp; Base Maps</a>    | Woolaston  | Large Village   |        | Yes                         | 1.02         |           | 30            | 0              | Yes           | Woolaston 1                  | Agreed with Stakeholder Panel |
| <b>TOTAL:</b> |  |            |                 |        |                             | <b>99.56</b> |           | <b>809</b>    | <b>1382</b>    |               |                              |                               |

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

### SHLAA Sites 2008

Key:

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

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

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

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

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

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

| Site No. | Site Name and Address  | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings                         |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 325      | <a href="#">Land Adj Corse Grange</a> , <a href="#">Grangebrook</a> , <a href="#">Staunton Aerial &amp; Base Map</a> | Corse      |                 |        | Infill Development          | 1.558     |           | 10            | 0              | Yes           | P9464/03/FUL                 | 10 Dwellings                                |
| 326      | <a href="#">Over Old Road Aerial &amp; Base Map</a>  | Hartpury   |                 |        | Greenfield                  | 0.313     |           | 13            | 0              | Yes           | P0904/06/FUL                 | 13 Dwellings to include 8 affordable units. |
| 327      | <a href="#">7 &amp; 9 Beech Way</a> , <a href="#">Littledean Aerial &amp; Base Maps</a>                              | Littledean |                 |        | Greenfield                  | 0.366     |           | 9             | 0              | Yes           | P1096/06/FUL                 | 9 Dwellings                                 |
| 328      | <a href="#">Ex Rothdean Depot Map</a>  | Lydbrook   |                 |        | Other Re-development        | 1.738     |           | 40            | 0              | Yes           | P0658/04/FUL                 | 40 Mixed dwellings                          |
| 329      | <a href="#">Former Council Offices</a> , <a href="#">High Street Aerial Map</a> , <a href="#">Base Map</a>           | Lydney     | Major Town      |        | Other Re-development        | 0.541     |           | 0             | 0              | Yes           | P0282/05/OUT                 | 14 Dwellings                                |
| 341      | <a href="#">Land at Primrose Hill</a> , <a href="#">Springfield Road Aerial Map</a> , <a href="#">Base Map</a>       | Lydney     | Major Town      |        | Infill                      | 0.931     |           | 8             | 0              |               |                              | 8 Dwellings                                 |
| 343      | <a href="#">Highfield Road Aerial Map</a> , <a href="#">Base Map</a>   | Lydney     | Major Town      |        | Infill                      | 1.748     |           | 30            | 17             | Yes           | P1106/04/FUL                 | Erection of 47 Dwellings                    |
| 344      | <a href="#">Newent Garage</a> , <a href="#">High Street Aerial &amp; Base Map</a>                                    | Newent     | Major Town      |        | Other Re-development        | 0.312     |           | 46            | 0              | Yes           | P1833/06/FUL                 | 46 Sheltered Apartments                     |
| 345      | <a href="#">Old Station Yard Aerial &amp; Base Map</a>   | Newnham    |                 |        | Other Re-development        | 0.205     |           | 0             | 0              | Yes           | P1531/05/FUL                 | Erection of 6 Dwellings                     |
| 346      | <a href="#">School Lane Aerial &amp; Base Map</a>  | Ruardean   |                 |        | Infill                      | 0.439     |           | 2             | 0              | Yes           |                              | 11 Dwellings and 2 flats over a shop        |

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

| Site No. | Site Name and Address  | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints    | Notes from Meetings  |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---------------------------------|--|
| 347      | <a href="#">Hudson Lane, Ruspidge Aerial Map</a><br><a href="#">Base Map</a>                   | Ruspidge   |                 |        | Infill                      | 1.445     |           | 7             | 0              | Yes           | P0799/05/FUL                    | 9 Dwellings  |
| 348      | <a href="#">Land adjoining Peacock Lane PA: Outline Aerial Map</a><br><a href="#">Base Map</a> | Ruspidge   |                 |        | Infill                      | 0.349     |           | 6             | 0              | Yes           |                                 | 6 Dwellings  |
| 349      | <a href="#">Bracken Close Buckshaft Aerial and Base Map</a>                                    | Ruspidge   |                 |        | Infill                      | 0.429     |           | 7             | 0              | Yes           | P1579/06/FUL                    | 7 Dwellings  |
| 351      | <a href="#">97 St Whites Road/Peacock Lane Aerial Map</a><br><a href="#">Base Map</a>          | Ruspidge   |                 |        | Greenfield                  | 1.445     |           | 23            | 0              | Yes           |                                 |  |
| 352      | <a href="#">St Whites Road Aerial and Base Map</a><br><a href="#">Base Map</a>                 | Ruspidge   |                 |        | Greenfield                  | 0.349     |           | 7             | 0              | Yes           |                                 |  |
| 354      | <a href="#">Park View Wks, Sedbury Aerial Map</a><br><a href="#">Base Map</a>                  | Tidenham   |                 |        | Other Re-development        | 0.393     |           | 13            | 0              | Yes           | P0401/04/FUL Under Construction | Erection of 8 detached, two storey dwellings 6 terraced 3 storey units |
| 355      | <a href="#">Cross Keys Inn, Coleford Road, Tutshill Aerial Map</a><br><a href="#">Base Map</a> | Tidenham   |                 |        | Change of Use               | 0.096     |           | 11            | 0              | Yes           | P0333/08/COU                    | Conversion of Public House to 11 flats                                 |



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

| Site No.      | Site Name and Address   | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings                   |
|---------------|---|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------------------------|
| 356           | <a href="#">Pike House, lower Lane, Berry Hill Aerial Map Base Map</a>    | Coleford   | Major Town      |        | Change of Use               | 0.154     |           | 7             | 0              | Yes           | P0589/07/FUL                 | Conversion of Public House to 7 Flats |
| 357           | <a href="#">Dukes Travel, Alkers Road, Berry Hill Aerial Map Base Map</a> | Coleford   | Major Town      |        | Other Re-development        | 0.201     |           | 7             | 0              | Yes           | P0192/06/OUT                 | 7 Dwellings                           |
| 359           | <a href="#">Land at The Bakery, High Street Aerial Map Base Maps</a>      | Bream      | Large Village   |        | Change of Use               | 0.161     |           | 10            | 0              | Yes           | P1804/05/FUL                 | 10 Dwellings                          |
| 361           | <a href="#">Land At Fox's Lane, Broadwell Aerial Map Base Map</a>         | Broadwell  |                 |        | Infill                      | 0.326     |           | 7             | 0              | Yes           | P1370/07/FUL                 | 7 Detached Dwellings                  |
| <b>TOTAL:</b> |   |            |                 |        |                             |           |           | <b>399</b>    | <b>27</b>      |               |                              |                                       |

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

### SHLAA Sites 2008

Key:

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

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

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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



## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

## Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

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

# Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

## SHLAA Sites 2008

Key:

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

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

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

# Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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

## Appendix E. Strategic Housing Land Availability Sites Within Large Villages 2008

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

# Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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

## Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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

# Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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



## Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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

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

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

## Appendix E . Strategic Housing Land Availability Sites Within Large Villages 2008

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

# Appendix F . Strategic Housing Land Availability Sites Within Small Villages 2008

## SHLAA Sites 2008

Key:

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

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

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

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

## Appendix F. Strategic Housing Land Availability Sites Within Small Villages 2008

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

## Appendix F . Strategic Housing Land Availability Sites Within Small Villages 2008

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

# Appendix G . Strategic Housing Land Availability Sites Within Open Countryside 2008

## SHLAA Sites 2008

Key:

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

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

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

## Appendix G . Strategic Housing Land Availability Sites Within Open Countryside 2008

| Site No. | Site Name and Address                                     | Settlement | Settlement Type | Parish   | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------|
| 8        | <a href="#">Blaisdon Nurseries Aerial &amp; Base Map</a>  | Blaisdon   | Countryside     | Blaisdon | No                          | 0.753     | 22        |               |                | No            |                              | Unsuitable          |
| 224      | <a href="#">Spout Farm Blaisdon Aerial &amp; Base Map</a> | Blaisdon   | Countryside     | Blaisdon | No                          | 0.519     | 15        |               |                | No            |                              | Unsuitable          |



## Appendix H . Submitted Sites 2009

### SHLAA Sites Submitted for 2009

Key:

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

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

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

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

## Appendix H . Submitted Sites 2009

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

## Appendix H . Submitted Sites 2009

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

## Appendix H . Submitted Sites 2009

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

## Appendix I . Glossary of Terms and Abbreviations

### ***Achievability***

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

### ***Affordable Housing***

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

### ***Availability***

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

### ***Brownfield***

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

### ***Core Strategy***

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

### ***Countryside***

Land outside the built up area and a defined settlement boundary

### ***Deliverability***

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

### ***Density***

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

### ***Department for Communities and Local Government (DCLG)***

### ***Developable***

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

### ***Development Plan Document (DPD)***

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

### ***Greenfield***

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

## Appendix I . Glossary of Terms and Abbreviations

### **Infrastructure**

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

### **Infill Development**

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

### **Local Development Documents (LDD)**

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

### **Local Development Framework (LDF)**

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

### **Local Development Scheme (LDS)**

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

### **Planning Policy Statement (PPS)**

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

### **Proposals Map**

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

### **Regional Spatial Strategy (RSS)**

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

### **Settlement**

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

### **Settlement or Development Boundaries**

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

### **Site Specific Allocations and Policies**

## Appendix I . Glossary of Terms and Abbreviations

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

### ***Strategic Housing Market Area (SHMA)***

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

### ***Suitability***

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

### ***Supplementary Planning Documents (SPD)***

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

### ***Yield***

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