Forest of Dean District Council

LOCAL PLAN

2025-2045

Sustainability Appraisal

Regulation 18 Revised Draft Local Plan 2026 Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) SA Report – **APPENDIX V SA OF THE PROPOSED SITE ALLOCATIONS**

Forest of Dean
DISTRICT COUNCIL

Appendix V: SA of the Proposed Site Allocations

Context & Site Options

This document forms part of the Sustainability Appraisal and includes the assessment of different potential sites for development across the whole of the District.

The sustainability impacts of potential strategic sites and smaller development allocation sites (for housing, employment and recreation) were appraised as part of a wider process of site assessment and selection. This section of the report discusses the wider process and how the SA findings fit within it.

It should be remembered that the Revised Draft Forest of Dean Local Plan 2025-2045 is a brand new local plan which has adopted a revised strategy and seeks to accommodate a much higher housing requirement than in previous plan periods.

The development site appraisals process has been iterative and has weaved its way through all of the different stages of the Local Plan process so far, picking up potential sites and assessing them along the way, taking into account planning application outcomes, SHELAA processes, sites suggested by Members as well as through public consultation. The outcome of the site appraisals has led to a list of the most sustainable locations for development (those which meet the SA criteria and have the potential to meet the SA criteria), and this has formed a sound basis to choose the most acceptable and appropriate sites to take forward into the Draft Local Plan.

The SA conclusions are before DM policies have been applied, however, there may be instances where suggestions to mitigate adverse or enhance beneficial effects have been recommended.

Site Assessment Process

Below follows the process for carrying out the appraisals for potential development sites:

Stage 1 - Site Selection. Sites of all sizes (although generally of the size to accommodate more than 5 dwellings) were selected for assessment. These included:

- SHELAA Sites
- Existing allocated sites not implemented
- Sites suggested through any of the public consultations on the emerging local plan
- Sites suggested by elected Members
- Sites arising from recent/current planning applications and pre-application enquiries

Stage 2 - Site Appraisals. The sites were appraised using the framework shown in Table 3.

The selected sites were subject to a comprehensive and detailed site based assessment using a combination of the council's GIS system as well as internet searches (for public transport information and GCC Minerals plan map), which considered the following points:

- General information about the sites (land use, density that could be accommodated, relationship to the existing settlement boundary, safeguarded land for the Minerals Plan)
- Filter 1: National/International site constraints – Is the site SAC, or SSSI?

- Filter 2: Distance to services (assessing distance to health services, primary school, GP surgery, town centre, bus/train station accessibility, employment sites).
- Filter 3: Gathers more information (using GIS and site visits/photographic evidence) and assesses each site against the pre-agreed SA Objectives/Indictors. The SA Objectives are as follows: Vehicular Access & Connectivity, Active Travel (is walking/cycling achievable), Climate Change (Flood Risk), Climate Audit (TBC), Landscape (physical features on site), Land quality (grade of land), Biodiversity (existing habitat), Green Infrastructure (potential to link habitat), Character (built and natural – could development harm this) and Heritage. By using the data available, potential impacts of any future development on each site has been subjectively considered and scored (e.g. double positive impacts (++), positive impacts (+), neutral impacts (0), negative impacts (-), double negative impacts (--). All attempts to create consistency across the board have been made.

- Finally, an officer conclusion has been made regarding the overall sustainability of any potential development in each of the chosen sites. An outcome of whether development meets SA criteria has been considered, as below:

The assessment of the sites was undertaken by officers of the council with local knowledge and has been subject to a peer review throughout including the following people:

1) Forward Plans Manager
2) 4 x Planning Policy Officers
3) Housing Strategy & Enabling Officer
4) Sustainability Team Leader
5) Development Manager

It should be noted that larger sites (in particular those assessed with regards to a potential new settlement) are more likely to have negative impacts on the sustainability criteria purely because they cover a greater area and tend to be in the open countryside. When considering strategic sites (particularly for housing or employment/mixed use), this may need to be balanced against other measures, such as the ability to plumb in the necessary infrastructure and how this can be achieved.

It is additionally noted that sites have been assessed in no particular order as this has been an interactive process over the last few years. Sites have however been organised in parishes.

General Information About Sites

This part of the appraisal process considers the existing use of the site (greenfield /agricultural/ brownfield, etc.), the potential number of dwellings which could be accommodated (at a density of 30per ha), its relationship to the existing designated settlement boundary and whether it is safeguarded land in the Minerals Plan.

The ratings are as follows:

Existing Use

Greenfield/Agricultural	
Brownfield	
Other	

Relationship to DSB

Outside DSB (open countryside)	
Inside DSB	
Adjoining DSB	

Safeguarded/Consultation Area in Minerals Plan?

Yes	
No	

Filter1: Potential Conflicts with International/National Planning Policy

This question concerns whether the site is in a Special Area of Conservation (SAC) or a Special Scientific Site of Interest (SSSI). Ratings are as follows:

Is the Site SAC?	Yes	No	Adjacent
Is the Site SSSI?	Yes	No	Adjacent

Filter 2: Distance to Services Rating

Each site has been considered in relation to how far away necessary services are and rated as follows:

Sustainability criterion	>800m	800-1500m	>1500m
Distance to Primary School	>800m	800-1500m	>1500m
Distance to GP surgery	>800m	800-1500m	>1500m
Distance to Town Centre	>800m	800-1500m	>1500m

Distance to Bus &/or Train Station	>800m	800-1500m	>1500m
Distance to Employment Site	>1000m	1000-2000m	>2000

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

Symbol	Meaning	Sustainability Effect
++	Very positive	Development encouraged; would require no or very little mitigation and could offer betterments to existing sustainability issues
+	Positive	No sustainability constraints and development acceptable; mitigation possible
0	Neutral	Negligible effects or not applicable; little or no change to existing situation
-	Negative	Potential sustainability issues; mitigation and/or negotiation might be possible
- -	Very negative	Problematical & improbable due to unknown sustainability issues; mitigation difficult/expensive/impossible.
?	Unknown	Effects are unknown without further investigation

Officer's Conclusion

Each site has a final conclusion and is rated with a colour. This is based on whether the site is:

UNABLE TO MEET SA CRITERIA	Unacceptable location for development, e.g. flood zone or adjacent to bat site, etc. Development cannot meet SA criteria.
UNLIKELY TO MEET SA CRITERIA	The site does not score well, and development is unlikely to outweigh the adverse impacts.
NOT EXCLUDED BY SA CRITERIA	These sites are neutral (may include small sites and some urban PDL)
COULD MEET SA CRITERIA	There may be some low-key issues to consider, but the site has no real contrary indications. Acceptability may depend on the design/nature of the scheme proposed.
MEETS SA CRITERIA	This category is reserved for sites where there is at least an allocation and sometimes a planning application/permission. It reflects the additional assessment which has taken place to conclude that the scheme or land concerned scores positive or double positive.

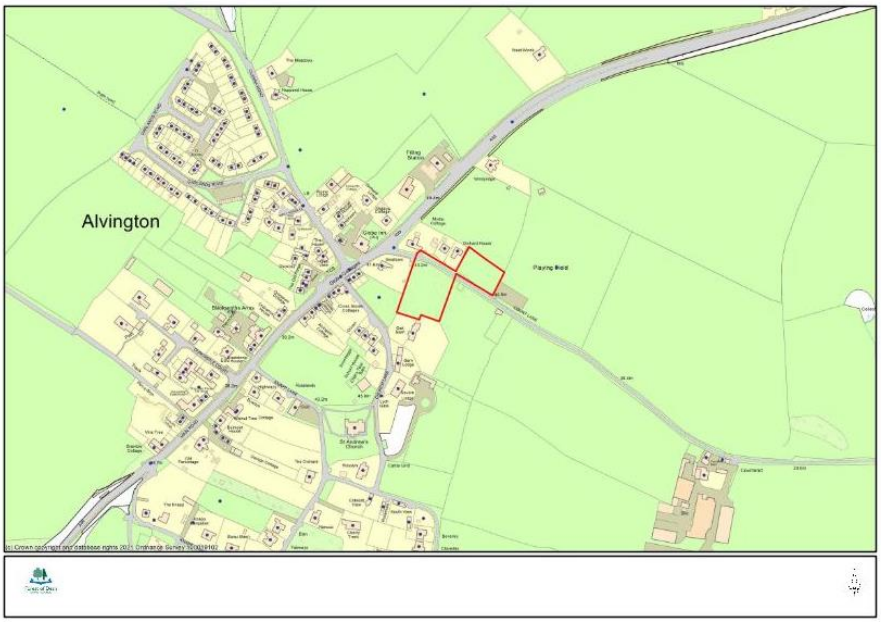
Alvington

ALVINGTON 1	Court Lane
ALVINGTON 2	Garlands Road

Site policy reference	ALVINGTON I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Court Lane	Is the site SAC?	No
Parish	Alvington	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.45ha /13 dwellings (at 30 per ha)	Town centre by road	ca. 3.8km to the Lydney Town Centre. Petrol station with shop on the outskirts of the village.
Relevant Planning History	None	Primary School by road	2.2km to Aylburton Primary School
		GP by road	4.8km to Lydney Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes - close to bus stop on major bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.2km to Aylburton Business Centre, 5.6km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - accessed via Court Road which leads onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access via PROW and pavements. Cycling would be along highway.	+
Climate Change - Is there a flood risk?	Not in flood zone but surface water issues.	__
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Site bounded by hedgerows.	0
Land quality	Grade 2 agricultural land	_
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	_
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has an open rural character, close to the CA.	_
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the Conservation Area and a Grade II listed building (Globe Inn) within 54m.	_
FoD Officers' conclusion:		
Site close to sensitive designations and may have constrained access, open landscape reasonable level of services for village location- sustainable option with some potential adverse impacts.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Court Lane

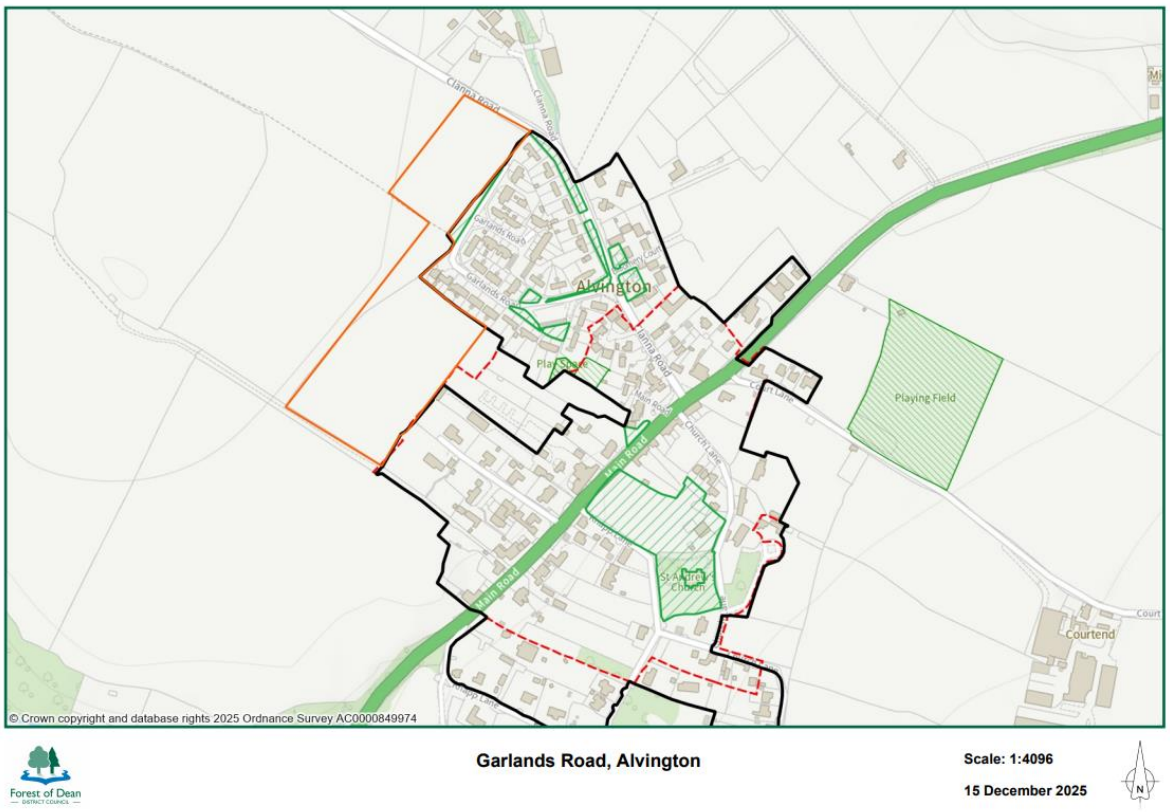


Site policy reference	ALVINGTON 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Garlands Road	Is the site SAC?	No
Parish	Alvington	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.19 ha /95 dwellings (at 30 per ha)	Town centre by road	ca. 3.8km to the Lydney Town Centre. Petrol station with shop on the outskirts of the village.
Relevant Planning History	P0912/10/FUL - Erection of 6 affordable houses – Refused SHELAA 2024	Primary School by road	2.2km to Aylburton Primary School
		GP by road	4.8km to Lydney Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes - walking distance to bus stop on major bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.2km to Aylburton Business Centre, 5.6km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - no vehicular access onto land. Would need to join into Garlands Road, which leads onto the A48.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access via PROW and pavements, once connected to Garlands Road. Cycling would be along highway.	+
Climate Change - Is there a flood risk?	Not in flood zone. Surface water issues.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Hedgerows.	0
Land quality	Grade 2 & 3 agricultural land	–
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield land, but only visible off private track. Adjacent to the CA.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the Alvington Conservation Area. There are 3 listed buildings within 250m. of the site.	–
FoD Officers' conclusion:		

Quite large site in relation to village but capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA (limited development)**

Garlands Road



Aylburton

AYLBURTON 1	Chapel Lane
AYLBURTON 2	Chapel Lane (smaller area)
AYLBURTON 3	Aylburton Business Park
AYLBURTON 4	Taurus Crafts
AYLBURTON 5	Land adjacent to No.2 High Street (Allotments)
AYLBURTON 6	Land adjacent to Maplefield, Aylburton
AYLBURTON 7	Land adjacent to Stockwell Farm (smaller site), Aylburton
AYLBURTON 8	Land adjacent to Stockwell Farm (larger site), Aylburton
AYLBURTON 9	Former Allotments at Prospect Farm, Upper Common, Aylburton

Site policy reference	**AYLBURTON 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Chapel Lane	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.2ha /66 dwellings (at 30 per ha)	Town centre by road	ca. 3.2km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2021	Primary School by road	0.3km to Aylburton Primary School
		GP by road	2.9km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes - walking distance to bus stop on major bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But there is a small business park in Aylburton.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - could gain access via Chapel Hill, leading onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Narrow lanes and few pedestrian pavements on Chapel Hill. Cycling would be along highways.	–
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 2 and 3 ca. 260m east of the site .	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature boundary hedges and some trees.	–
Land quality	Grade 3 agricultural land	–
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located in a back land position and would expand the settlement into the open countryside. Existing development on the eastern and northern boundaries of the site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	30m west of the Conservation Area. There are 7 listed buildings within 150m. of the site.	0
FoD Officers' conclusion:		

Quite large site in relation to village but capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA - potential to consider possibly as a smaller site if required as part of Local Plan**

Land to West of Cross Farm Close

Site policy reference	**AYLBURTON 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Chapel Lane (smaller area)	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.1ha /33 dwellings (at 30 per ha)	Town centre by road	ca. 3.2km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2021	Primary School by road	0.3km to Aylburton Primary School
		GP by road	2.9km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes - walking distance to bus stop on major bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But there is a small business park in Aylburton.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - could gain access via Chapel Hill, leading onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Narrow lanes and few pedestrian pavements on Chapel Hill. Cycling would be along highways.	-
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 2 and 3 ca. 260m east of the site .	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mature boundary and some trees.	-
Land quality	Grade 3 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located in a back land position and would expand the settlement into the open countryside. Existing development on the eastern and northern boundaries of the site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	30m west of the Conservation Area. There are 7 listed buildings within 150m. of the site.	0
FoD Officers' conclusion:		
Still quite large, but more in relation to village, and capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Land to the West of Cross Farm Close (smaller area)

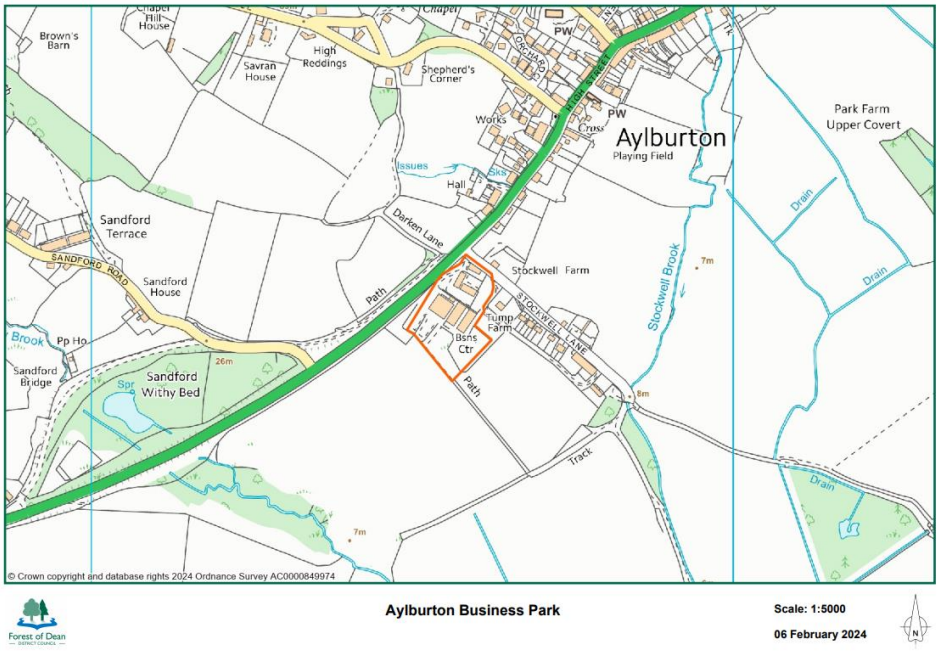
Site policy reference	AYLBURTON 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Aylburton Business Park	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Business Centre	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.48ha	Town centre by road	ca. 3.3km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	Planning policy AP.19 Part of site in 2008 SHLAA	Primary School by road	0.4km to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes - walking distance to bus stop (at site entrance) on major bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But this site is a small business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the business park leading into village centre and beyond. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 3 ca. 212m southeast of the site .	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some trees around boundaries for screening. Business park is a range of units (steel buildings.)	0
Land quality	Grade 3 agricultural land, but the site is already constructed as a business park.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of units (steel clad/rendered buildings). Any extension to this could be proportionate and in-keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Conservation Area is some 126m to the northeast with intervening buildings. The nearest listed building is some 263m to the northeast.	++
FoD Officers' conclusion:		

The site is a small business park which provides employment opportunities. Any extension to this would need to be in scale and character with the existing business park. The current site is small in scale, on the edge of the settlement with excellent access and the buildings are quite agricultural (steel clad) in character. As an employment site, this meets SA criteria.

Does the site meet SA criteria?	**MEETS SA CRITERIA for employment uses**

Aylburton Business Park

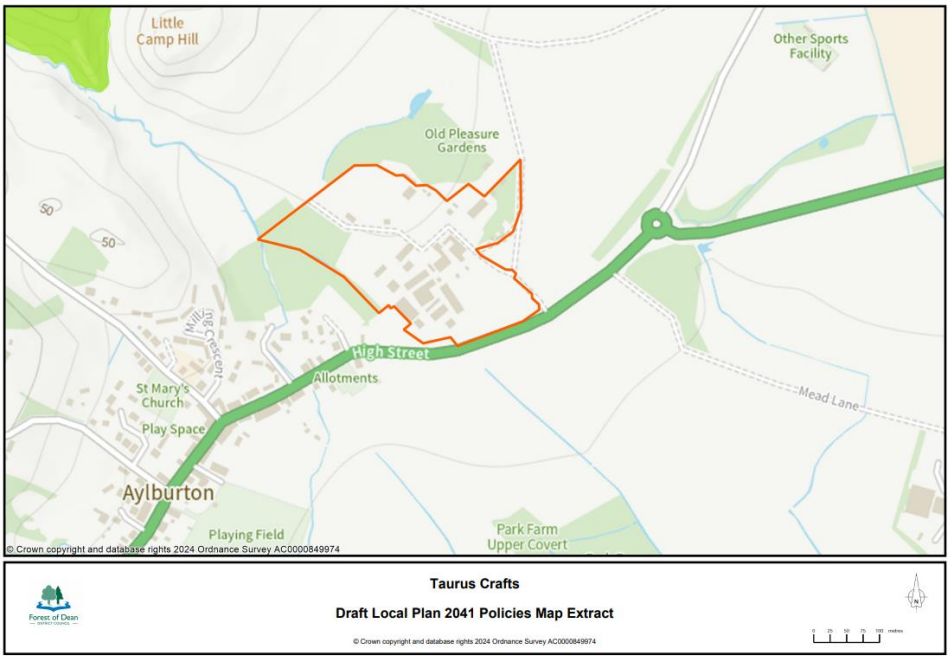


Site policy reference	**AYLBURTON 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Taurus Crafts	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Employment/Recreation/Tourism	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.6ha	Town centre by road	ca. 1.5km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	Planning policy AP.18 SHLAA 2014	Primary School by road	0.4km to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes – at entrance to site **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site. Ca. 1km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre in one direction and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	With the exception of a very small tip to the northwest (next to the Stockwell Brook), the site is not in flood zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some trees around boundaries. Quite open frontage. Range if different types of buildings, some converted barns and a farmhouse. Quite a compact complex in green setting with woodland backdrop. Part of the Lydney Park Estate historic setting.	0
Land quality	Grade 2 (very good) agricultural land, but the site is already built upon in the main complex.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of various units, some are larger agricultural style buildings, whilst others are stone barn conversions, a farmhouse and associated works. Any extension to this could be proportionate and in-keeping. But would need to be in scale and sensitive to the landscape.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Aylburton Conservation Area is almost adjacent to the site, and Park Farm farmhouse and Old Park Stables within the complex are Grade II listed (but already enclosed by existing	+

	development). Little Camp Hll (SAM) and Lydney Park Estate (Grade II)are to the north (set in woodland).	
FoD Officers' conclusion:		
The site is a small employment site, with a mixture of businesses ranging from arts/crafts, garden centre, nursery and recreation/tourism. Any extension to this would need to be in scale and character with the existing business park and sensitive to the historic buildings and landscape. The current site is small in scale, on the edge of the settlement with excellent access. As an employment site, this meets SA criteria.		
Does the site meet SA criteria?	**MEETS SA CRITERIA for employment uses**	

Taurus Crafts

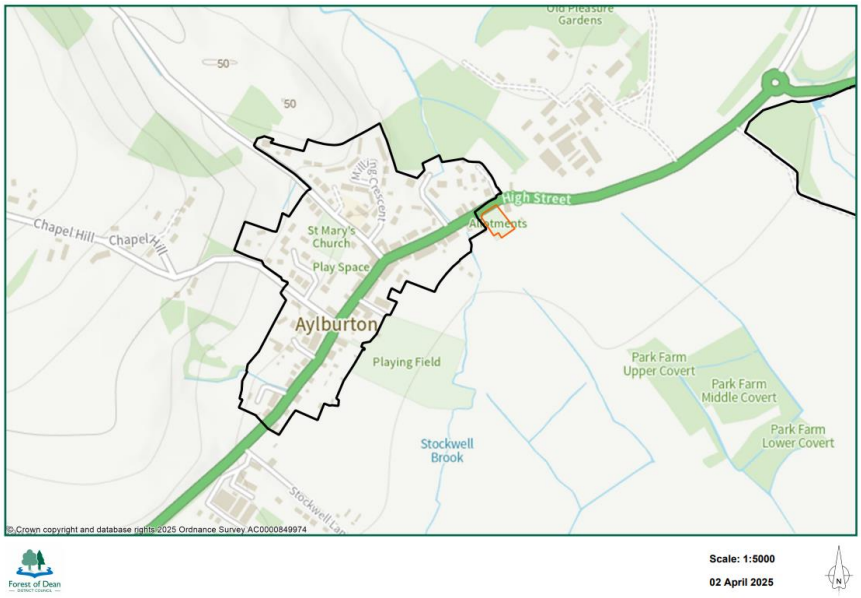


Site policy reference	**AYLBURTON 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to No. 2 High Street (Allotments), Aylburton	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Allotments	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.17ha/5 dwellings (at 30 per ha)	Town centre by road	ca. 1.8km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	Shlaa 2007 & 2008	Primary School by road	255m to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes – within 55m. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 580m to Aylburton Business Park and ca. 1km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is in a flood zone 2 & 3.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some sporadic trees around side/rear boundaries. Open frontage to highway with picket fencing. Used as allotments so has a range of associated paraphernalia on site, such as small greenhouses/polytunnels/sheds, etc. Designated as an Important Open Area	–
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a small community allotment which is located in a prominent position adjacent to the High Street. It has the appearance of being a 'gap' between existing dwellings. Development on this parcel of land would not look out of	+

	keeping with the linear built form along High Street, however, the loss of the allotments would have a harmful impact on recreation/health and wellbeing, so would need to be relocated to an appropriate location in the village. There are views across the site to the flat landscape beyond, so any development would need to be in scale and sensitive to the landscape and the character of this part of the village.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within the Aylburton Conservation Area and therefore any development would need to be designed in a highly sensitive way.	–
FoD Officers' conclusion:		
With sensitive design, the site could be developed so as not to harm the character of the settlement, the Conservation Area and the landscape. However, the site is within a Flood Zone 2 and 3, which means that it highly unlikely that development could take place in this location without causing potential harm to the future occupiers.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land adjacent to No. 2 High Street (Allotments), Aylburton



Site policy reference	**AYLBURTON 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Maplefield, Aylburton	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.28ha/8 dwellings (at 30 per ha)	Town centre by road	ca. 1.8km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2007, 2008, 2014 & 2018	Primary School by road	255m to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes – within 55m. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 580m to Aylburton Business Park and ca. 1km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – Could access shared drive to Maplefield and has direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is mainly within a flood zone 2 and a flood zone 3 to the southeastern portion.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Flat land which is accessed off the existing access to the Maplefield cul-de-sac. Not prominent in the landscape. Could be developed so that it integrates with Maplefield.	+
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential, although there are planted trees to the north/west of the site.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a small parcel of land which is adjacent to an existing cul-de-sac of housing set back off the High Street. If developed, it would appear as a modest extension to the existing small housing	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The southern boundary borders the Aylburton Conservation Area. Would require sensitive design.	–
FoD Officers' conclusion:		

With sensitive design, the site could be developed so as not to harm the character of the settlement or the Conservation Area. However, the site is within a Flood Zone 2 and 3, which means that it highly unlikely that development could take place in this location without causing potential harm to the future occupiers.

Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**

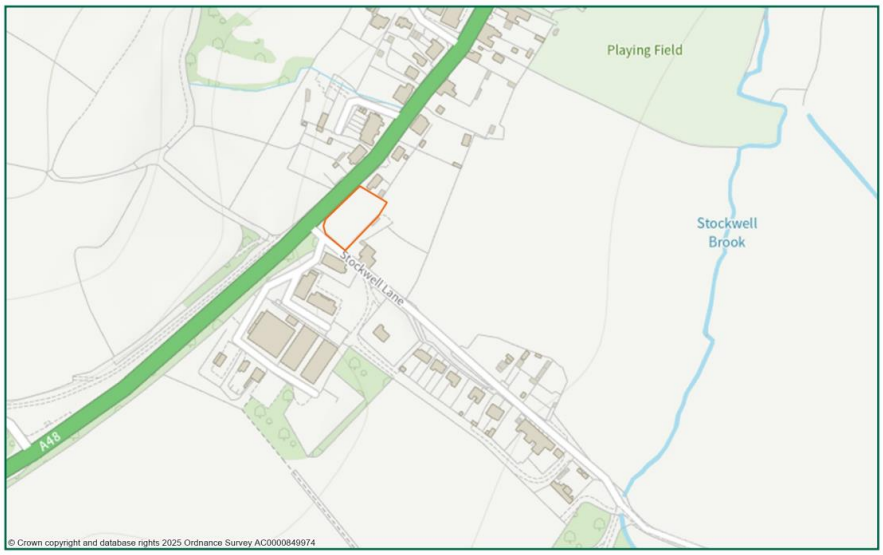
Land adjacent to Maplefield, Aylburton

Site policy reference	**AYLBURTON 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Stockwell Farm, Aylburton (smaller site)	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Orchard/garden	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.15ha/5 dwellings (at 30 per ha)	Town centre by road	ca. 2.3km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2011	Primary School by road	421m to Aylburton Primary School
		GP by road	Ca. 3.5km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes – adjacent to site. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Adjacent to Aylburton Business Park and ca. 1.5km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Flat land with appearance of orchard/garden with some ornamental planting. Stone walling along front boundary to highway.	+
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a small rectangular flat parcel of land which is adjacent to the High Street. Has the appearance of orchard/garden with some ornamental planting. Stone walling along from boundary to highway. Stone farmhouse to the southeast. Views across the land towards the Severn Vale. Development on this piece of land could be sensitively designed so as not to harm the character of the settlement.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The north-eastern boundary borders the Aylburton Conservation Area. Would require sensitive design.	–
FoD Officers' conclusion:		
With sensitive design, the site could be developed so as not to harm the character of the settlement or the Conservation Area.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

Land adjacent to Stockwell Farm (smaller site), Aylburton

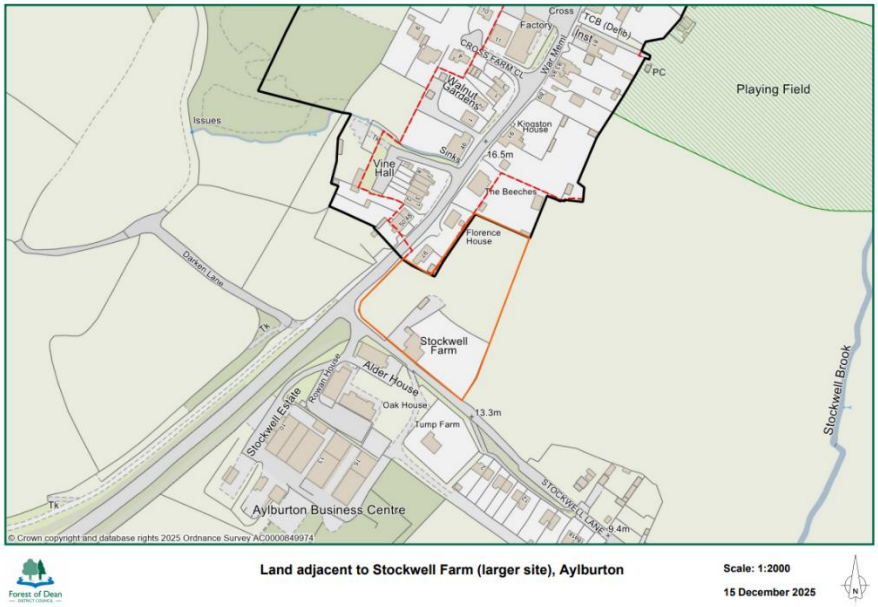


Site policy reference	**AYLBURTON 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Stockwell Farm (includes Farmhouse), Aylburton (larger site)	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Paddock/Orchard/garden	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.71ha/21 dwellings (at 30 per ha)	Town centre by road	ca. 2.3km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2011	Primary School by road	421m to Aylburton Primary School
		GP by road	Ca. 3.5km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes – adjacent to site. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Adjacent to Aylburton Business Park and ca. 1.5km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Flat land with appearance of orchard/garden with some ornamental planting. Stone walling along front boundary to highway.	+
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a connection of two rectangular flat parcels of land, the one parcel being adjacent to the High Street and the other behind Florence House and 97 High Street. The land has the appearance of orchard/garden with some ornamental planting. Stone walling along from boundary to highway. Stone farmhouse to the southeast. Views across the land towards the Severn Vale. Development on this piece of land would need to be sensitively	+

	designed so as not to harm the character of the settlement or harm the living conditions of the neighbouring properties.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The north-eastern boundary borders the Aylburton Conservation Area. Would require sensitive design.	–
FoD Officers' conclusion:		
With sensitive design, the site could be developed so as not to harm the character of the settlement or the Conservation Area.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

Land adjacent to Stockwell Farm (larger site), Aylburton



Site policy reference	**AYLBURTON 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Former Allotments at Prospect Farm, Upper Common, Aylburton	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Former Allotments	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.32ha/10 dwellings (at 30 per ha)	Town centre by road	ca. 3.3km to the Lydney Town Centre. Limited services in Aylburton village.
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation	Primary School by road	1.23km to Aylburton Primary School
		GP by road	Ca. 3.8km to Severnbank Practice, Lydney
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Adjacent to Aylburton Business Park and ca. 1.5km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average to poor - access onto Chapel Lane, but this is a rural lane in the open countryside.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No pavements outside the site leading into Aylburton village. PROW through fields run along the northern boundary of the site. Cycling would be along highways.	–
Climate Change - Is there a flood risk?	Not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of flat land bounded by stone walling. Overgrown with vegetation. Adjacent to a woodland and agricultural land. Highway along northern boundary.	–
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2.5 km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link into woodland to the south.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a small triangular parcel of land which is former allotments and is now overgrown. It is bounded by stone walling and has the appearance of a small paddock in a very rural location. Development on this piece of land would be out of keeping with the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a	No heritage assets nearby.	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
The site is in the open countryside in an unsustainable location for residential development. It is a highly rural location and therefore any development would be out of character with the area.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**	

Former Allotments at Prospect Farm, Upper Common, Aylburton

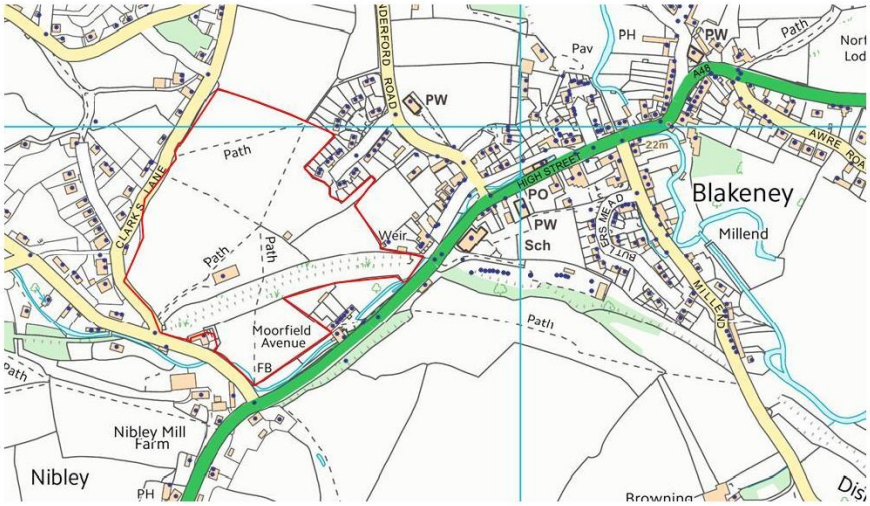
Blakeney

BLAKENEY 1	Land off Clarks Lane
BLAKENEY 2	Brownings Farm, Millend
BLAKENEY 3	Land south of Awre Road
BLAKENEY 4	Land south of Colsty Meadow

Site policy reference	BLAKENEY 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Clark's Lane	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield and a large shed	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.1ha /212 dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2013	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access off Clark's Lane or High Street	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian pavements on High Street. Clarks Lane is steep narrow lane. Good connectivity into village.	+
Climate Change - Is there a flood risk?	Small area along the southern boundary of the site within Floodzone 2 and 3, following a brook that passes the eastern boundary of the assessment area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Change in topography. Mature boundaries, trees.	–
Land quality	Grade 4 and non-agricultural land	0
Biodiversity - existing habitat	LWS within 89m and several LWS, SSSI, SAC, SPA and RIGs within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with rising ground levels. Former Railway (formation still clearly visible).	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Blakeney Conservation Area adjacent to the southern and eastern boundaries of the assessment area and large amount of Listed Buildings in all directions with some very close to the boundary.	– –
FoD Officers' conclusion:		
Harm to listed buildings, conservation area and general landscape. Drainage issues. Land is bridge from Blakeney to Forest, contains former railway (formation still clearly visible). Ecological impacts.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

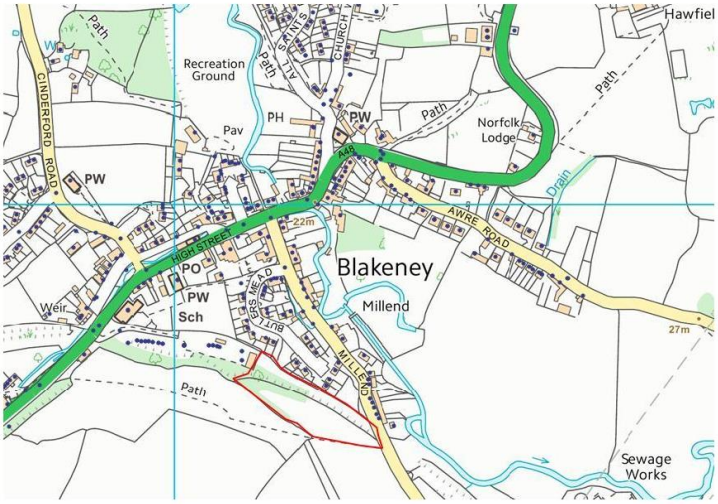
Land off Clark's Lane



Site policy reference	BLAKENEY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Brownings Farm, Millend	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield / Dismantled Railway	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.947ha /28dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - access off Millend Lane, which leads onto High St. Millend is a poor narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Millend Lane is a narrow lane with no pedestrian footpath. Opportunities if dismantled railway corridor could be re-activated.	+
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 land 50m north of the assessment area (brook).	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Dismantled railway. Trees and mature boundaries.	–
Land quality	Grade 3 agricultural land	0
Biodiversity - existing habitat	Vegetated land with high potential for ecology. Close to Local Wildlife Site and several LWS, SSSI, SAC, SPA and RIGs within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Vegetated greenfield land well screened by hedgerow/trees. Forms part of the setting of the Conservation Area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Partly within the CA. Large number of listed buildings within Blakeney with one very close to the Northern boundary.	– –
FoD Officers' conclusion:		
Close to the services in the village, but Millend is a very poor narrow lane for access. Harm to landscape, biodiversity and heritage. Small site. Difficult access well vegetated and not well defined probably partly a good green site at present.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

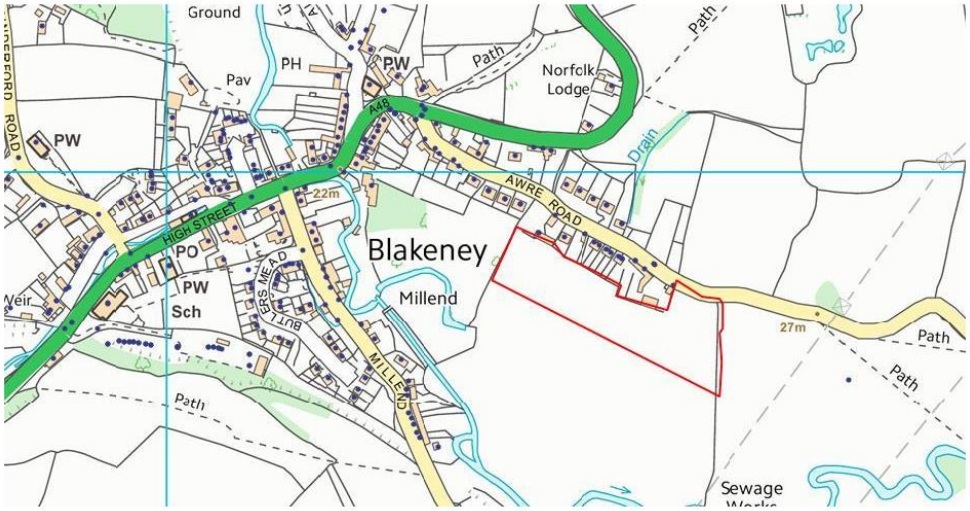
Brownings Farm, Millend



Site policy reference	BLAKENEY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of Awre Road	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.68ha /50 dwellings (at 30 per ha)	Town centre by road	593m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2008	Primary School by road	753m to Blakeney Primary School
		GP by road	544m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	927m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - access off Awre Road is a poor lane, but it leads onto the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Awre Road is a narrow lane with no pedestrian footpath.	+
Climate Change - Is there a flood risk?	No. But land to the south of the site is within flood zone 3.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Relatively clear of trees. Mature boundaries.	–
Land quality	Grade 4 agricultural land.	0
Biodiversity - existing habitat	Several LWS, SSSI, SAC, SPA and RIGs within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Extends into the open countryside, not following existing pattern of development. Open landscape.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Large amount of listed buildings within Blakeney as well as the adjacent Conservation Area.	–
FoD Officers' conclusion:		
Close to services in village and good general access, but Awre Road is not a good lane for a significant increase in traffic. Extends into open countryside in an illogical manner. Could be harmful to landscape. Access may be poor and site itself not well related to village.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**	

Land South of Awre Road

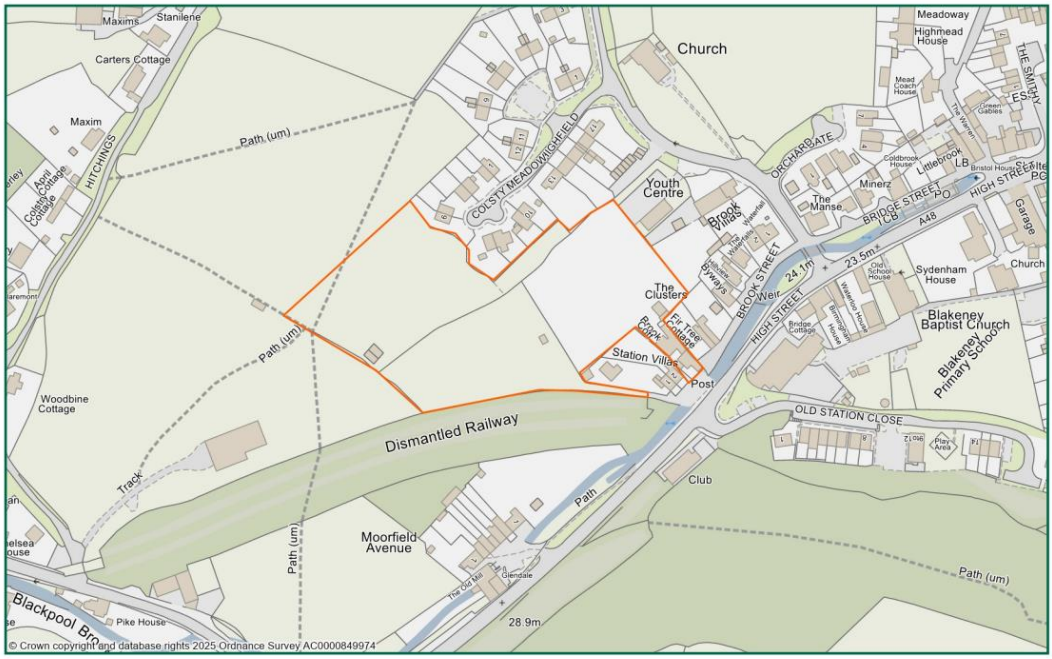


Site policy reference	**BLAKENEY 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of Colsty Meadow	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.57ha /47 dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2007 Part of SHLAA 2013	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access could be off High Street/Brook Street, but may be limited.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian pavements on High Street. Good connectivity into village by foot. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within a flood zone. Ground Water Vulnerability Minor. Risk of flooding from surface water	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Open agricultural land with mature boundaries, trees.	–
Land quality	Grade 4 and part of site is also Non Agricul;tural	0
Biodiversity - existing habitat	LWS within 89m and several LWS, SSSI, SAC, SPA and RIGs within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with rising ground levels. Former Railway (formation still clearly visible). Opportunities for Change' subject to landscaping and good design of houses to improve relationship with the CA. Site is surrounded to the north and east with existing housing so it would be seen in the backdrop of that.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Blakeney Conservation Area adjacent to the southern and eastern boundaries of the assessment area and large amount of Listed Buildings in all directions with some very close to the boundary.	– –
FoD Officers' conclusion:		
Harm to listed buildings, conservation area, although a smaller area closer to the existing settlement boundary would have less general landscape harm. Land contains former railway (formation still clearly visible). Ecological impacts. Opportunities for Change' subject to landscaping and good design of houses to improve relationship with the CA.		

Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA

Land south of Colsty Meadow



Colsty Meadow, Blakeney

Scale: 1:2000

15 December 2025

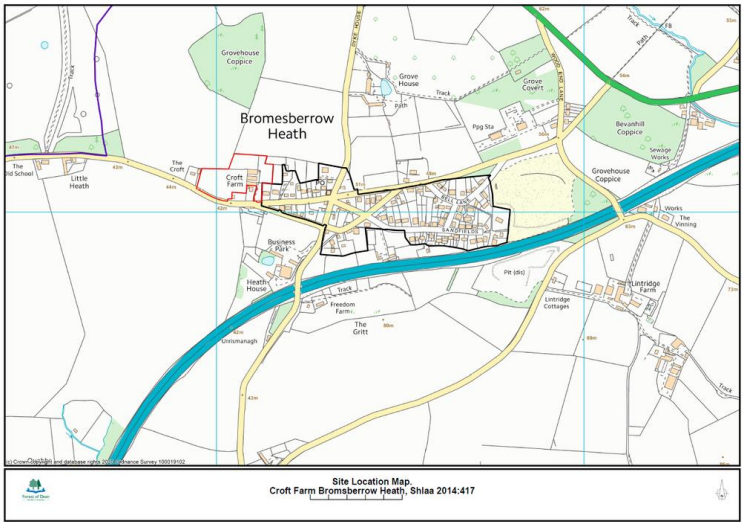
Bromsberrow Heath

BROMSBERROW 1	Croft Farm, Bromsberrow Heath
BROMSBERROW 2	Land at Dyke House Lane, Bromsberrow Heath
BROMSBERROW 3	Land West of Bromsberrow Heath
BROMSBERROW 4	Land to the north of Bromsberrow Heath Business Park (Area 1)
BROMSBERROW 5	Land to the north of Bromsberrow Heath Business Park (Area 2)
BROMSBERROW 6	Land to the north of Bromsberrow Heath Business Park (Area 3)
BROMSBERROW 7	Land to the north of Beach Lane, Bromsberrow Heath
BROMSBERROW 8	Land to the north of Beach Lane (smaller site), Bromsberrow Heath
BROMSBERROW 9	Land at Beach Lane (to north of Grove Cottage), Bromsberrow Heath

Site policy reference	**BROMSBERROW 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Croft Farm, Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.73ha /51 dwellings (at 30 per ha)	Town centre by road	327m to Bromsberrow Heath general store and business park.
Relevant Planning History	Part of SHLAA 2014 & 2008 P0837/05/OUT: Outline application for the erection of 10 dwellings- Refused	Primary School by road	2.33km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** No **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	327 to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	0
Climate Change - Is there a flood risk?	No.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some farm buildings.	+
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Some LWS within 2km. A coppice (non designated) is within 250m.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage to Grovehouse Coppice.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Greenfield site with some farm buildings on it.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings (Heath Farmhouse ca.195m. to the south of the assessment area and Grove House ca. 339m. to the northeast) .	–
FoD Officers' conclusion:		
Good access, subject to design and ecological mitigation, could develop part of the site. Connected to settlement boundary so is not isolated and has some existing buildings therefore would not be too much of an extension into open countryside. However general village the location is unsustainable in terms of proximity to higher order services.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

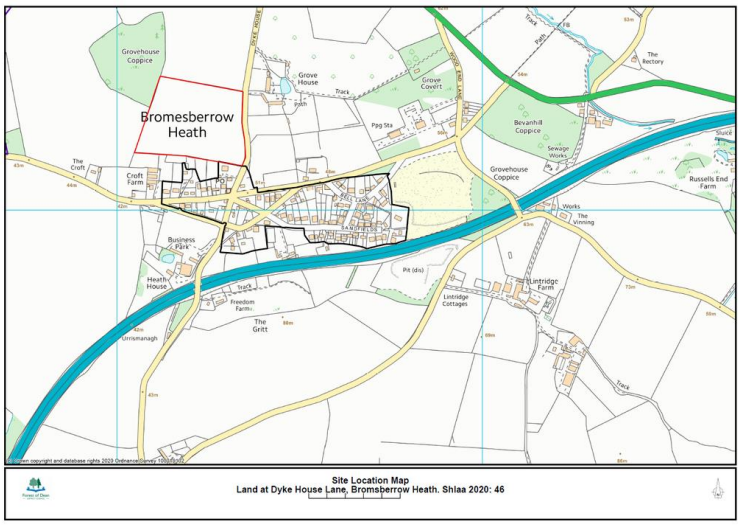
Croft Farm, Bromsberrow Heath



Site policy reference	**BROMSBERROW 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Dyke House Lane, Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.39ha /161 dwellings (at 30 per ha)	Town centre by road	303m to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2020	Primary School by road	2.33km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 923m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	303 to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	0
Climate Change - Is there a flood risk?	No.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Green open land with mature boundaries.	+
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Some LWS within 2km. A coppice (non designated) is adjacent to the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage to Grovehouse Coppice.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Greenfield site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II Listed Building (Grove House) to the east (60m) on the opposite side of Dyke House Lane.	–
FoD Officers' conclusion:		
Good access, and some development could front the highway. Concerns over the size of the site and it not being so well related to main settlement. May result in ribbon of development which is out of place. Some limited development with careful design could be possible. Concerned that this is too large of a development in relation to the size and function of settlement- barely any services here. Looks like a disconnected blob in the open countryside, not really connected to settlement. Significant landscape impacts. Not a well-connected site and not in scale with the village.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land at Dyke House Lane, Bromsberrow Heath



Site policy reference	**BROMSBERROW 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land West of Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	58ha /1740 dwellings (at 30 per ha)	Town centre by road	547m to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2020	Primary School by road	2.33km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	547m to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway. Site is adjacent to the M50 motorway, but there is no connection onto it.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area. Some Public Rights of Way passing through and around the site.	–
Climate Change - Is there a flood risk?	A very small area along with southern boundary contains Floodzone 2 and 3 land.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large area of open greenfield with mature boundaries.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	A LWS adjacent to the site, 4 other LWS and a RIGS within 1km of the site and a further LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage adjacent LWS (Whites Farm)	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Large open greenfield site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building is adjacent to the site with a further Grade II building being located 500m north east, located on the other side of the settlement. There is also a Grade II building 500m to the west. 3 further listed buildings are located 500m south west.	–

FoD Officers' conclusion:
Separated from main settlement which is in any event a modest village. The site could form part of Bromsberrow or something in its own right but would be relatively small to be self contained even if a substantial area were to be developed. It is considered that the potential harm to the landscape, the lack of connectivity and the scale proposed make the site unsuitable for the location when applying the SA criteria.

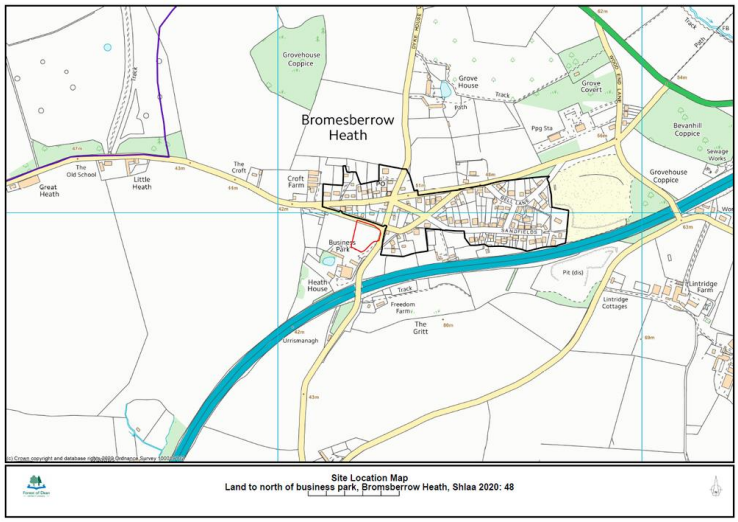
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA

Land West of Bromsberrow Heath

Site policy reference	**BROMSBERROW 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 1)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.43ha /12 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2025 & 2020	Primary School by road	2.3km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 980m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Several LWS within 2km, but not closer than 250m.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential rural exception site.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

Land to the North of Bromsberrow Heath Business Park (Area 1)



Site policy reference	**BROMSBERROW 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 2)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.88ha /56 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	Part of SHLAA 2011 and 2020 & 2025	Primary School by road	2.3km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 980m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Several LWS within 2km, but not closer than 250m.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential may exist for rural exception site on part of land assessed		
Does the site meet SA criteria?	**WHOLE SITE IS UNLIKELY TO MEET SA CRITERIA, PART DEVELOPMENT NOT EXCLUDED BY SA CRITERIA.**	

Land to the North of Bromsberrow Heath Business Park (Area 2)

Site policy reference	**BROMSBERROW 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 3)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.25ha /37 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	Part of SHLAA 2025, 2020 & 2011	Primary School by road	2.3km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 980m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

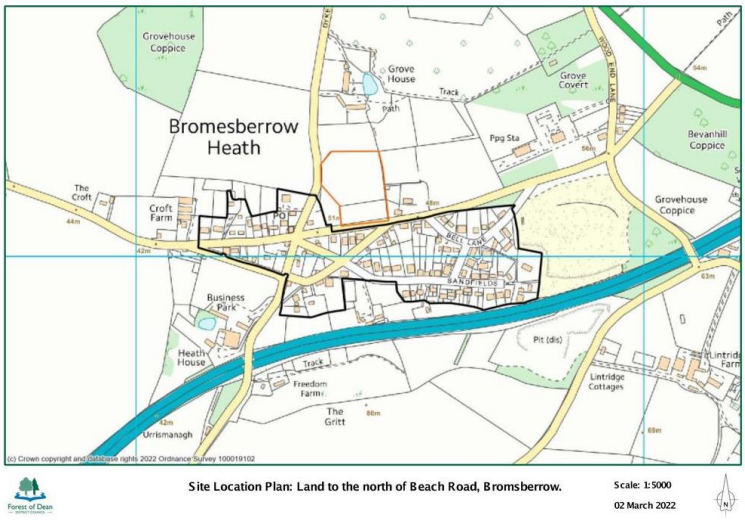
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Several LWS within 2km, but not closer than 250m.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential may exist for rural exception site on part of land assessed.		
Using the outcomes of the SA criteria, could this site be considered further?	**WHOLE SITE IS UNLIKELY TO MEET SA CRITERIA, PART DEVELOPMENT NOT EXCLUDED BY SA CRITERIA.**	

Land to the north of Bromsberrow Heath Business Park (Area 3)

Site policy reference	**BROMSBERROW 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the North of Beach Lane	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.51ha /45 dwellings (at 30 per ha)	Town centre by road	Some 260m. from Bromsberrow Heath general store and business park.
Relevant Planning History	Site suggested during options discussions.	Primary School by road	2.3km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 700m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 260m. to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site bounded by hedgerows. Large site which would have a negative landscape impact, particularly to the north.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Some LWS within a 2km buffer (not closer than 250m).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Open rural aspect and views towards site. Large site compared to the scale of the village. Land rises to the north and would have a greater impact on landscape.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Grove House) ca. 118m to the north, separated from site by open fields.	+
FoD Officers' conclusion:		
Rural and open aspect relatively unsustainable location in relation to site size.		
Does the site meet SA criteria?	**WHOLE SITE IS UNLIKELY TO MEET SA CRITERIA, PART DEVELOPMENT NOT EXCLUDED BY SA CRITERIA.**	

Land to the north of Beach Lane, Bromsberrow Heath



Site Location Plan: Land to the north of Beach Road, Bromsberrow.

Scale: 1:5000

02 March 2022

Site policy reference	**BROMSBERROW 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the North of Beach Lane (smaller site)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.9ha /27 dwellings (at 30 per ha)	Town centre by road	Some 260m. from Bromsberrow Heath general store and business park.
Relevant Planning History	Site suggested during options discussions.	Primary School by road	2.3km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 700m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 260m. to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site bounded by hedgerows. Smaller site, so more of a neutral visual impact on the landscape.	0
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Some LWS within a 2km buffer (not closer than 250m).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Smaller site and land does not rise so much to the north, therefore, less of a negative impact on the character of the area and rural landscape.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Grove House) ca. 118m to the north, separated from site by open fields.	+
FoD Officers' conclusion:		
Small village with few facilities, however, this smaller site is more in scale with the existing settlement and has less of a negative impact on the landscape and character of the area. Mitigation through landscaping and good design could positively benefit any scheme.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land to the north of Beach Lane (smaller site), Bromsberrow Heath

Site policy reference	**BROMSBERROW 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Beach Lane (to north of Grove Cottage)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.54ha /46 dwellings (at 30 per ha)	Town centre by road	Some 470m. from Bromsberrow Heath general store and business park.
Relevant Planning History	SHELAA 2025	Primary School by road	Ca. 2.1km to Bromsberrow Health Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, 280m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 280m. to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	–
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site bounded by hedgerows. Large site which would have a negative landscape impact, particularly to the north.	–
Land quality	Grade 2 (very good) agricultural land.	–
Biodiversity - existing habitat	Some LWS within a 2km buffer (not closer than 250m).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Open rural aspect and views towards site. Large site compared to the scale of the village. Land rises to the north and would have a greater impact on landscape.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Grove House) ca. 123m to the north, separated from site by open fields.	+
FoD Officers' conclusion:		
Rural and open aspect relatively unsustainable location in relation to site size. Proximity to the Sand Workings which can cause noise disturbance, as well as proximity to the water treatment works, which can result in odour and noise.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Beach Lane (to north of Grove Cottage), Bromsberrow Heath

Churcham

CHURCHAM 1	Land south of A40 Churcham (aka West of Severn)
CHURCHAM 2	Land south of A40 (Larger area)
CHURCHAM 3	Birdwood Farm and Birdwood House Farm
CHURCHAM 4	Ley Court Farm and Sainthill
CHURCHAM 5	Stone End Farm (Business Park), Churcham

Site policy reference	**CHURCHAM 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of A40 Churcham (aka. West of Severn)	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	177ha (3,000 dwellings as part of mixed development including greenspace (30%))	Town centre by road	3km to Gloucester City
Relevant Planning History	SHLAA 2020 -	Primary School by road	790m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, route is along A40 & A48 **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes - Partly	Employment Area (direct line)	The site adjoins Churcham business park.

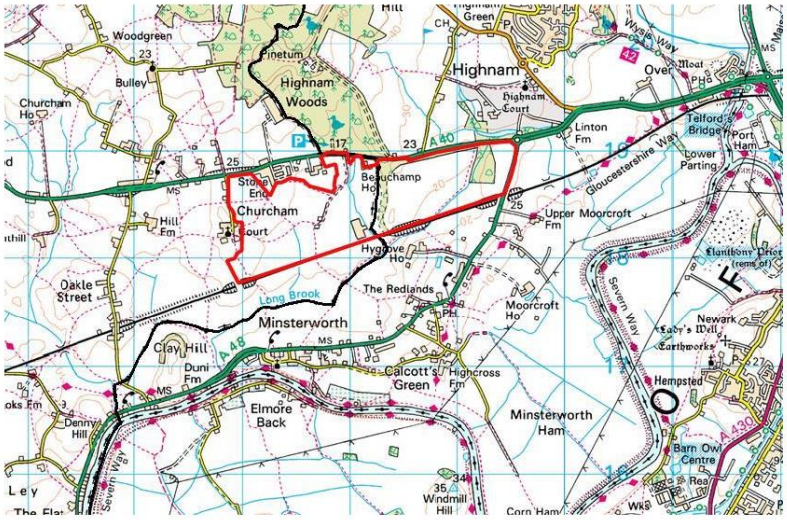
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - well connected to the A40 and A48 (located at the junction between the A40 and A48). A railway line lies adjacent to the site therefore there may be capacity to create a new station.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 and A48. Cycle lane near to the site and public rights of way passing over the site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change - Is there a flood risk?	Small area along the southern boundary of the site which is within Floodzone 2. Floodzone 2 and 3 on land to the west (100m. away). Some areas at risk of surface water flooding owing to ponds and streams.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Open fields, adjacent to Business Park. Mature boundaries.	0
Land quality	Grade 3 (good to moderate) agricultural land.	–
Biodiversity - existing habitat	Adjacent to LWS (Highnam Woods).	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site improving access and contribution to nature recovery/ BNG.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A48 and A48.	–
Heritage - Does the site include a listed building or fall within the setting of a	5 listed buildings adjacent to the assessment area within the district. Further listed buildings at nearby Minsterworth (outside	– –

listed building? Is the site likely to have archaeological interest?	of district boundary), including Highnam Court Park and Garden (Grade I).	

FoD Officers' conclusion:
Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, which would affect densities and form of development. Consideration of flood risk needed including future increased risk (if likely) as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Development would need to bring potential for self containment (on site services and employment). Part of the site lies in a neighbouring district (Tewkesbury). **OPPORTUNITIES FOR MITIGATION:** With masterplanning and appropriate phasing of development, the necessary good design, landscaping, GI, BNG, ecology measures, sustainable drainage etc. can be mitigation to reduce/eliminate negative effects on sustainability.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA - if development of this nature is masterplanned.**

Land south of A40 Churcham

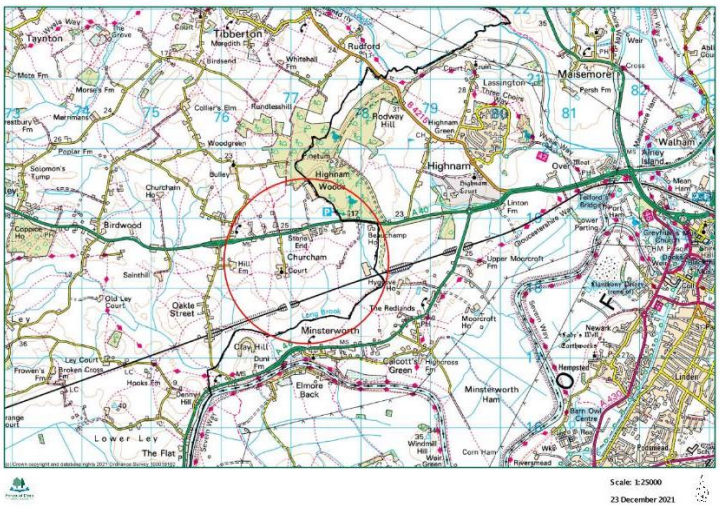


Site policy reference	**CHURCHAM 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of A40 Churcham (larger area)	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield, with some areas of residential	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	445.5ha (Area of search for potential mixed development opportunity - new settlement)	Town centre by road	3km to Gloucester City
Relevant Planning History	Includes SHLAA 2020	Primary School by road	790m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, route is along A40 & close to A48 **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes - Partly	Employment Area (direct line)	The site includes Churcham business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - well connected to the A40 and A48. A railway line lies adjacent to the site therefore there may be capacity to create a new station.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 and A48. Cycle lane near to the site and public rights of way passing over the site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change - Is there a flood risk?	The southern part of the site abuts or includes areas within Floodzone 2 and 3. Some areas at risk of surface water flooding owing to ponds and streams.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large expanses of open fields, residential development and Business Park. Mature boundaries and trees.	0
Land quality	Grade 3 (good to moderate) agricultural land.	–
Biodiversity - existing habitat	Includes LWS (Highnam Woods).	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site improving access and contribution to nature recovery/ BNG.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A40 and A48.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	5 listed buildings adjacent to the assessment area within the district. Further listed buildings at nearby Minsterworth (outside of district boundary), including Highnam Court Park and Garden (Grade I).	– –
FoD Officers' conclusion:		
Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, so not a dense development. Consideration of flood risk including future increased risk, if likely, as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Part of the site lies in a neighbouring district (Tewkesbury) and co operation/ joint discussion would be needed.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA - if development of this nature is masterplanned.**	

Land south of A40 Churcham (larger area)



Site policy reference	**CHURCHAM 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Birdwood Farm and Birdwood Farm House	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	20ha (5.31ha = 15.089ha) (Mixed Development Site incl. approx. 5000 houses)	Town centre by road	2.2km from services in Huntley.
Relevant Planning History	SHLAA 2020	Primary School by road	1.41km to Churcham Primary School
		GP by road	10km to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, route is along A40 & close to A48 **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	2.73km to Churcham business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - well connected to the A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40.	++
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Open greenfield land containing mature hedgerows, a small pond and some isolated trees.	–
Land quality	Grade 3 (good to moderate) agricultural land.	–
Biodiversity - existing habitat	A LWS (Birdwood Coppice) some 500m. to the west, and Grove wood LWS, some 1.5km to the north.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character, highly visible, some heritage characteristics. Adjacent to existing built development.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II listed chapel adjacent to assessment area.	–
FoD Officers' conclusion:		
Close to Huntley, could lead to an area of almost continuous development along the A40. Very small for a new settlement. Could be assessed as part of a larger proposal. It is remote from some areas where services are. It could be included in a wider assessment of landscapes and opportunities but as a stand alone prospect it should not be taken forward. Less well connected to Gloucester.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Birdwood Farm and Birdwood Farm House

Site policy reference	**CHURCHAM 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Ley Court Farm and Sainthill	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	80ha (mixed development site including employment and services, approx. 1600 dwellings)	Town centre by road	14km to Gloucester City
Relevant Planning History	SHLAA 2025 & 2020	Primary School by road	500m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, route is along A48 **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Small areas are within	Employment Area (direct line)	ca. 1.7km to Churcham business park.

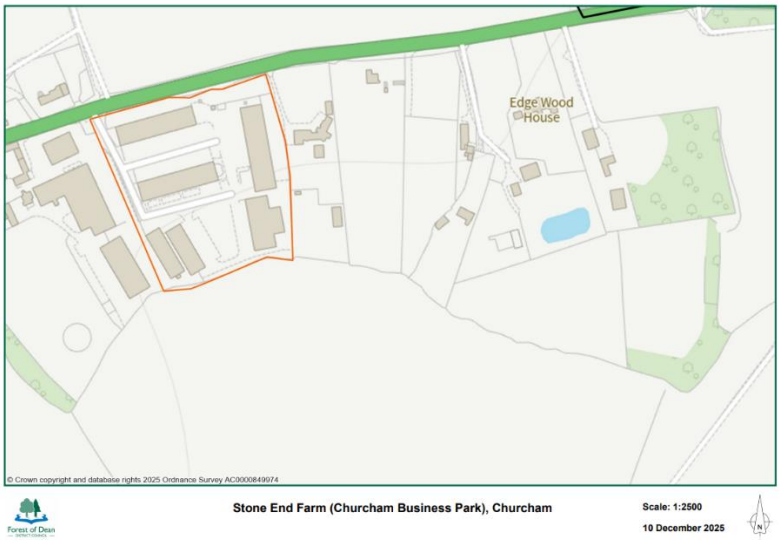
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	North of site is accessible from A40, south is off narrow lanes.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 to north of site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 comprises more than 50% of the site.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large expanse of open fields. Mature boundaries and trees. Farmstead in the middle of the site.	0
Land quality	Grade 3 (good to moderate) agricultural land.	–
Biodiversity - existing habitat	Nothing designated within 250m, but several LWS and SSI within 2km radius.	+
Could the site form a Green Infrastructure linkage between habitat fragments?	The site directly adjoins Ley Court wood, which could be extended across the site as a GI contribution.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A40.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Two Grade II listed buildings close to assessment area.	–
FoD Officers' conclusion:		
Access would be poor as it is just lanes in this area at the moment. Site is defined but not a logical development parcel, part of the open countryside. Remote from other areas and affected by flooding, could contribute as GI for another development but not for built development- consider only as potential Green Infrastructure.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**	

Leycourt Farm and Saint Hill

Site policy reference	**CHURCHAM 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Stone End Farm (Churcham Business Park)	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Business Centre	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.6 ha	Town centre by road	Ca. 7km to Gloucester City Centre.
Relevant Planning History	Planning policy AP.12	Primary School by road	1.6km to Churcham Primary School
		GP by road	Ca. 3.2km to Highnam Surgery
Relationship to DSB	Open Countryside	Public Transport	**Potential to access bus route?** Yes – along A48 **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 7km to Gloucester City. But this site is a small business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – direct access onto A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the business park leading into village centre and beyond. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not in flood zone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Hedgerow and tree growth along boundary to A40 creates an attractive screening.	++
Land quality	Grade 3 agricultural land, but the site is already constructed as a business park.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km. Dean's Wood (LWS) is some 600m to the north.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of steel clad units, which are uniform in pattern and have the appearance of agricultural poultry units. Very tidy and formal appearance. Any extension to this could be proportionate and in-keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed building (Stone End Farmhouse) is about 100m. away, however, it is separate from this site by existing buildings.	+
FoD Officers' conclusion:		
The site is a small business park which provides employment opportunities. Any extension to this would need to be in scale and character with the existing business park. The current site is small in scale, with excellent vehicular access and the buildings are quite agricultural (steel clad) in character. As an employment site, this meets SA criteria.		
Does the site meet SA criteria?	**MEETS SA CRITERIA for employment uses**	

Stone End Farm (Business Park), Churcham



Cinderford

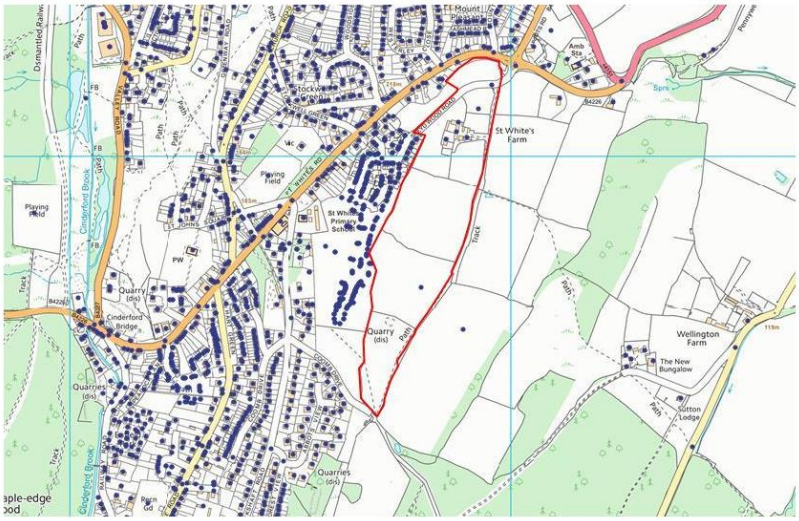
CINDERFORD 1	St Whites Farm #1
CINDERFORD 2	St Whites Farm #2
CINDERFORD 3	St Whites Farm #3
CINDERFORD 4	Land adjacent to St Whites Farm
CINDERFORD 5	Station St
CINDERFORD 6	Sneyd Wood Road
CINDERFORD 7	Rear of Colliers Court off Causeway Rd
CINDERFORD 8	Northern Quarter #1
CINDERFORD 9	Northern Quarter #2
CINDERFORD 10	Newtown Road Steam Mills
CINDERFORD 11	The Dilke
CINDERFORD 12	St Whites playing field (currently open space)
CINDERFORD 13	Valley Road
CINDERFORD 14	Land to the East of Coomb Drive, Ruspidge
CINDERFORD 15	Sneyd Wood/St Whites
CINDERFORD 16	Forest Vale Employment
CINDERFORD 17	Lightmoor Works (Sawmill), Near Cinderford
CINDERFORD 18	Foxes Bridge Road (former Mobility Aid/Adult Training Centre) Cinderford
CINDERFORD 19	Cricket Club, Cinderford
CINDERFORD 20	Valley Road (smaller site)
CINDERFORD 21	Forest High School and Leisure Centre

Site policy reference	**CINDERFORD 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	St Whites Farm #1	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield with former farm	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	7.26ha (217 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2020. Forms part of SHLAA 2023.	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes,, 226m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	–
Land quality	Classed as urban land despite being greenfield.	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highly sensitive to change.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

Access is available and it would be related to the existing settlement/development. Would have sustainable transport options. This is however a prominent greenfield site therefore there are landscape issues. Landscape with ecology would form main constraints. There may be parts of the site that could be developed around/ at former Farm. OPPORTUNITIES FOR MITIGATION: Provided that great care is given to the landscape by keeping development in line with the contour lines so that little/no development bridges the ridgeline and the introduction of appropriate soft landscaping, the site could be developed in part.	
Does the site meet SA criteria?	**WITHOUT MITIGATION: UNLIKELY TO MEET SA CRITERIA - retain as undeveloped, except existing buildings.** **WITH MITIGATION: NOT EXCLUDED BY SA CRITERIA**

St Whites Farm #1



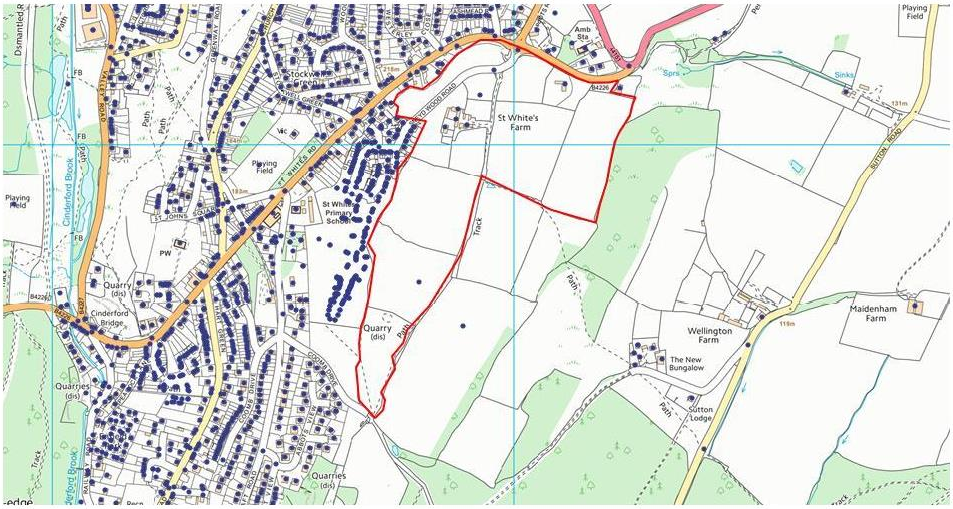
Site policy reference	**CINDERFORD 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	St Whites Farm #2 (larger site)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield with former farm.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17.8ha (534 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2020. Forms part of SHELAA 2025.	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes,, 226m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	–
Land quality	Mixture of urban land and Grade 4 (despite all of site being greenfield)	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highest point in Cinderford on a ridge. Highly sensitive to change.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
As above (St White #1) but potentially greater landscape impact and also ecology. Access is good, however, but landscape and ecology issues are likely to bring major constraints as this is probably the highest point in Cinderford.		

OPPORTUNITIES FOR MITIGATION: Provided that great care is given to the landscape by keeping development in line with the contour lines so that little/no development bridges the ridgeline and the introduction of appropriate soft landscaping, the site could be developed in part.

Does the site meet SA criteria?	**WITHOUT MITIGATION: UNLIKELY TO MEET SA CRITERIA - retain as undeveloped, except existing buildings.** **WITH MITIGATION: NOT EXCLUDED BY SA CRITERIA**

St Whites Farm #2

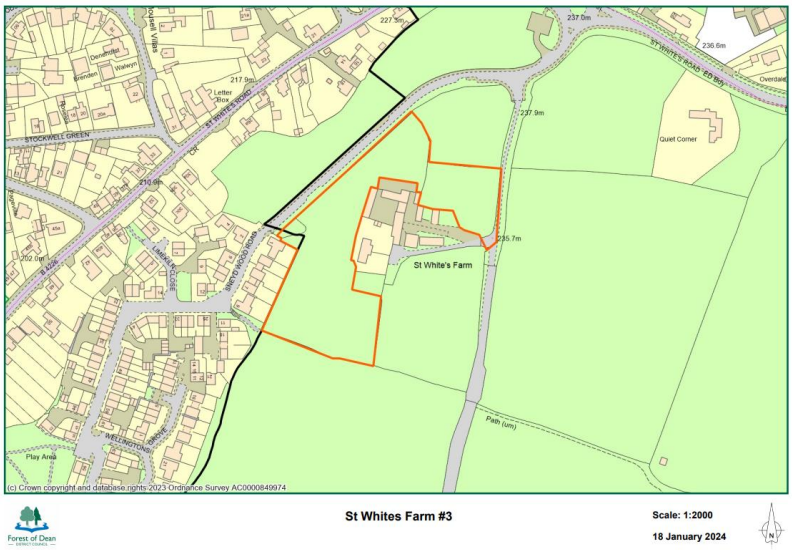


Site policy reference	**CINDERFORD 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	St Whites Farm #3	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.2ha (36 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHELAA 2025	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, ca. 226m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Sneyd Wood Road which connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Close to residential development on edge of town. Pavements leading to key services/facilities. Cycling would be along highway/estate roads.	+
Climate Change - Is there a flood risk?	Not within any floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Mature boundaries. Land associated with former farmstead.	–
Land quality	Classed as urban land despite being greenfield.	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield on urban edge of Cinderford. Land rises to the east and is visible, but mainly from the adjacent Sneyd Wood Road. Has a backdrop of the former farm building. However, if a small portion of the site (nearest the Sneyd Wood Road) was to be developed in conjunction with the northern side of the road, it could be designed to be in-keeping with the adjacent existing development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Access is available and it would be related to the existing settlement/development. Would have sustainable transport options. If developed in conjunction with the northern side of Sneyd Wood Road, some smaller form of development on this site could be appropriate in terms of character and appearance.		

Does the site meet SA criteria?	COULD MEET SA CRITERIA

St Whites Farm #3

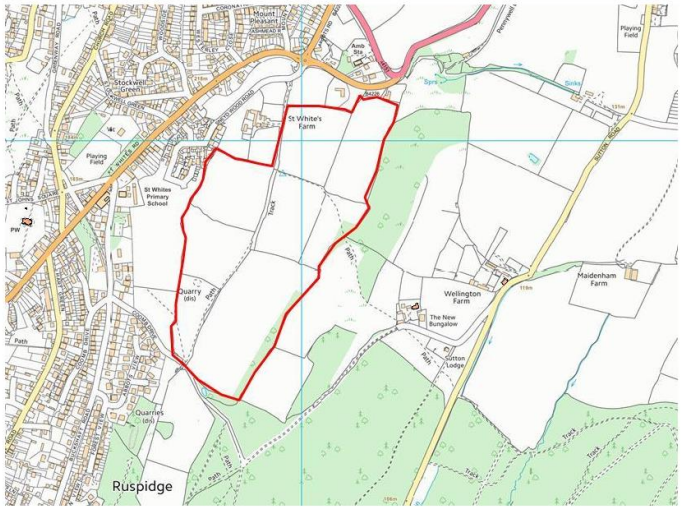


Site policy reference	CINDERFORD 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to St Whites farm	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	25.3ha (760 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2023 & SHLAA 2020 & P0932/08/FUL Erection of a new rugby clubhouse - Withdrawn.	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes,, 226m away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access could be gained from Sneyd wood Road (small estate road) onto B4226/A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	–
Land quality	Mixture of urban land and Grade 4 (despite all of site being greenfield)	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highest point in Cinderford on a ridge. Highly sensitive to change.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

This larger version of sites evaluated above is very prominent. It is connected to the town and includes an area laid out for a replacement sports pitch. More suited to open uses than development, which could include recreation, possibly constrained by ecology and landscape. OPPORTUNITIES FOR MITIGATION: Provided that great care is given to the landscape by keeping development in line with the contour lines so that little/no development bridges the ridgeline and the introduction of appropriate soft landscaping, the site could be developed in part.	
Does the site meet SA criteria?	**WITHOUT MITIGATION: UNLIKELY TO MEET SA CRITERIA - retain as undeveloped, except existing buildings.** **WITH MITIGATION: NOT EXCLUDED BY SA CRITERIA**

Land adjacent to St Whites Farm



Site policy reference	CINDERFORD 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Station Street	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	5ha (150-160 dwellings at 30 dwellings per ha)	Town centre by road	447m to Cinderford town centre
Relevant Planning History	Existing Allocation AP.33. SHELAA 2025	Primary School by road	1.07ha to Forest View Primary School
		GP by road	470m to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	332m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Well connected to town and links beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development in suburban location. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible,	++
Climate Change - Is there a flood risk?	Not within any floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former industrial units onsite with no significant environmental features.	++
Land quality	Urban (Previously Developed Land)	++
Biodiversity - existing habitat	Linear Park LWS within 250m and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Derelict brownfield site with former industrial buildings on it. Redevelopment would improve character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Would be an improvement in the appearance of the site, and remediation of the land is positive. Access and potential sustainable transport options are good. Useful to see developed the big issue will be viability- retain allocation but needs support to develop. Access to service and transport is good. Biodiversity needs to be taken into account. Potential loss of employment site but alternatives close by.		
Does the site meet SA criteria?	**MEETS SA CRITERIA - retain allocation and commitment**	

Station Street

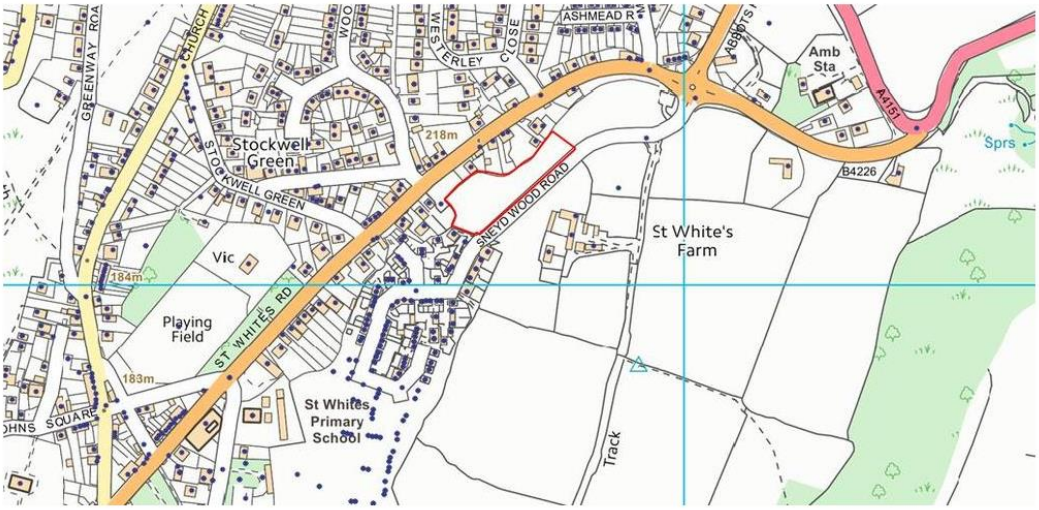
Site policy reference	CINDERFORD 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sneyd Wood Road	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.58ha (17 dwellings at 30 dwellings per ha)	Town centre by road	918m to Cinderford town centre
Relevant Planning History	Allocated land AP.35 P1883/21/FUL application for 11 dwellings - pending consideration. SHLAA 2009	Primary School by road	ca. 200m. to St Whites Primary School
		GP by road	2.6km to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.22km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Scrubby (cleared) parcel of land with some hedgerows and few trees, adjacent to residential development.	–
Land quality	Urban	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of cleared land adjacent to residential development. Site is elevated, but views would be limited.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

Site has access and sustainable transport options. Well connected to existing residential development. Small allocated site could be prominent and could also form better entrance to estate. Good access to transport and services. Design needs to be carefully considered, as does biodiversity and landscaping.

Does the site meet SA criteria?	**MEETS SA CRITERIA - retain as allocated site.**

Sneyd Wood Road



Site policy reference	**CINDERFORD 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Rear of Colliers Court (incl. former football ground), Causeway Road.	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Playing field	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.47ha (74 dwellings at 30 dwellings per ha)	Town centre by road	432m to Cinderford town centre
Relevant Planning History	Allocated land AP.34 (for housing and allow FC to relocate)	Primary School by road	118m. to Forest View Primary School
		GP by road	1.6km to Cinderford Health Centre
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes 85m from Bus Station **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.32km to Forest Vale Industrial Estate

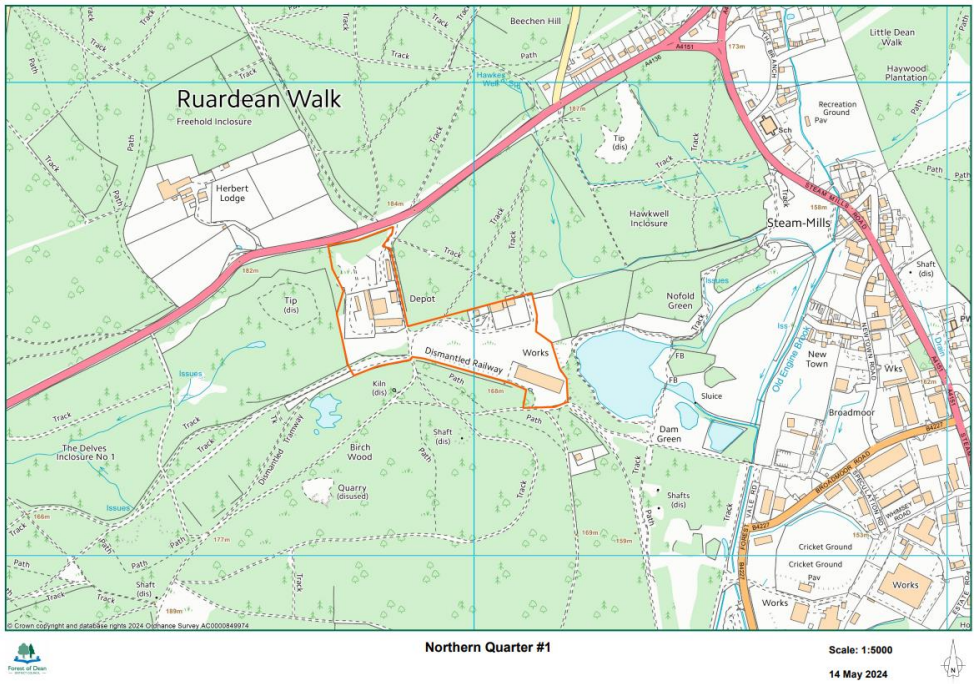
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycling routes (although relief may become an issue accessing the wider forest area).	+
Climate Change - Is there a flood risk?	Not within any floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Amenity grassland/recreational playing field.	0
Land quality	Urban	+
Biodiversity - existing habitat	Heywood Inclosure LWS some 250m away and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development would remove playing field from community use, but would be replaced elsewhere. Loss of open space.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Loss of a recreational area. Good access to transport and services. Sustainable location. Needs some open space in recognition of current use, also FC to be replaced if moved. Could form mixed use site...some housing and some recreational land. Expands that site to the west. Land to the south which is Causeway Rd, housing potential for housing site to the south.		
Does the site meet SA criteria?	**MEETS SA CRITERIA - retain as allocated site.**	

Rear of Colliers Court (including former football ground)

Site policy reference	**CINDERFORD 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Northern Quarter #1, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield – factories/business units	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	8.1ha (employment)	Town centre by road	Ca.2km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action. SHLAA 2007	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes, bus stop at A4136 and Steam Mills. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 300m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access of A4136. Connected to remainder of town and close to main routes beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking routes and cycling would be along highway.	+
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Factories/business units and associated hardstanding, surrounded by woodland and vegetation.	++
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Within Linear Park LWS, Hawkwell Inclosure is adjacent and several LWS and RIGs within 2km.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to join woodland areas to east and west.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Existing factory and business units with associated hardstanding, surrounded by woodland. Intensification of site would need to be within the existing boundaries.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Retain as employment generating uses within the existing boundaries. Sustainable location but complex of ecology issues.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – retain as employment generating site.**	

Northern Quarter 1, Steam Mills



Site policy reference	CINDERFORD 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Northern Quarter #2, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield and some woodland	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.7ha (230 dwellings at 30 dwellings per ha)	Town centre by road	1.7km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action Plan (which also has permission approved incl. demolition of buildings, mixed use development including college, 195 dwellings, hotel and employment - partly implemented).	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre. 928 m to Forest of Dean Community Hospital
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, bus stop at Glos College and Steam Mills Rd. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	271m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Connected to remainder of town and close to main routes beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking and cycling routes.	+
Climate Change - Is there a flood risk?	There is an area of Floodzone 2 and 3 passing close to eastern boundary of site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Woodland, trees and highly vegetated.	0
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Within Linear Park LWS, Hawkwell Inclosure 40m away and several LWS and RIGs within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to join woodland areas to east and west.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Vegetated/wooded land, which requires careful design, excellent landscaping and biodiversity enhancements.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

In a sustainable location, but complex ecological issues which have to be addressed. Must be developed as an enhancement - will need high standard of design and use of open space.
Does the site meet SA criteria? **COULD MEET SA CRITERIA - retain as committed site by way of valid permission.**

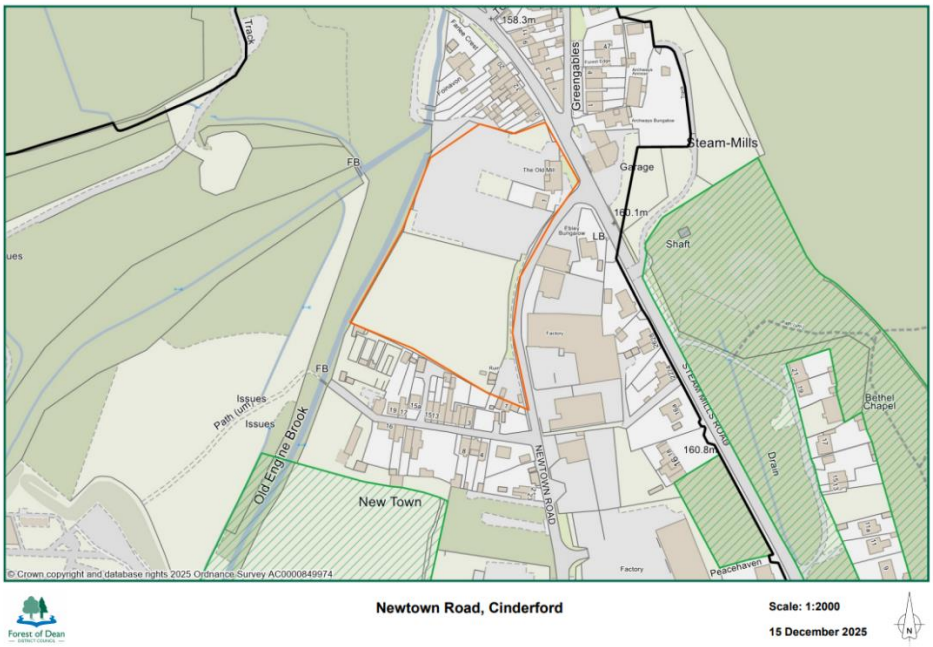
Northern Quarter 2, Steam Mills

Site policy reference	**CINDERFORD 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Newtown Road, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield/Industrial	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.33ha (39 dwellings at 30 dwellings per ha)	Town centre by road	1.7km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action Plan. SHLAA 2008	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre. 921 m to Forest of Dean Community Hospital
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes, bus stop at Glos College and Steam Mills Rd. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjoins Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Connected to remainder of town and close to main routes beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking and cycling routes.	+
Climate Change - Is there a flood risk?	There is an area of Floodzone 2 and 3 adjoining western boundary. Groundwater Vulnerability Minor.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Previously developed land (partly demolished), large mill building, hardstanding.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Linear Park LWS 50m away, Hawkwell Inclosure LWS 430m away and several LWS and RIGs within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Brownfield, former industrial site, adjoining mixed uses. Development would improve character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

Sustainable location and it is preferable to develop brownfield land as opposed to greenfield. Viability may be an issue. Whatever end use the site needs to improve the east edge of the NQ and accommodate the retention of the Mill building and probably access to the rest of the NQ. Would be a great visual improvement to the appearance of this brownfield site and opportunity to incorporate landscaping and biodiversity enhancement. the site is allocated for housing as part of the NQ but is currently used in connection with adjoining employment.
Does the site meet SA criteria? **COULD MEET SA CRITERIA - retain, potential for development as part of northern quarter.**

Newtown Road, Steam Mills

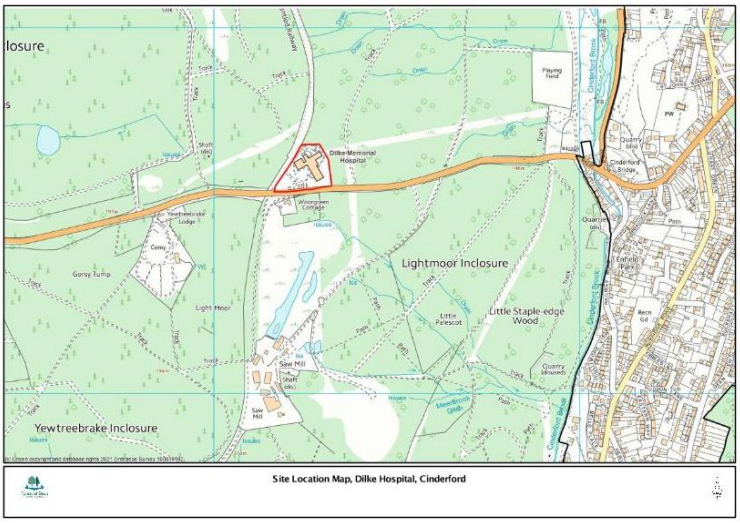


Site policy reference	**CINDERFORD 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	The Dilke	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield, Community Hospital	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.3ha (39 dwellings at 30 dwellings per ha)	Town centre by road	2.9km to Cinderford town centre
Relevant Planning History	Hospital replaced by new facility.	Primary School by road	1.5km to St Whites Primary School
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Outside/open countryside	Public Transport	**Potential to access bus route?** Yes, but bus stop next to site may not be retained when no longer a hospital. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.1km to Forest Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is adjacent to the B4226 running between Coleford and Cinderford and beyond but isolated from both.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Outside of settlement, public footpath and adjoins recreational cycle route.	+
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Previously developed land, currently a hospital with associated buildings, structures and hardstandings. Surrounded by forestry.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to woodland beyond.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Previously developed land (hospital). The main building has some historical features, but has been extended significantly with modern less attractive constructions. There could be some potential to improve the overall character of the site with sensitive design and landscaping.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed bridge adjacent to the site.	0
FoD Officers' conclusion:		

Building and curtilage will need to find suitable alternative use appropriate to location. Not suitable for some uses requiring close proximity to settlement.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA - with appropriate use, considered dedicated LP policy.**

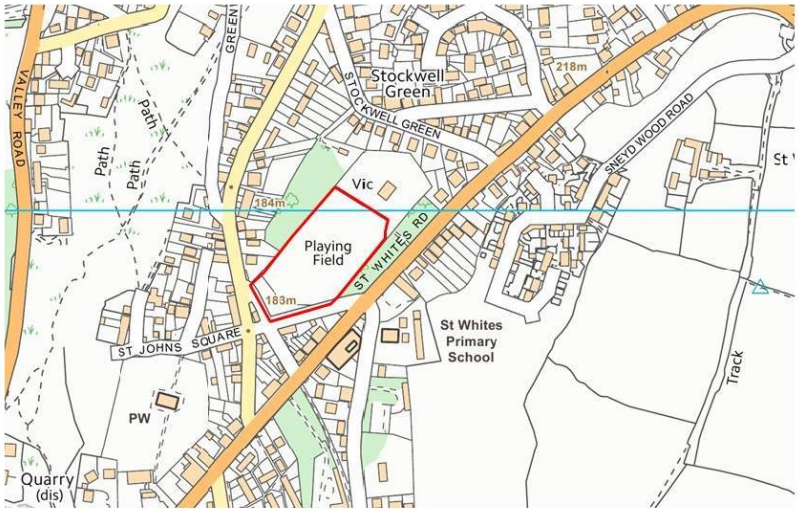
The Dilke



Site policy reference	**CINDERFORD 12**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	St Whites playing field (currently open space)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Playing field, recreational	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.23ha (37 dwellings at 30 dwellings per ha)	Town centre by road	1.29km to Cinderford town centre
Relevant Planning History	SHLAA 2024 & 2008. Protected by current LP policies.	Primary School by road	111m to St Whites Primary School
		GP by road	2.3km to Valley Health Centre, Cinderford
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.97km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is accessed by class 2 and 3 highways.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access.	+
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	No significant features. Open flat green playing field. Protected by current LP policies.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Recreation area which has a functional and visual amenity value. Development would adversely impact on character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	St Johns Church is 90m away. No archaeological interest.	0
FoD Officers' conclusion:		
Semi formal open space within town of considerable visual and functional value.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA - for development but desirable to retain/protect as open area.**	

St Whites playing field (open space)

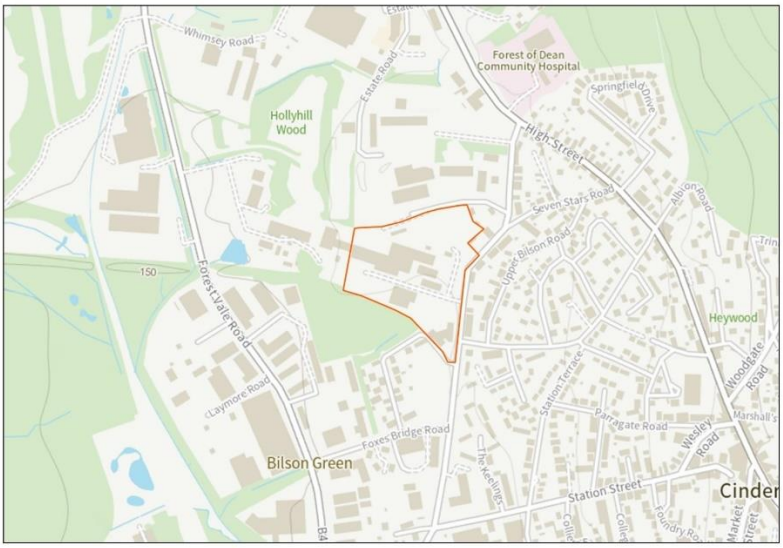


Site policy reference	**CINDERFORD 13**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Valley Road	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.5ha but partly developed (50dwellings at 30 dwellings per ha)	Town centre by road	565m to Cinderford town centre
Relevant Planning History	AP. 37 Allocation. SHLAA 2024, 2023, 2022, 2008 P01175/18: Erection of a medical centre with linked ancillary works and site clearance. Also P0577/20/OUT housing and employment	Primary School by road	1.6km to Steam Mills Primary School
		GP by road	The site includes Cinderford health centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, Valley Rd is a bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to the Cinderford Industrial area

Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is accessed by class 2 and 3 highways.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access.	+
Climate Change - Is there a flood risk?	Not in a floodzone. Some surface water issues.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former industrial site. Partly developed (new health centre). Ancient woodland to south, which needs to be avoided.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Could link into woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Brownfield former industrial estate, now partly developed with health centre. Development would improve character and allow for remediation (contamination).	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		
Would remediate a derelict area of unused land therefore would be more beneficial than developing a greenfield site. The surrounding existing industrial use could have an impact upon living conditions. Access is good and sustainable transport possible. Current outline application may improve the area and any development needs to good previously developed site- will be a committed site when pp is granted, LP to allocate to reflect this. Good re-use of brownfield site		

and has the potential to introduce landscaping to benefit the environment. Good access to services and public transport. Need to be mindful of surface water, but could incorporate SUDS as part of the landscaping scheme for betterment to biodiversity and general design. Surrounding uses could have an adverse impact on dwellings (noise, etc.). The site was allocated as a mixed site, then the new medical centre came forward and switched the commercial/ res parts in a way that was considered to be acceptable. Some infrastructure and contamination issues.	
Does the site meet SA criteria?	**MEETS SA CRITERIA - retain as allocation.**

Valley Road

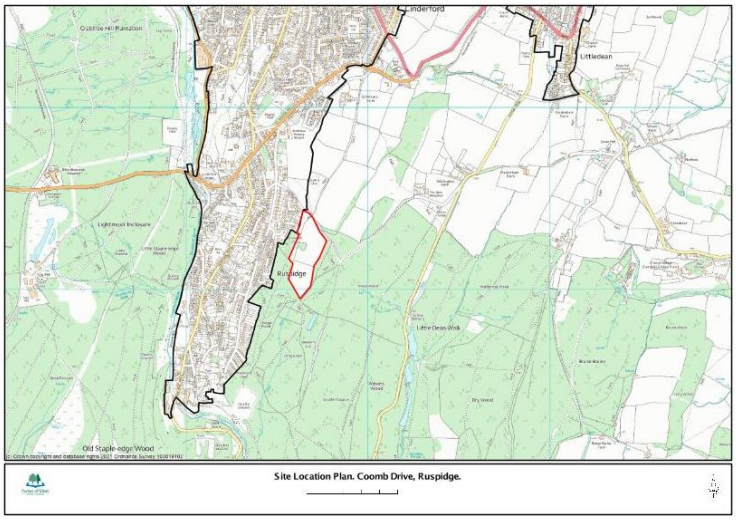


Site policy reference	CINDERFORD 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the east of Coombs Drive, Ruspidge	Is the site SAC?	No
Parish	Ruspidge	Is the site SSSI?	No
Existing Use	Greenfield/Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.42ha (162 dwellings at 30 dwellings per ha)	Town centre by road	2.1km to Cinderford town centre
Relevant Planning History	SHLAA 2009	Primary School by road	460m to St Whites School Primary School
		GP by road	2.9km to Valley Road Health Centre, Cinderford
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** No, but in walking distance
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.8km to Forest Vale Industrial Estate, Cinderford

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. The site could be accessed through estate roads or Coomb Drive, which is a poor lane.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on nearby estate roads leading to Cinderford town centre, but cycling may be hindered by relief of the land.	0
Climate Change - Is there a flood risk?	Not in a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield surrounded by woodland. Ground level rises. Adjacent to former quarry.	–
Land quality	Non-agricultural classification, although it is a parcel of greenfield.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is adjacent to a former quarry and is close to the Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to woodland surrounding site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Parcel of greenfield with ground level rising and surrounded by woodland. Adjacent to former quarry. Residential dwellings to the east, but not well connected visually owing to strip of woodland. Development would have adverse impact on character.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+

FoD Officers' conclusion:	
Site adjoins SAC and is not well related nor easily accessible from existing development.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**

Land to the East of Coombs Drive



Site policy reference	**CINDERFORD 15**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Sneyd Wood/St Whites	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Undeveloped land (part of a larger site with permission)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.97ha (59 dwellings at 30 dwellings per ha)	Town centre by road	Ca.1km to Cinderford town centre
Relevant Planning History	P1435/09/FUL – Erection of 169 dwellings – Permitted. Forms part of SHELAA 2023 & 2022. SHLAA site 2007	Primary School by road	Adjacent to St Whites School Primary School
		GP by road	Ca.2.7km to Valley Road Health Centre, Cinderford
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** No, but in walking distance
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.7km to Forest Vale Industrial Estate, Cinderford

Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site could be accessed through new development to the north.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on nearby estate roads leading to Cinderford town centre. Cycling would be through estate roads leading into Cinderford town centre.	0
Climate Change - Is there a flood risk?	Not in a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Part of a larger existing development with planning permission for development including open space, which has not yet been completed. Land therefore remains 'left-over'.	+
Land quality	Non-agricultural classification.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is close to a Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Adjoins land to the north which has been recently developed but not completed. The majority of this site had permission to be built out but it was not completed and therefore remains as greenfield adjacent to housing and the St Whites Primary school playing fields. Whilst Coomb Drive is to the south, this is a narrow track and there are limited views of the site from that direction. Development of this land would not be out of keeping with its immediate surroundings, particularly the housing estate to the north.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+

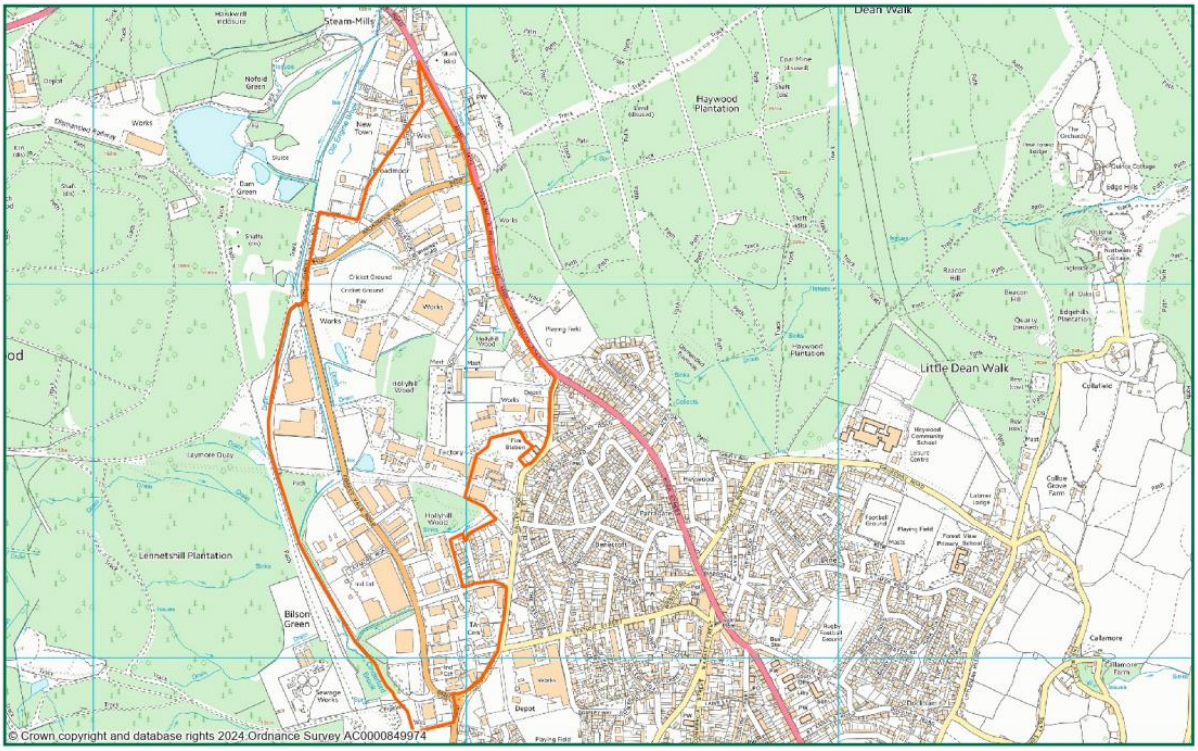
FoD Officers' conclusion:	
Site adjoins a recently developed area of housing and a school with access available. The majority of the site had permission for development (including open space) but wasn't completed. Can provide good connections to nearby facilities and wider network. Some ecology issues.	
Does the site meet SA criteria?	**MEETS SA CRITERIA**

Sneyd Wood/St Whites

Site policy reference	**CINDERFORD 16**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Forest Vale Industrial Estate	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Employment – Industrial Estate	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	69ha employment land	Town centre by road	Within 500m. to Cinderford town centre
Relevant Planning History	AP.36 Applications for individual sites within.	Primary School by road	Adjacent to Steam Mills Primary School
		GP by road	Medical Centre is within site
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes, bus stop within the site. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is the Forest Vale Industrial Estate

Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is good along Forest Vale Road and Steam Mills.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on estate roads leading to Cinderford town centre. Cycling would be through estate roads leading into Cinderford town centre.	+
Climate Change - Is there a flood risk?	Some areas are following the brook along the western boundary and are flood zone 3.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large industrial estate comprising many different types of buildings of differing ages and styles. Access roads. Fire Station, Medical centre, playing fields (cricket) and some small portions of housing. Bounded by highways.	+
Land quality	Non-agricultural classification.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is close to a Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large industrial estate comprising many different types of buildings of differing ages and styles. Access roads. Fire Station, Medical centre, playing fields (cricket) and some small portions of housing. Bounded by highways. Increased industrial buildings would not be out of place on the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		
Site is a large industrial area with a character as such. Any further development for industrial/employment uses would not be out of character. Sustainable location for employment use.		
Does the site meet SA criteria?	**MEETS SA CRITERIA for employment uses**	

Forest Vale Industrial Estate

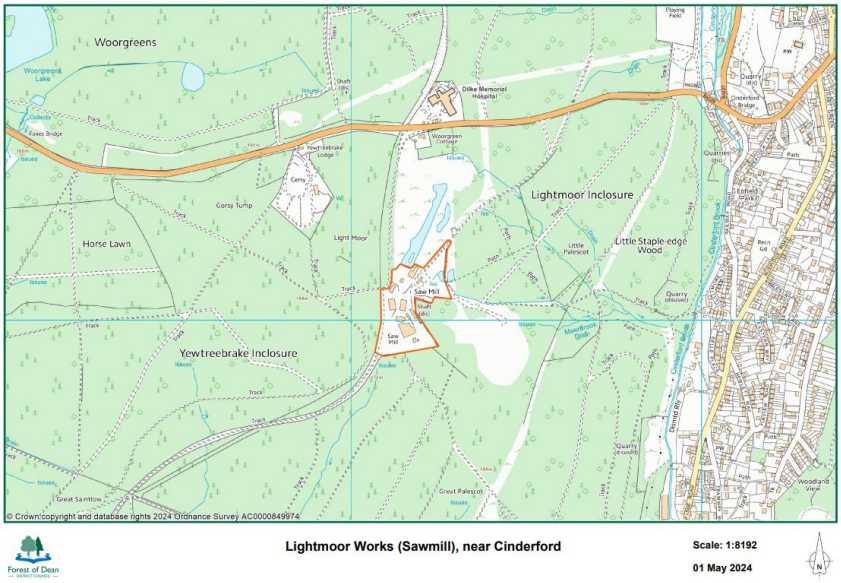


Site policy reference	CINDERFORD 17	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lightmoor Works (Sawmill)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield, Sawmill	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.69ha	Town centre by road	Ca. 2.9km to Cinderford town centre
Relevant Planning History	AP.20 SHLAA 2007	Primary School by road	Ca. 1.5km to St Whites Primary School
		GP by road	Ca. 2.7km to Cinderford Health Centre
Relationship to DSB	Outside/open countryside	Public Transport	**Potential to access bus route?** Yes, but bus stop next to site may not be retained when no longer a hospital. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca.2.1km to Forest Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is along a track off the B4226 running between Coleford and Cinderford and beyond but isolated from both.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Outside of settlement, public footpath and adjoins recreational cycle route.	+
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Existing large buildings on site and the surrounding land used for stacking timber. The site is compact and surrounded by forest woodland, making it a very secluded location.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to woodland beyond.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Previously developed land. It was a colliery, but has been used as a sawmills for many years now. Existing large buildings on site and the surrounding land used for stacking timber. The site is compact and surrounded by forest woodland, making it a very secluded location.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II listed former pump house in on the site. It is on the buildings at risk register.	–

FoD Officers' conclusion:	
Very isolated location within the forestry land, which makes it a perfect place for this type of noisy employment use, but is not a sustainable location for other uses.	
Does the site meet SA criteria?	**MEETS SA CRITERIA – as current employment site**

Lightmoor Works (Sawmill)



Site policy reference	**CINDERFORD 18**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Foxes Bridge Road (former Mobility Aid/ Adult Training Centre), Cinderford	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.7ha (21 dwellings at 30 dwellings per ha)	Town centre by road	Ca. 500-600m to Cinderford town centre
Relevant Planning History	SHLAA 2008	Primary School by road	1.5km to Forest View Primary School
		GP by road	Adjacent to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, on Valley Road **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Forest Vale

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Well connected to town and links beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development and some employment sites in suburban location. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible.	++
Climate Change - Is there a flood risk?	Not within any floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former industrial units onsite with no significant environmental features. Adjacent to residential housing.	++
Land quality	Urban (Previously Developed Land)	++
Biodiversity - existing habitat	Linear Park LWS within 380m and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Vacant brownfield site. The previous building has been demolished, leaving a large swathe of concrete surfacing. Redevelopment would improve character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Would be an improvement in the appearance of the site, and remediation of the land is positive. Highly sustainable location. Useful to see developed as employment again or even as housing given the fact that the site is adjacent to existing housing. Access to services and transport is good. Biodiversity needs to be taken into account. Potential loss of employment site if used for housing, but there are large areas of employment sites still available nearby.		
Does the site meet SA criteria?	**MEETS SA CRITERIA for both housing and employment**	

Foxes Bridge Road (former Mobility Aid/Adult Training Centre), Cinderford

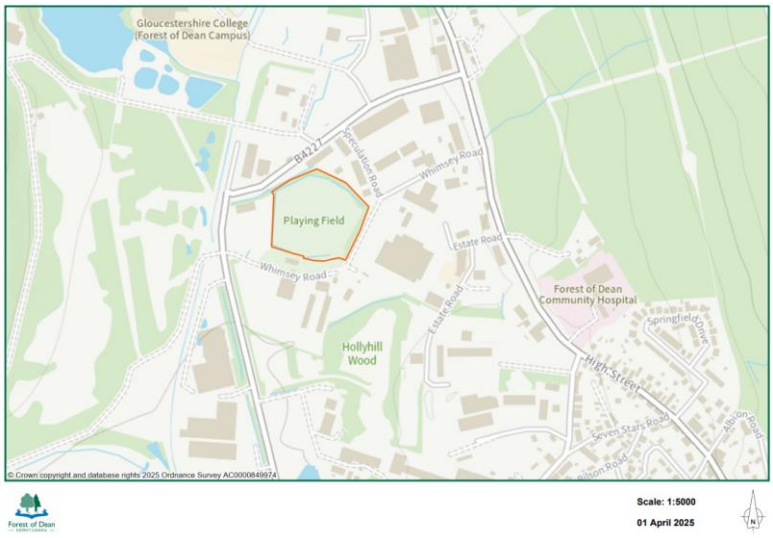
Site policy reference	**CINDERFORD 19**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Cricket Club Playing Field, Cinderford	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Cricket playing field	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.4ha	Town centre by road	Ca. 1.6km to Cinderford town centre
Relevant Planning History	AP.36 Intensification of Employment	Primary School by road	Ca. 1.2km to Forest View Primary School
		GP by road	Ca. 1.4km to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, 1.6km to Station Road. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Inside Forest Vale industrial estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Accessed off Whimsey Road, which leads onto Forest Vale Road and is well connected to town and links beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Within a large employment area on the edge of Cinderford town. to residential development and some employment sites in suburban location. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible.	++
Climate Change - Is there a flood risk?	Floodzone 2	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Cricket pitch. Important Open Area and Recreation Space. Bounded by a mix of fencing and hedging/trees.	0
Land quality	Non-Agricultural	+
Biodiversity - existing habitat	Linear Park LWS within 380m and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Important Open Area and Recreation Space. However, the site is bounded on all sides by existing industrial buildings and is barely visible from the adjacent highways (set back with some scrub/hedging). The loss of the green cricket pitch would not harm the character of the area. However, a replacement cricket pitch would need to be provided in the town for both recreational and landscape purposes.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		

Housing would be inappropriate in this location, owing to the industrial buildings surrounding the site. However, this is a highly sustainable and appropriate location for employment uses, or other types of recreational uses. Although this is an IOA, the loss of the green space would not unduly harm the character of the area, however, the loss of the recreation/sport field would be harmful (for health/recreation) and therefore if this site were to be used for employment purposes, it is imperative that the cricket ground is relocated in a suitable location near Cinderford town centre. Flooding could be an issue and therefore any employment/recreation use would need to be designed to mitigate/accommodate the potential for flooding.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA for employment or recreation (provided Cricket ground is relocated)**

Cricket Club Playing Field, Cinderford

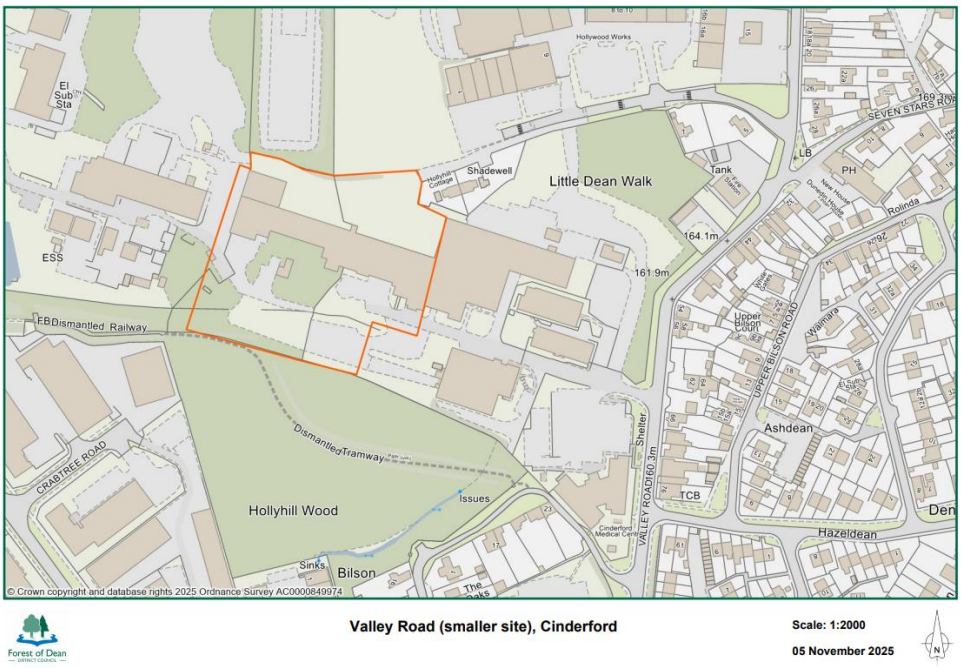


Site policy reference	**CINDERFORD 20**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Valley Road (smaller site)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.4ha 42 dwellings (at 30 dwellings per ha)	Town centre by road	565m to Cinderford town centre
Relevant Planning History	SHELAA 2025 Adjacent to site - AP. 37 Allocation. Shlaa 2008 and P0175/18: Erection of a medical centre with linked ancillary works and site clearance. Also P0577/20/OUT housing and employment – approved and constructed in part	Primary School by road	1.6km to Steam Mills Primary School
		GP by road	The site is adjacent to Cinderford health centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, Valley Rd is a bus route **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to the Cinderford Industrial area

Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is accessed by class 2 and 3 highways. Access would be through neighbouring site or to the northeast leading onto Valley Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access.	+
Climate Change - Is there a flood risk?	Not in a floodzone. Some surface water issues.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former industrial site. Ancient woodland to south, so would need to be avoided.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Could link into woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Brownfield former industrial estate. Development would improve character and allow for remediation (contamination).	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		
Would remediate a derelict area of unused land therefore would be more beneficial than developing a greenfield site. The surrounding existing industrial use could have an impact upon living conditions. Access is good and sustainable transport possible. Good re-use of brownfield site and has the potential to introduce landscaping to benefit the		

environment. Good access to services and public transport. Need to be mindful of surface water, but could incorporate SUDS as part of the landscaping scheme for betterment to biodiversity and general design.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**

Valley Road (smaller site), Cinderford



Forest of Dean

Valley Road (smaller site), Cinderford

Scale: 1:2000

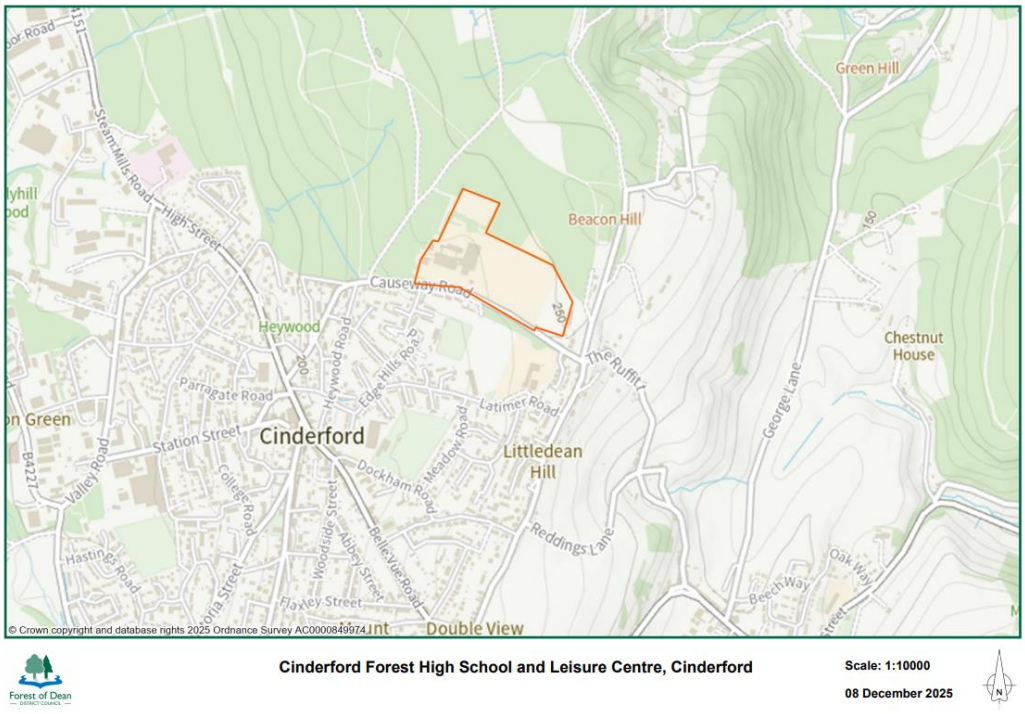
05 November 2025

Site policy reference	**CINDERFORD 21**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Cinderford Forest High School and Leisure Centre	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Education/Recreation. School, Leisure Centre and Playing field	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	8.6ha (258 dwellings at 30 dwellings per ha)	Town centre by road	667m to Cinderford town centre
Relevant Planning History	Nothing relevant.	Primary School by road	608m. to Forest View Primary School
		GP by road	1500m to Cinderford Medical Centre. 1220 m to Cinderford Community Hospital.
Relationship to DSB	Outside but adjacent to SB	Public Transport	**Potential to access bus route?** Yes 862 m from Bus Station **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low Risk Area	Employment Area (direct line)	1.289km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good onto Causeway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycling routes accessing the wider forest area. Public right of ways are within close proximity to site.	+
Climate Change - Is there a flood risk?	Groundwater Vulnerability Major. Risk of flooding from surface water.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mix of existing school buildings, leisure centre, gymnasiums, swimming pool, fitness gym buildings, areas of hardstanding and parking, astro turf pitch, tennis courts and large recreational sports playing field, serves both the school and the Leisure centre. The site is bounded by woodland to the northeast and southwest. There are a scattering of houses situated to the west of the playing field. Most of the existing built form is situated adjacent to the site. The school/leisure centre site has relatively open views across the site to the highway, there is some mature hedgerow and tree screening abutting the recreation ground adjacent to the highway. The woodland dominates behind the site. The site gently slopes from the east.	0
Land quality	Non agricultural	0
Biodiversity - existing habitat	Heywood Enclosure LWS some 163m away and several other LWS and Regionally Important Geological site within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Has some potential with existing hedgerows and woodland area to rear of site.	+

Character (built and natural) - Could development harm or enhance the character of the area?	Development would result in loss of existing buildings, but could be replaced with high quality design buildings which enhance the area.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Loss of community facilities and recreation space would need to be replaced if removed. Good access to transport and services. Sustainable location. Immediately adjacent to the Settlement boundary. Landscaping, surface water and ecology harm would need to be mitigated.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA provided school and community facilities are replaced/relocated.**	

Cinderford Forest High School and Leisure Centre, Cinderford



Coleford (including Berry Hill, Christchurch & Cannop)

COLEFORD 1	Land north of Coalway Rd, Coalway
COLEFORD 2	Lower Berry Hill
COLEFORD 3	Land at Ellwood Road, Milkwall
COLEFORD 4	Land at Poolway Farm
COLEFORD 5	Poolway Farm extension
COLEFORD 6	Poolway Farm and Land to the North
COLEFORD 7	Kings Meade
COLEFORD 8	North Road, Broadwell
COLEFORD 9	Bixhead Walk/Jugshole Pool
COLEFORD 10	Site at the end of Victoria Road
COLEFORD 11	Newland St
COLEFORD 12	Staunton Road, larger site (Adjacent to Buchanan Avenue)
COLEFORD 13	The Great Oaks
COLEFORD 14	Land south of Poolway Road
COLEFORD 15	Maze Walk, Berry Hill
COLEFORD 16	Broadwell Farm
COLEFORD 17	Staunton Road
COLEFORD 18	South of Railway Drive
COLEFORD 19	Five Acres
COLEFORD 20	Land off B4228, Coleford
COLEFORD 21	Tufthorn Industrial Estate
COLEFORD 22	Cannop Depot & Cycle Centre
COLEFORD 23	Land adjacent Forest of Dean Golf Club (Site 1), Lords Hill, Coleford
COLEFORD 24	Land adjacent Forest of Dean Golf Club (Site 2), Coalway Road, Coalway
COLEFORD 25	Land adjacent (east) of Forest of Dean Golf Club (Site 3), Coalway
COLEFORD 26	Land adjacent (east) of Forest of Dean Golf Club (Edenwall) (Site 4), Coalway
COLEFORD 27	Land adjacent Forest of Dean Golf Club (Site 5), Station Road, Palmers Flat
COLEFORD 28	Land to the rear of Rosewarne (No. 6 Cinderhill), Coleford
COLEFORD 29	Broadwell Farm (land to rear of Memorial Hall), Broadwell
COLEFORD 30	Land north of Pingry Farm Business Park, Coleford
COLEFORD 31	Land at Parkend Walk, Coalway

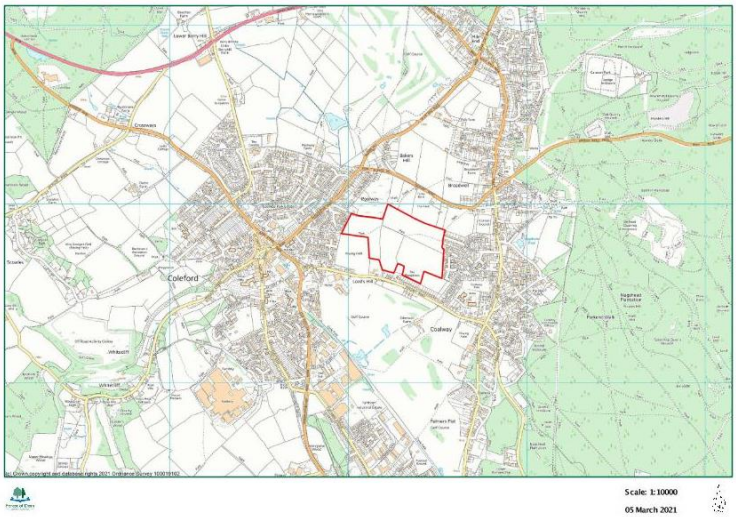
COLEFORD 32	South field between Grove Road and Marians Walk, Christchurch
COLEFORD 33	Owen Farm, Coleford
COLEFORD 34	Land east of Harpers Close, Coalway Road
COLEFORD 35	Robin Hood, Staunton Road, Coleford
COLEFORD 36	Owen Farm (West), Coleford (Smaller site)
COLEFORD 37	Poolway Farm extension (smaller)

Site policy reference	**COLEFORD 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land North of Coalway Rd, Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	14.1852ha / 423 dwellings (at 30 per ha)	Town centre by road	ca. 600m from Coleford town centre
Relevant Planning History	SHELAA 2024 & 2020. Coleford Locally Valued Landscape Designation (AP 64). Coleford NDP	Primary School by road	ca. 700m from Coalway community infant/junior school
		GP by road	0.8km to existing Coleford GP (ca. 1.5km to new future GP site)
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	ca.570m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access to site off main highway route through Coalway and Coleford connecting to the town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths through site and pavements leading to town centre. Potential to cycle (could connect to cycle tracks).	+
Climate Change - Is there a flood risk?	Not in any floodzones.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site represents valued open space bounded by built up areas. It is prominent and quite exposed on high ground between Coleford and Coalway.	– –
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	There is a SSSI ca 1.3km away and woodland to the north.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site already provides a GI link for recreational use, and with some habitat enhancement work could also for biodiversity. It would not provide a linkage between habitat fragments however, as the site is surrounded by built up areas and main roads.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is included in the Coleford Locally valued landscape designation (AP 64), and has been described in the AP as "An area of largely undeveloped land will be protected from development that would detract from the open setting of Coleford".	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed buildings within 300-500m, some mining history.	0
FoD Officers' conclusion:		
Whilst a sustainable location close to services, development of this site would result in loss of high value amenity area. By developing this site you would merge the town of Coleford with Coalway and lose distinctiveness. Landscape and		

character would be severely affected by development in this area or most other areas in the area between Coleford and its satellites. Whitehall Farm is near (grade II), some mining history.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA** - best retained as existing uses.

Land north of Coalway Road

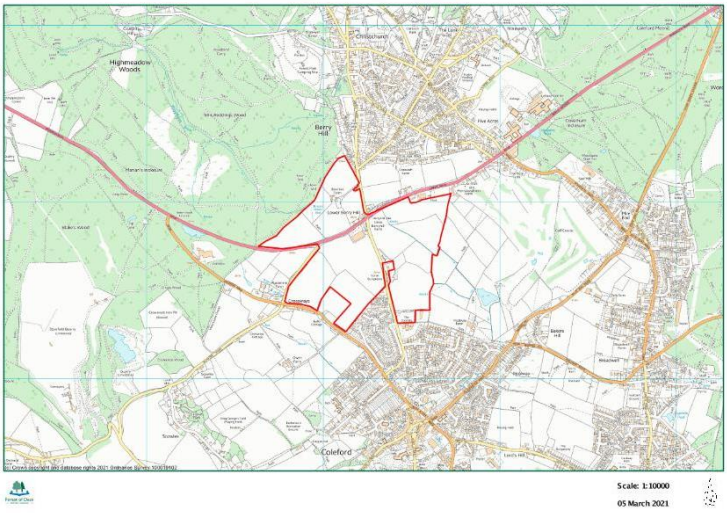


Site policy reference	**COLEFORD 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lower Berry Hill	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural and golf course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	50.152ha / 1504 dwellings (at 30 per ha)	Town centre by road	ca. 600m from Coleford town centre
Relevant Planning History	SHELAA 2025, 2024, 2020 and 2022. Coleford Locally Valued Landscape Designation (AP 64). Wye Valley National Landscape. Coleford NDP	Primary School by road	ca. 800m from Coalway community infant/junior school
		GP by road	0.9km to Coleford existing GP but new future GP site is within assessment area.
Relationship to DSB	Adjoining Coleford DSB to south and adjoining Berry Hill DSB to north.	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1200m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access to site off main highway routes connecting Berry Hill to Coleford Town Centre and the A4136 dissects the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has PRoW's on either side and directly adjoins woodlands to the west. It is close to the new development at Berry Hill and 900m from Coleford's town centre, which are both walkable distances. Cycling potential.	++
Climate Change - Is there a flood risk?	Not in any floodzones.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mainly open greenfield land with some mature boundaries, and limited buildings.	– –
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	SSSI within 1.3km and several RIG and LWS sites within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could achieve GI corridors from wooded areas to the west and east of the site, although the site contains a major road corridor which will be hazardous to migrating wildlife.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Mainly open greenfield land with some mature boundaries, and limited buildings. The site is in partially within the Wye Valley Area of Outstanding Natural Beauty and the remainder is included in the Coleford Locally Valued Landscape. Topography is undulating, creating a 'bowl' to the south. The site is very prominent from a number of locations and provides much of the landscape setting for Coleford.	– –
Heritage - Does the site include a listed building or fall within the setting of a	The site adjoins the Coombs nursing home on its southernmost boundary, which is a listed building.	–

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Good access to transport and services. However, development would bring harm to landscape, biodiversity and distinctiveness of the area. Possibly most prominent area of landscape around Coleford includes part of the Wye Valley National Landscape which along with its setting must be protected from major development, and needs to be seen in context of current Lower Lane development and landscape notes with that appeal. Broadly sustainable location but retaining it undeveloped allows Berry Hill and Coleford to be separate- development of this area would join them and would remove the feel that this is still a rural area and destroy the setting of Coleford town. An important open space/ landscape area in sloping, undulating terrain. May accommodate some minor change but overall is best a strategic open area with appropriate uses.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA** - best regained as existing uses.	

Lower Berry Hill

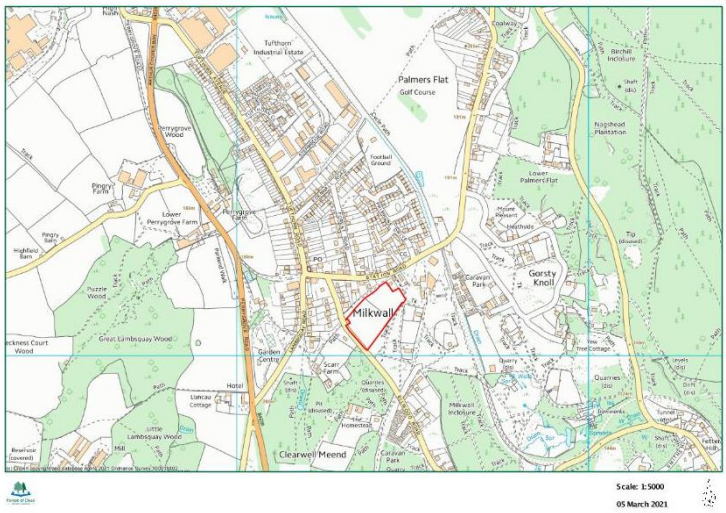


Site policy reference	**COLEFORD 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Ellwood Road, Milkwall	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.6ha / 48 dwellings (at 30 per ha)	Town centre by road	1.79km from Coleford town centre
Relevant Planning History	Allocated site under policy AP.64. Subject to current pending planning application P2100/21/FUL) Coleford NDP	Primary School by road	915m of Ellwood primary school.
		GP by road	2.25km to Coleford existing GP but new future GP site is 2.8km
Relationship to DSB	Within DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	850m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access to Ellwood Road and Station Road, giving access to Coleford and beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths in residential areas and linking to the woodland. Cycle track.	++
Climate Change - Is there a flood risk?	Not in any floodzones.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of land with some large trees on SE border and mature boundaries. Garage building in southwest corner (outside of assessment site).	0
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Adjacent to LWS. SAC within 200m. Ecology impacts are high.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could preserve a tree line which is linked to a small woodland located directly to the south of the site- important and close to protected bat sites.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Site sits to the edge of existing residential development, linking it to forest waste and woodland to the south. The Garage building sits in the corner fronting the site on Ellwood Road.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Good access to transport and services. However, sensitivity to ecology is essential.		
Does the site meet SA criteria?	**MEETS SA CRITERIA** - subject to ecological considerations, retain as allocation.	

	UPDATE: Being built out.

Land at Ellwood Road

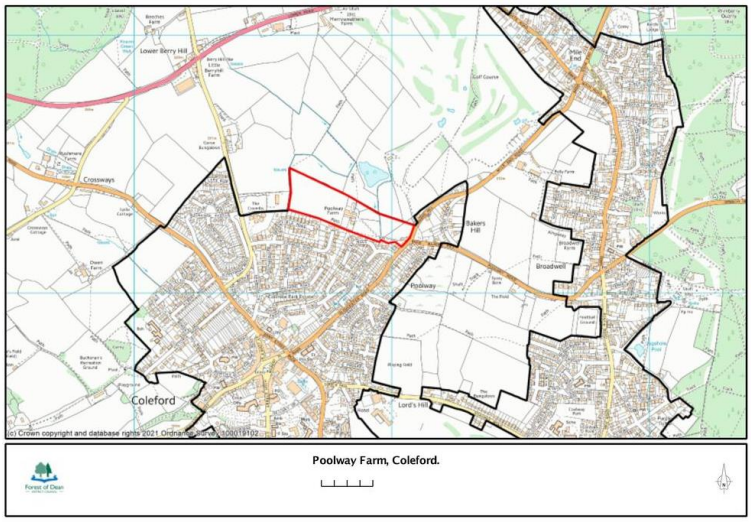


Site policy reference	**COLEFORD 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Poolway Farm,	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture and farmhouse	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.9ha / 140 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	Allocated land Policy AP.63 Current application P1105/22/FUL Coleford NDP	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 400m via paths and 1.5km by road.
Relationship to DSB	Within DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature boundaries, watercourse and farm buildings.	0
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site contributes to the aesthetics of the surrounding area but not to a significant extent. Adjoins existing development on the edge of the settlement. Prominent farmhouse and related buildings.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Sustainable location well related to existing town settlement boundary. Good access to services and transport. Limited harm to landscape. Watercourse through site is a constraint and opportunity, prone to SW flooding, site needs to be designed around this and the farm buildings. Hard boundary with modern housing estate at present but opportunity for local landscape enhancement with this site.		

Does the site meet SA criteria?	**MEETS SA CRITERIA** - subject to ecological considerations, retain as allocation.

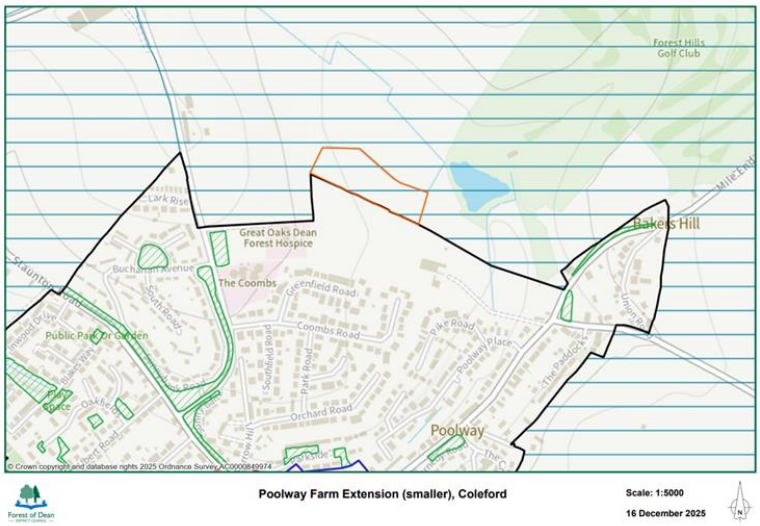
Land at Poolway Farm



Site policy reference	**COLEFORD 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Poolway Farm extension	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.34ha / 100 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	SHLAA 2024, 2023, 2020 Coleford NDP	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 600m via paths and 1.5km by road.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature boundaries and watercourse running through it. Surface water flooding is an issue.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site makes a strong contribution to the aesthetics of the surrounding area and further development would harm the character of the edge of the settlement.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Adjoining allocation is considered to represent the logical limits to the town if the local landscape policies (AP and NDP) are to be respected. Site is close to town services etc. It may have potential for landscaping and recreation use and for possible flood storage in conjunction with adjoining allocated land.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA** - retain as open space.	

Poolway Farm Extension

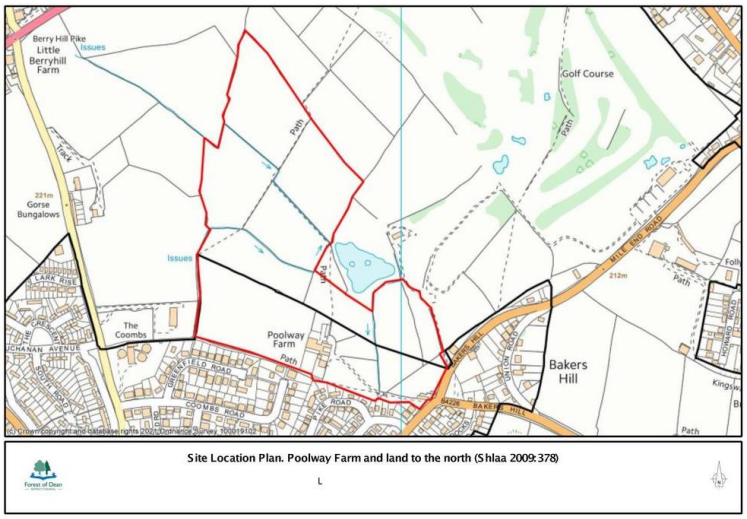


Site policy reference	**COLEFORD 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Poolway Farm and Land to the North	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17.9ha / 537 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	SHLAA 2024, 2023 & 2009 Coleford NDP	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 600m via paths and 1.5km by road.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature boundaries and watercourse running through it. Surface water flooding is an issue.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site makes a strong contribution to the aesthetics of the surrounding area in the open locally designated landscape between Coleford and outlying settlements. Further development of this scale would cause significant harm to the character of the area and the designated landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Expansion beyond current allocation is likely to create harm in the landscape, though some land may be suitable for landscaping and flood storage (see above). Relatively close to amenities and services.		

Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA** - retain as part of local landsscape and strategic gap.

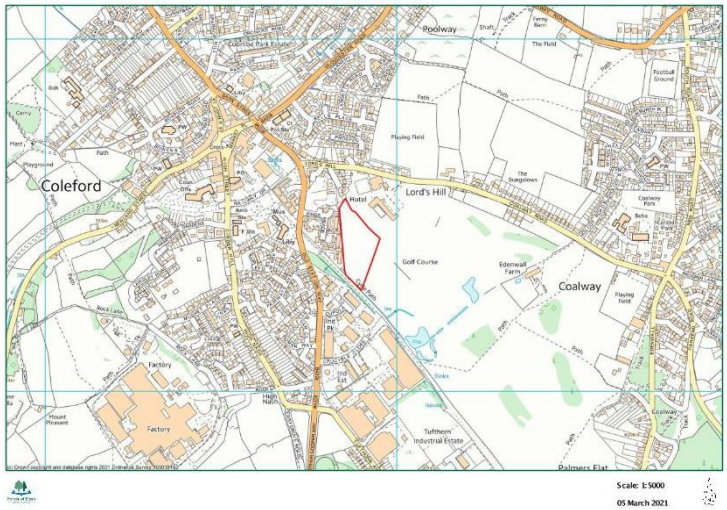
Poolway Farm and Land to the North



Site policy reference	**COLEFORD 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Kings Meade, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Land adjoining golf course.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.6ha / 48 dwellings (at 30 per ha), likely to be smaller dwellings with a proportion of bungalows.	Town centre by road	400m from Coleford town centre
Relevant Planning History	Allocated housing site AP.66. SHLAA 2009 Coleford NDP	Primary School by road	950m to Coalway Primary School
		GP by road	Ca. 300m to Coleford existing GP but new future GP site is 1.3km away.
Relationship to DSB	Within DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance on Coalway Rd **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Coleford's main industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Questionable how the site is accessed without removing existing built form. However, connection to B4228 and close to Coalway Rd, for main routes to Coleford Town Centre and beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths and cycle track adjacent to site. Pavements leading into town centre.	++
Climate Change - Is there a flood risk?	Not within floodzone, but adjoins watercourse.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Adjoins golf course. Few landscape features, some vegetation.	+
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Several LWS and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is between the existing Kings Meade residential development and Bells Club and Hotel, and development of the site is unlikely to impact on the character or heritage of either of these sites.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within 40m from the Old Vicarage (Grade II) & 300m from the Coleford Conservation Area which contains a variety of listed buildings and heritage features.	0
FoD Officers' conclusion:		
Very good access to local services. Would need careful design consideration. Well placed TC site, some constraints but suitable for development. Design and ecology will be important.		
Does the site meet SA criteria?	**MEETS SA CRITERIA** - retain allocation.	

Kings Meade


Poolway
Coleford
Lord's Hill
Coalway
Golf Course
Factory
Factory
Tufthorn Industrial Estate
Palmers Flat
Scale: 1:5000
05 March 2021

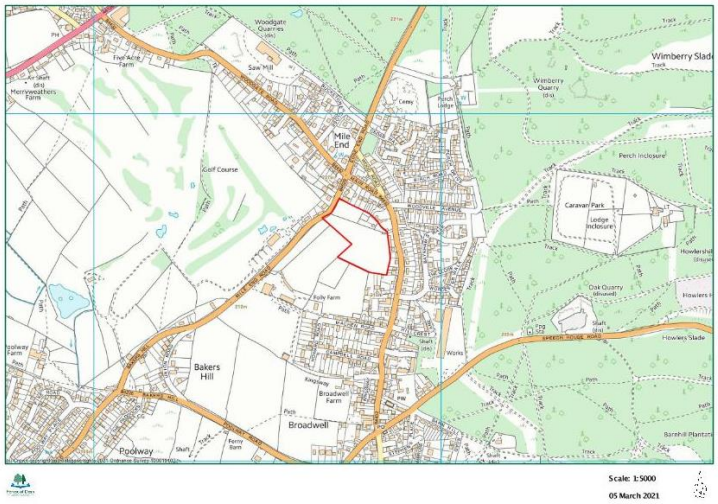
Site policy reference	**COLEFORD 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	North Road, Broadwell	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.4ha / 70 dwellings (at 30 per ha)	Town centre by road	1.5km from Coleford town centre
Relevant Planning History	Allocated housing site AP.65. Outline application for 35 dwellings pending decision. Coleford NDP	Primary School by road	1.6km to Coalway Primary School
		GP by road	ca. 2km to Coleford existing GP and new future GP site is 2.6 km away.
Relationship to DSB	Within DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. The site is very close to the intersection with B4028, and has frontage onto B4028.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. Footpaths leading into forestry nearby and ability to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with few landscape features. Some mature hedgerow boundaries.	+
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Several LWS and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Adjacent to residential development. The site is not unduly prominent. Development may impact on the scenic values of the area but can provide local landscape features.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

Sustainable location with access to services. Little landscape harm subject to careful design. Current allocated area regarded as suitable, subject to landscaping though does represent loss of some of the "gap". Potential for significant GI, must address ecology issues.

Does the site meet SA criteria?	**MEETS SA CRITERIA** - retain allocation.

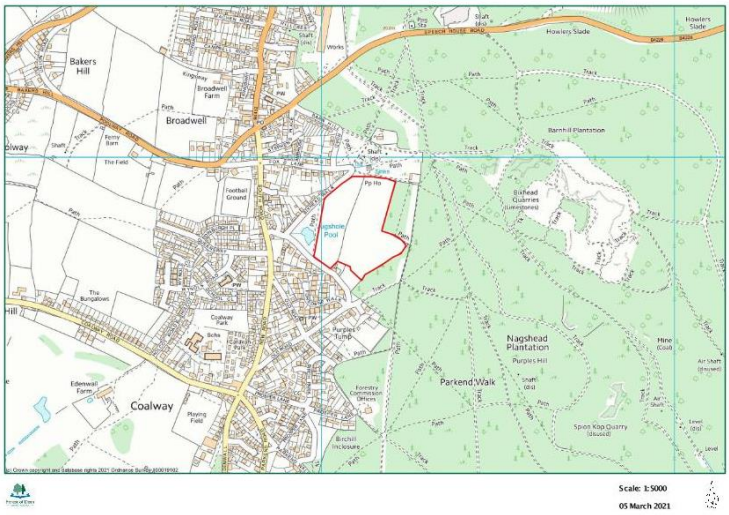
North Road, Broadwell



Site policy reference	**COLEFORD 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Bixhead Walk/Jugshole Pool	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.05ha / 90 dwellings (at 30 per ha)	Town centre by road	1.7km from Coleford town centre
Relevant Planning History	SHLAA 2018 Coleford NDP	Primary School by road	500m to Coalway Primary School
		GP by road	ca. 2km to Coleford existing GP and new future GP site is 2.7 km away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access onto Bixhead Walk and onto South Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Site backs onto statutory forest and footpaths leading into forestry with ability to cycle.	+
Climate Change - Is there a flood risk?	Not within floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with some mature hedgerow boundaries and tree line. Adjacent to an Important Open Are and woodland.	+
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Several LWS and RIGs within 2km and two SSSI within 1.5-1.7km. Adjacent to statutory forest and Important Open Area. Biodiversity impacts are moderate to high.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential has a tree line, is is close to woodland, and Important Open area with a pond.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Connects to residential areas but has an intervening IOA with pond. The area has the character of being a typical forest edge to the settlement. Development of the site would compromise the Forest edge outlook and the linear form of Coalway.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0
FoD Officers' conclusion:		
Whilst a sustainable location in terms of access to services, could have harm to the landscape and biodiversity (woodland). Edge of FoD settlement,- local character defined by field and pond, with planted area beyond.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Bixhead Walk/Jugshole Pool

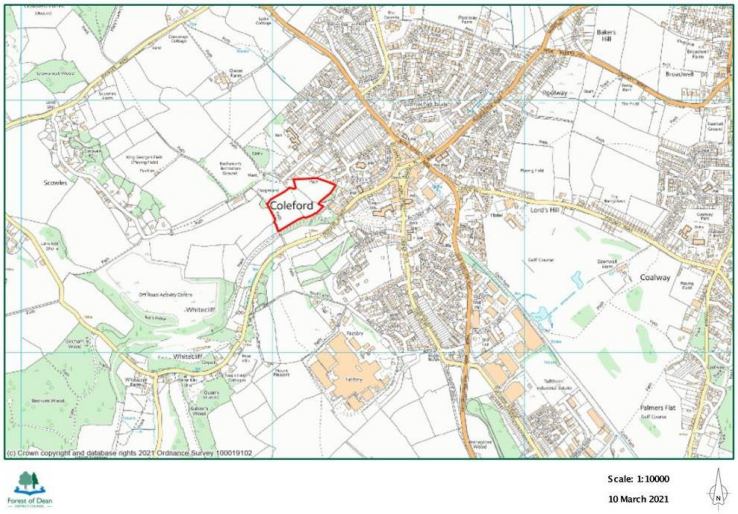


Site policy reference	**COLEFORD 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Site at the end of Victoria Road	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/urban edge	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.68ha / 140 dwellings (at 30 per ha)	Town centre by road	160m from Coleford town centre
Relevant Planning History	SHLAA 2015 Coleford NDP	Primary School by road	375m to St Johns CofE Primary School
		GP by road	720m to Coleford existing GP and new future GP site is 1.4 km away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	619m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Access to the site is constrained and it has very little frontage onto a public road. New access would need to be created from Angel Field, Victoria St or Newland St.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths leading into town and access to Buchanon recreational ground, with footpaths beyond. Ability to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Highly vegetated piece of land which includes two Tree Preservation Orders and has other mature trees around the border and dissecting the site.	+
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Several LWS and RIGs within 2km and 1km from SSSI. Site is vegetated with many mature trees, so site has high ecological value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent on hillside. Development could harm the character of the adjoining parkland and established residential area which directly adjoins the site. The site is very close to the boundary of the Coleford conservation area (25m at the closest point). The site is mainly on the valley side of a sensitive and important valley.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 13m from Rock Castle and 105m from St Johns Church in Coleford which are listed buildings.	– –

	The site is 185m from listed shop fronts in the Coleford town centre and 25m. from the Conservation Area.	
FoD Officers' conclusion:		
Poor access and harm to local landscape. Prominent on hillside of sensitive valley location, and open park setting. Additionally sensitive due to Listed Buildings, CA. Also close to SAC. Huge level changes, would be obtrusive development as approached from Newland St. Doesn't read as part of the urban landscape.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Site at the end of Victoria Road

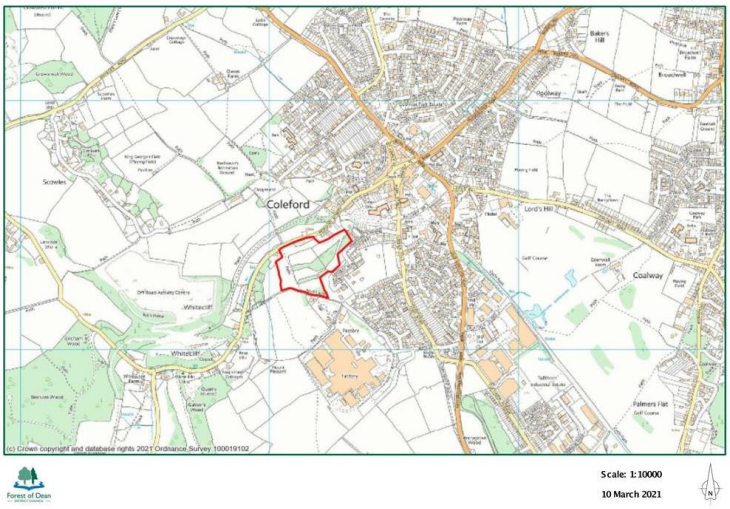


Site policy reference	**COLEFORD 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Newland St, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield and woodland	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.68ha / 140 dwellings (at 30 per ha)	Town centre by road	400m from Coleford town centre
Relevant Planning History	SHLAA 2015 Coleford NDP	Primary School by road	948m to St Johns CofE Primary School
		GP by road	400m to Coleford existing GP and new future GP site is 1.4 km away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	873m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Accessible from Newland Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths leading into town. PROW borders site. Ability to cycle.	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 to the northern boundary of site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with significant swathes of woodland and mature boundaries. Was planted out as mitigation for adjacent recent development.	– –
Land quality	Grade 4 with small portion of grade 3 agricultural land	–
Biodiversity - existing habitat	Several LWS and RIGs within 2km and 1km from SSSI. Significant fragments of woodland (some TPO trees). Site has high ecological value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent location in the Newland/Whitecliff Valley with significant topography changes. Development would probably result in harm to the character of the area, as the site includes important trees and wooded area close to the Coleford town centre.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within 101m. of Coleford Conservation Area. 200m from Forest House Hotel and 250m from St Johns Church in Coleford which are listed buildings.	– –
FoD Officers' conclusion:		
Development is likely to cause landscape\biodiversity harm and exacerbate flooding. Generally prominent location and sensitive being part of the Newland/ Whitecliff Valley. Many constraints- Listed Buildings, close to CA, floodzone, TPO		

and ecological issues. Huge level changes. Was planted out as mitigation for visual impact of development adjacent to it. Wouldn't read as part of the settlement.
Does the site meet SA criteria? **UNABLE TO MEET SA CRITERIA**

Newland Street

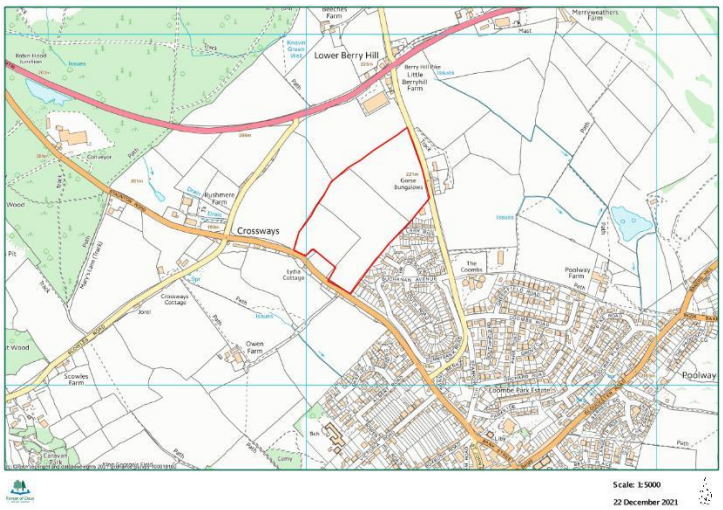


Site policy reference	**COLEFORD 12**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Staunton Road (adjacent to Buchanon Avenue), Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17ha / 510 dwellings (at 30 per ha)	Town centre by road	730m from Coleford town centre
Relevant Planning History	Locally Valued Landscape AP.69. SHLAA 2025, 2017, 2008 Coleford NDP	Primary School by road	614m to St Johns CofE Primary School
		GP by road	1.15km to Coleford existing GP and new future GP site is 300m away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Accessible from Staunton Road	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site directly adjoins a residential area off Buchanan Ave, but there are only few pedestrian linkages to this street network. Pavements are on the opposite side of Staunton Road leading to Coleford Town Centre. Ability to cycle, but no cycle tracks.	+
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a greenfield site within a designated Locally Valued Landscape, but contains no notable ecological features, other than mature boundaries. It appears to be used intensively for agriculture. Part of a prominent landscape which rises to the north.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Whitecliff Recreation Ground LWS 500m away and several other LWS and RIGs within 2km. 1km from SSSI.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large swathe of land forming part of protected designated Locally Valued Landscape in a prominent location on sloping ground. Development would harm the logical urban edge to the town and the landscape beyond.	–
Heritage - Does the site include a listed building or fall within the setting	The site is within 236.4m of The Coombs, Grade II.	0

of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Good access and links to services, but would need to include more public footpath connections. Part of protected landscape though not as prominent as some areas. On sloping ground and prominent from nearby road. Extends the town onwards into the open countryside. Potential ecological issues. Lies beyond logical urban edge.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Staunton Road (Adjacent to Buchanon Avenue)



Site policy reference	**COLEFORD 13**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	The Great Oaks	**Is the site SAC?**	No
Parish	Coleford	**Is the site SSSI?**	No
Existing Use	Great Oaks (hospice) and grounds, as well as adjoining greenfield/agricultural land.	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.4ha / 132 dwellings (at 30 per ha)	**Town centre by road**	900m from Coleford town centre
Relevant Planning History	Locally Valued Landscape AP.69. SHLAA 2008. Forms part of SHELAA 2025,2024 & 2023 Planning permissions relate to changes to existing building, as well as permission to build a new GP surgery Coleford NDP.	**Primary School by road**	747m to St Johns CofE Primary School
		GP by road	1.1km to Coleford existing GP and new future health centre is on the site.
Relationship to DSB	Adjoining DSB	**Public Transport**	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	**Employment Area (direct line)**	1.1km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Accessible from Gorse Road.	**++**
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath on southern boundary and well connected to the residential street network with pavements leading into town centre. Ability to cycle, although topography is steeper in places.	**+**
Climate Change - Is there a flood risk?	No	**+**
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is mainly open fields but contains a hospice and the site now permitted for a new GP unit. It includes mature trees along its boundaries, including protected trees along the southern boundary. Prominent location on sloping ground in Locally Valued Landscape.	**–**

Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Whitecliff Recreation Ground LWS 730m away and several other LWS and RIGs within 2km. 1km from SSSI.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	**0**
Character (built and natural) - Could development harm or enhance the character of the area?	The size of the parcel of land would be in scale with the existing settlement and is surrounded to east, south and west with housing/planning permissions. Land rises, but with good design and landscaping, this would ameliorate harm to landscape.	**0**
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 10m away from The Coombs, Grade II. Would need good boundary treatments and design to ensure little/no harm to the listed building.	**0**

FoD Officers' conclusion:

Sustainable location with good access to services adjoins the settlement boundary. Development would need careful consideration with regards to design and impact on the listed building. Location reasonable but landscape and other constraints are limiting- not as prominent as some areas. Would however erode Coleford local landscape.

OPPORTUNITIES FOR MITIGATION: Notwithstanding this the LVL will be reviewed. If

following the review a considered outcome is that the LVL is not robust and there is no

evidence that it should remain as an LVL, given the significant uplift in housing

required and as Coleford is one of the only four towns that can accommodate an

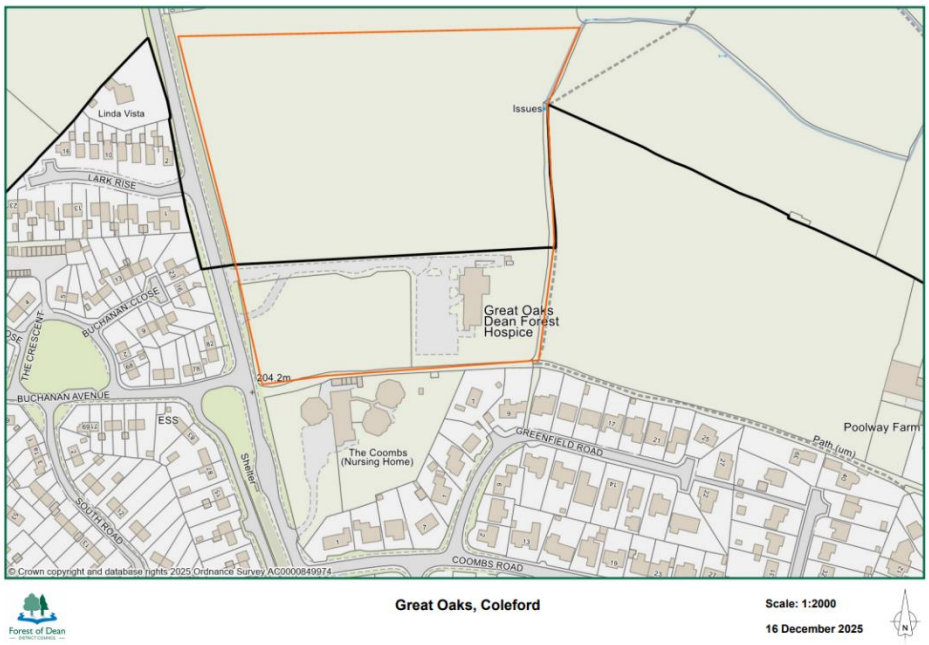
increase in numbers of dwellings, a tilted balance would need to be carried out. The

site would be seen in context of the current adjoining development and could be seen

as a continuation of the settlement. May accommodate some change, particularly with good design and landscaping.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA, however, a tilted balance would need to be applied in view of the review of the LVL and owing to the required uplift in housing.**

The Great Oaks

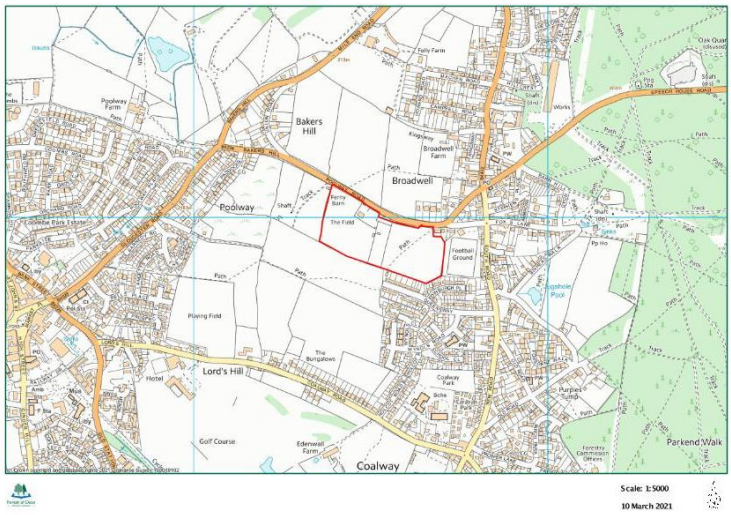


Site policy reference	**COLEFORD 14**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land South of Poolway Road	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.1ha / 153 dwellings (at 30 per ha)	Town centre by road	980m from Coleford town centre
Relevant Planning History	SHLAA 2020, 2022, 2023, 2024 & 2025 Coleford NDP	Primary School by road	755m to Coalway Primary School
		GP by road	1.25km to Coleford existing GP and new future health centre is 2.1km away,
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.8km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Accessible from Poolway Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath running through site and well connected to the residential street network with pavements leading into town centre. Ability to cycle.	++
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a combination of two separate open fields/paddocks. There is a dwelling and outbuildings in it the parcel to the west and some further cottages along the northern boundary. Sits adjacent to the highway and to the east, the land is bounded by the football ground and residential development. Site includes mature trees and hedgerow along boundaries. Prominent location in designated Locally Valued Landscape.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	There are several ecological sites (RIG, LWS, SAC, SSSI) within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Much of the site is on prominent high ground lying between Coleford and Broadwell, which is protected by the designated Locally Valued Landscape . Development would harm the logical semi-urban edge to the settlement of Broadwell and the landscape beyond. Although the eastern part of the site would assimilate more into the current residential layout of Broadwell, which is bounded to the south by dwellings, the east by football pitch and to the north by Poolway Road and dwellings.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is 330m to the south.	+
FoD Officers' conclusion:		
Site is quite prominent in part and on high ground. There may however be some potential for development in a manner that would not adversely affect the aims of the local landscape policy on eastern part.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA - but only the eastern section of the site.**	

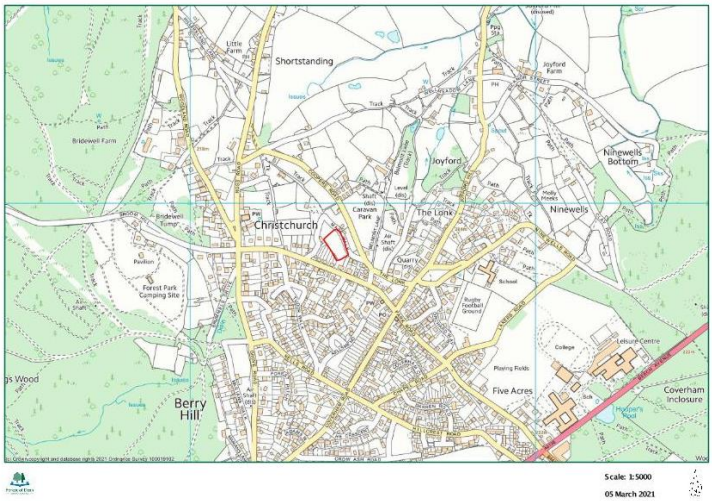
Land South of Poolway Road



Site policy reference	**COLEFORD 15**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Maze Walk, Berry Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.37ha / 11 dwellings (at 30 per ha)	Town centre by road	Berry Hill has a handful of small shops/services but 2.9km from Coleford town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	400m to Berry Hill Primary School
		GP by road	3.1km to Coleford existing GP and new future health centre is 1.9km away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Off Maze Walk, which is a narrow lane.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Maze Walk is a lane without footpaths but does connect to the residential street network with pavements leading into Berry Hill village centre. Ability to cycle on public highway.	0
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Small paddock bounded by mature hedgerow.	–
Land quality	Urban classification (despite being open and green).	+
Biodiversity - existing habitat	There are several ecological sites (LWS, SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small paddock which sits on the outskirts of the residential limits of the village. It has the character of being rural and therefore any development of this land would harm that.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is 222m to the north west.	0
FoD Officers' conclusion:		
Small site in sensitive location with access via a narrow lane.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA, retain as undeveloped.**	

Maze Walk, Berry Hill

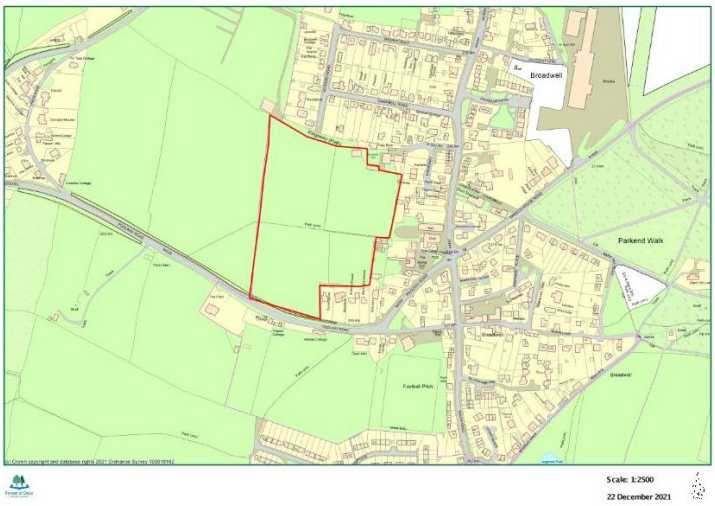


Site policy reference	COLEFORD 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Broadwell Farm	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.12ha / 124 dwellings (at 30 per ha)	Town centre by road	1.13km to Coleford Town Centre
Relevant Planning History	SHLAA 2007	Primary School by road	940m to Coalway Primary School
		GP by road	1.6km to Coleford existing GP and new future health centre is 2.0km away,
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good, off Poolway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses through the area leading to pavements which would allow pedestrian access to the town. Ability to access tracks for cycling within the nearby forestry.	++
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a combination of two separate open fields. There are mature hedgerows and very few trees. Sits adjacent to the highway to the south boundary and residential development to the north and east. Prominent location in designated Locally Valued Landscape.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character of the Locally Valued Landscape area. The site is prominent owing to its location and topography and consequently visible from a variety of locations and development would therefore be harmful to the local landscape character. However, part of the assessment area is better connected to existing development and therefore would be read in context of this. OPPORTUNITIES FOR MITIGATION: Noted that site is surrounded by built development. Would need to consider the impact on the LVL and potential landscaping buffer and good design to mitigate harm.	– 0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated heritage assets within 250m. of the site.	+
FoD Officers' conclusion:		
Part of site is better related to existing settlement may have less impact on local landscape.		
Does the site meet SA criteria?	**Majority of site UNLIKELY TO MEET SA CRITERIA, less prominent part could be considered further.** **With mitigation: Potential to mitigate landscape harm through soft landscaping and good design. Would also need to assess impact on the LVL as a whole.**	

Broadwell Farm, Broadwell

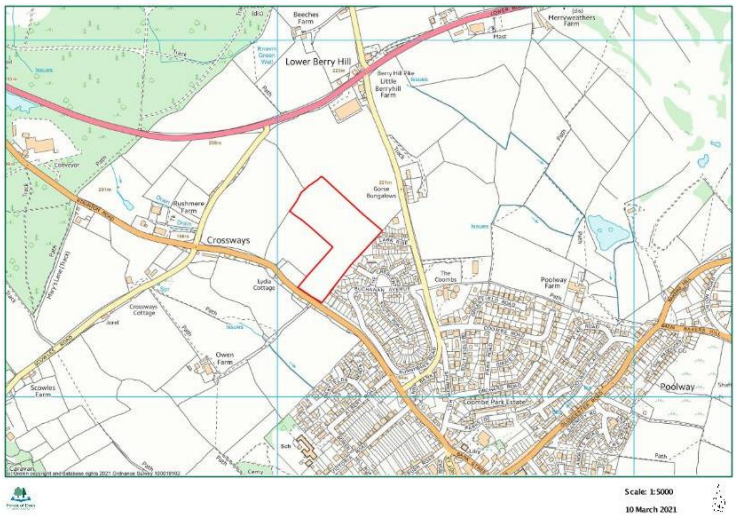


Site policy reference	**COLEFORD 17**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Staunton Road, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17.19ha / 510 dwellings (at 30 per ha)	Town centre by road	The site is 730m from the Coleford town centre.
Relevant Planning History	SHLAA 2008. Forms part of SHELAA 2025 Coleford NDP	Primary School by road	The site is 614m by road to St Johns C of E academy.
		GP by road	The site is 1.146km from Coleford Health Centre.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Coleford's main employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is located on Staunton Rd (B4228) which is a Class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is directly adjoining a residential area off Buchanon Ave, but there are only few pedestrian linkages to this street network. No public footpaths are adjoining the site. Despite being close to the centre of Coleford, it is unlikely that the site will promote pedestrian and cycling activity.	++
Climate Change - Is there a flood risk?	No	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a greenfield site but contains no notable ecological features. It appears to be used intensively for agriculture. It is within the Locally Valued Landscape Area.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site, the nearest being a LWS, 500m. to the south.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Within the Locally Valued Landscape Area, it is a protected landscape and is relatively prominent from nearby highway owing to sloping ground. However, it related to the existing residential development on the edge of Coleford.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 236m of The Coombs, grade II listed building.	0
FoD Officers' conclusion:		

Good access and links to services, but would need to include more public footpath connections. Part of protected landscape though not as prominent as some areas. On sloping ground and prominent from nearby road. Extends the town onwards into the open countryside. Potential ecological issues. Consider the general location and opportunities for GI based approach (Cycleways). Logical urban edge.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**

Staunton Road, Coleford

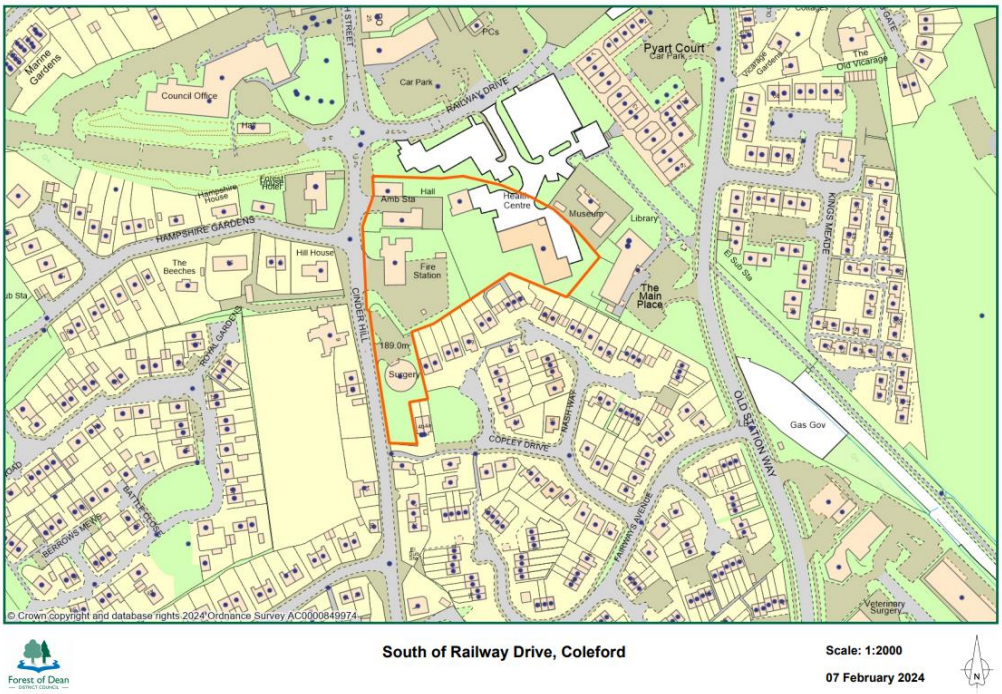


Site policy reference	**COLEFORD 18**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	South of Railway Drive, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.99ha 30 dwellings (at 30 per ha)	Town centre by road	The site is adjacent to the Coleford town centre.
Relevant Planning History	Applications for individual sites. SHLAA 2022 Coleford NDP	Primary School by road	The site is ca. 800m by road to St Johns C of E academy.
		GP by road	The site is the Coleford Health Centre.
Relationship to DSB	Within DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Coleford's main employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is located on Cinderhill Street leading into Coleford Town Centre.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is on the edge of the retail centre of Coleford. Pedestrian footways and links into the town centre and to residential estates surrounding. Cycling would be along highway, although the site is connected to the Milkwall Cycle Track.	++
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Brownfield site. Site is currently two health centres (likely to move soon to a different site), a fire station and ambulance station with associated buildings and carparking/hardstanding.	++
Land quality	Grade 4 (poor) but site is built upon.	+
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is currently two health centres (likely to move soon to a different site), a fire station and ambulance station with associated buildings and carparking/hardstanding. The site is near to residential dwellings to the south and the town centre retail to the north.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Forest Hotel is the closed Listed Building to the site (on opposite side of Cinderhill Road)	0
FoD Officers' conclusion:		

Good access to services. Sustainable location. Site could be used for alternative community uses, when health centres move. If considered for residential, noise disturbance and loss of community facilities would need to be accounted for. Good site for continued community services/employment or for mixed use.	
Does the site meet SA criteria?	**MEETS SA CRITERIA for community services use/employment.**

South of Railway Drive, Coleford

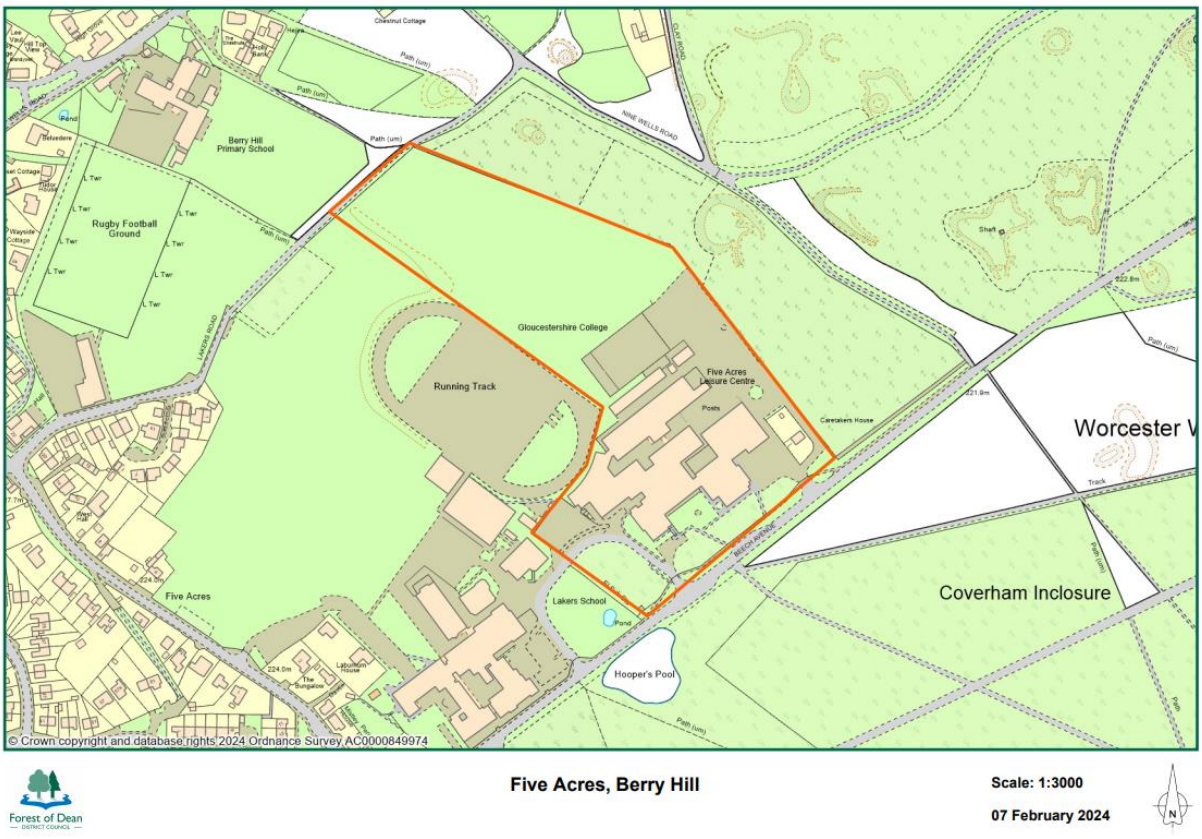


Site policy reference	**COLEFORD 19**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Five Acres, Berry Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield. Former college and leisure centre.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.7ha / 81 dwellings (at 30 per ha) or mixed use/recreation	Town centre by road	The site is 2.3km from the Coleford town centre. But there are a few services within Berry Hill.
Relevant Planning History	P1435/23/FUL Refurbishment of building into community facilities plus new sports hall and atrium to create a leisure use for community hub/leisure centre – Approved. Coleford NDP	Primary School by road	The site is adjacent to Berry Hill Primary School and the Lakers Secondary School.
		GP by road	The site is ca. 2.4km Coleford Health Centre.
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.5km from Coleford's main employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site is located on Beech Avenue.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths lead into Berry Hill and beyond as well as recreational walking potential in the forestry. Cycling would be on the highway, although there are recreational links into the adjoining forest.	++
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a brownfield site which has been demolished. Adjacent to the Primary and Secondary Schools with their associated buildings. Forestry woodland to the east and south.	++
Land quality	Grade 3 (good) but this site is brownfield (demolished buildings).	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link into woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent site, adjacent to highway, but was former college buildings which are now demolished. Brownfield site which if redeveloped would improve the character of the area.	++
Heritage - Does the site include a listed building or fall within the setting of a	No nearby heritage assets.	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Good access and links to services. Would be a sustainable location for employment/recreation uses, such as the leisure centre/community facilities approved in the planning application.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as community/recreation/employment facility**	

Five Acres, Berry Hill

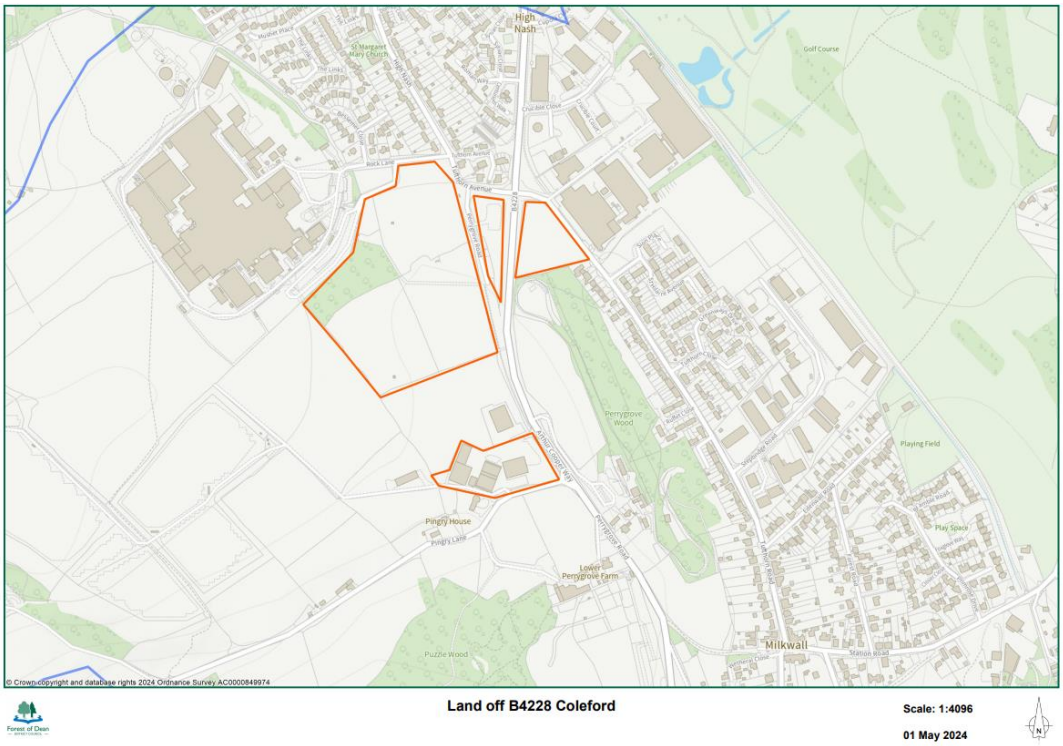


Site policy reference	**COLEFORD 20**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off B4228, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield with Pingry Business Park to south.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	9.22ha - employment	Town centre by road	The site is 740m from the Coleford town centre.
Relevant Planning History	Mixture of SHLAA and Planning applications. Submitted at Reg.18 Draft Plan consultation (as multi-use hub for emergency services) Coleford NDP	Primary School by road	The site is ca. 1km to St Johns C of E academy.
		GP by road	The site is ca. 500 from Coleford Health Centre.
Relationship to DSB	Adjacent DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Suntory to west and Tufthorn Industrial Estate to east.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. The sites are located on B4228 and Tufthorn Avenue on the outskirts of Coleford Town.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths leading into the town centre and beyond. Cycling is likely to be along highway but could link to the Milkwall Cycle route.	++
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The sites are greenfield (with some business park buildings on Pingry Park to south). Bounded by hedgerow. Prominent location. By way of their locations, each part of the site has a backdrop to existing employment sites (Suntory, Pingry and Tufthorn Ind. Estate).	++
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Sites are prominent being on the access into Coleford from the south. But they do have a backdrop of existing employment sites.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++

FoD Officers' conclusion:	
Good access and links to services, with existing employment uses nearby. Prominent location and would need some good deign and screening, but already have backdrop of employment/built development. Good location for employment being on outskirts of town.	
Does the site meet SA criteria?	**MEETS SA CRITERIA – for industrial/employment use**

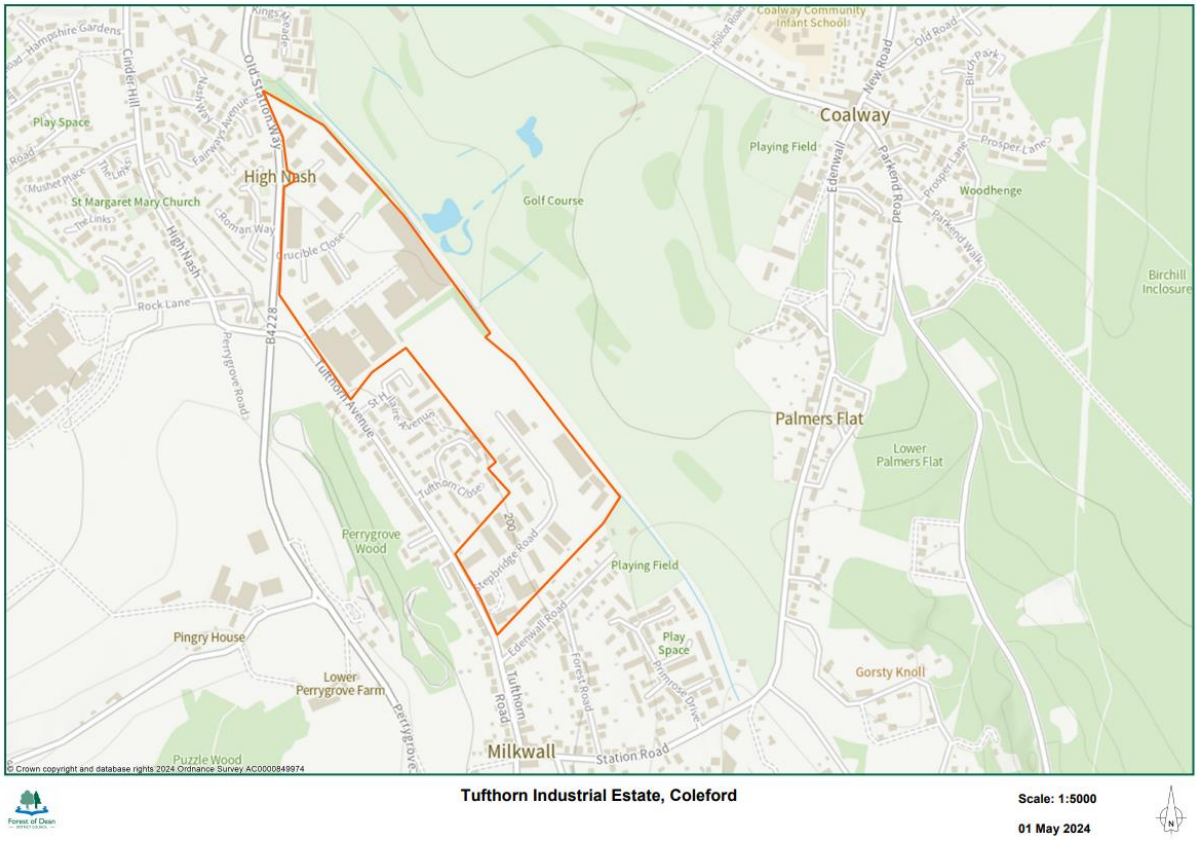
Land adjacent off B4228, Coleford



Site policy reference	**COLEFORD 21**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Tufthorn Industrial Estate, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Brownfield – Industrial Estate	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17ha – employment site	Town centre by road	The site is 740m from the Coleford town centre.
Relevant Planning History	Planning allocations for individual sites. AP.61 Coleford NDP	Primary School by road	The site is ca. 1km to St Johns C of E academy.
		GP by road	The site is ca. 500 from Coleford Health Centre.
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Suntory to west and Tufthorn Industrial Estate to east.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. The site is located on Tufthorn Avenue which leads onto the B4228 on the outskirts of Coleford Town.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths leading into the town centre and beyond. Cycling is likely to be along highway but could link to the Milkwall Cycle route.	++
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a large industrial estate with very little landscaping.	++
Land quality	Grade 3 (good) agricultural land but the site is brownfield (industrial estate).	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is an established industrial estate. Any intensification of it within the site is very unlikely to harm the existing character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access and links to services. Large industrial estate and could be intensified within it without harming character around it. Good location for employment being on outskirts of town.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as employment/industrial estate uses**	

Tufthorn Industrial Estate, Coleford



Tufthorn Industrial Estate, Coleford

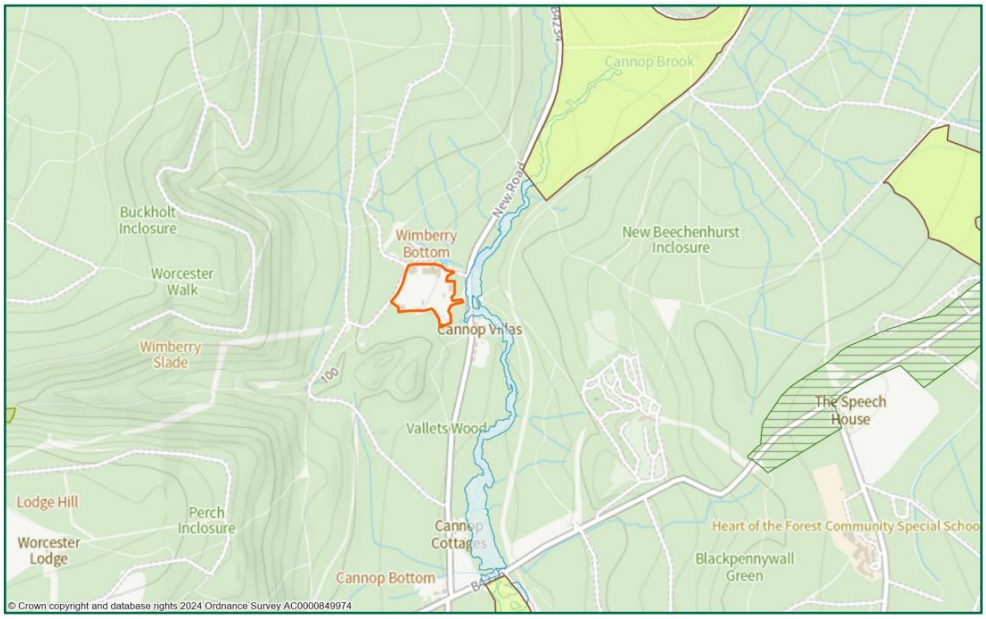
Scale: 1:5000

01 May 2024

Site policy reference	**COLEFORD 22**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Cannop Depot & Cycle Centre	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield – Forestry England Depot & Cycle Centre	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.22ha- employment site/recreation	Town centre by road	The site is ca. 4.5km to Coleford town centre.
Relevant Planning History	AP.24 Coleford NDP	Primary School by road	The site is ca. 4.5km to St Johns C of E academy.
		GP by road	The site is 4.5km from Coleford Health Centre.
Relationship to DSB	Open Countryside	Public Transport	**Potential to access bus route?** Yes, in walking distance (Pygmy Pinetum). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.5km to Coleford. This site is a small employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – off B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths through the woodland but no pavements. Cycling tracks lead around the woodland for recreation, but otherwise cycling is likely to be along highway.	++
Climate Change - Is there a flood risk?	No	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a small complex of buildings set within woodland.	+
Land quality	Non agricultural	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site. The site is surrounded by woodland.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI. Site is already connected to woodland.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is an established small employment site (depot) for Forestry England including a cycle centre (recreation). Any intensification of it within the site would need to be small scale and within the existing boundaries, sensitive to the surrounding woodland.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access but isolated location. Good location for Forestry England employment and also for recreation (cycle centre), but not sustainable for other forms of development.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as employment/recreation**	

Cannop Depot & Cycle Centre



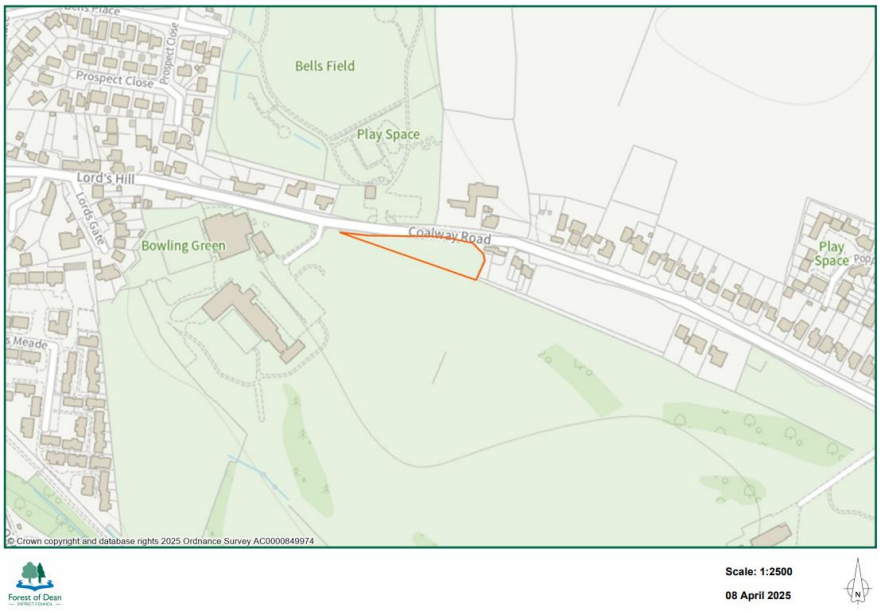
Site policy reference	**COLEFORD 23**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent Forest of Dean Golf Club (Site 1), Lords Hill, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Golf Course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.2ha/6 dwellings (at 30 per ha)	Town centre by road	Ca. 500m from Coleford town centre
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation SHELAA 2025 Coleford NDP	Primary School by road	Ca. 600m to Coalway Primary School
		GP by road	Ca. 900m to Coleford existing GPs in town centre and ca. 1.2km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site fronts Lords Hill/Coalway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. A small portion of the golf course. Stone boundary to the highway (to north of site).	– –
Land quality	Grade 3 (good) agricultural land. Coal Authority Standing Advice Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Linear built development adjacent (east) and on opposite side of Lord's Hill/Coalway Road. Bells Field Recreation space opposite. Stone boundary to highway and golf course to the rear. Would result in a very small loss of the golf course, but this is land on the periphery of the course itself. On the hillside, so prominent location. However, small-scale development would not be out of keeping with the linear pattern of development along Lord's Hill/Coalway. Nevertheless, this site is within the Coleford LVL.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		

Sustainable location with access to services. Small site. Could be designed so that it follows the linear pattern of development adjacent (to the east) as well as on the northern side of Lords Hill/Coalway Road. However, the main issue here is that the site is located within the Coleford Locally Valued Landscape (the Green Ring), which means that it is afforded greater protection against development with the aim to retain the current 'green ring' around the Coleford Town, thus allowing the nearby outer settlements to retain their character and identity and not to be totally subsumed by the town of Coleford.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**

Land adjacent Forest of Dean Golf Club (Site 1), Lords Hill, Coleford



Site policy reference	**COLEFORD 24**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent Forest of Dean Golf Club (Site 2), Coalway Road, Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Golf Course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	Ca. 850m from Coleford town centre, although there is a small supermarket/PO some 120m. away
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation SHELAA 2025 Coleford NDP	Primary School by road	Ca. 70m to Coalway Primary School
		GP by road	Ca. 1250m to Coleford existing GPs in town centre and ca. 1.5km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Site fronts Coalway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. PROW runs through centre of the site. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. A small portion of the golf course. Wooden fencing and some scrub/vegetation along boundary to the highway (to north of site).	– –
Land quality	Grade 3 (good) agricultural land. Coal Authority Referral Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Linear built development adjacent (east) and on opposite side of Coalway Road. Coalway Recreation Ground to the east and golf course to the rear. Would result in a very small loss of the golf course, but this is land on the periphery of the course itself. On the hillside, so prominent location. However, small-scale development would not be out of keeping with the linear pattern of development along Lord's Hill/Coalway. Nevertheless, this	0

	site is within the Coleford LVL. And it is necessary to take into account accumulative harm if several smaller sites are developed.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Sustainable location with access to services. Small, narrow site. Could be designed so that it follows the linear pattern of development adjacent (to the west) as well as on the northern side of Coalway Road. However, the main issue here is that the site is located within the Coleford Locally Valued Landscape (the Green Ring), which means that it is afforded greater protection against development with the aim to retain the current 'green ring' around the Coleford Town, thus allowing the nearby outer settlements to retain their character and identity and not to be totally subsumed by the town of Coleford. It is necessary to take into account accumulative harm if several smaller sites are developed.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

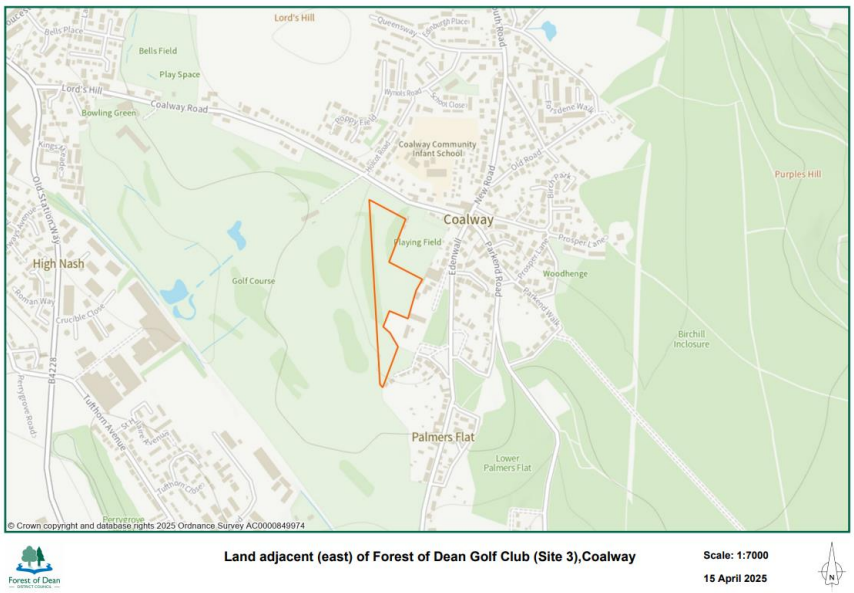
Land adjacent Forest of Dean Golf Club (Site 2), Coalway Road, Coalway

Site policy reference	**COLEFORD 25**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent (east) of Forest of Dean Golf Club (Site 3), Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Golf Course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.46ha/74 dwellings (at 30 per ha)	Town centre by road	Ca. 1000m from Coleford town centre, although there is a small supermarket/PO some 120m. away
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation SHELAA 2025 Coleford NDP	Primary School by road	Ca. 70m to Coalway Primary School
		GP by road	Ca. 1400m to Coleford existing GPs in town centre and ca. 1.7km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Site has no access to Coalway Road or Edenwall, unless built in conjunction with adjacent Site 2 (Coalway Road).	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No direct access onto pavements (unless built in conjunction with adjacent site 2). After that, pavements leading into town centre. Cycling would be along highway. PROW runs alongside site.	0
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. Periphery of golf course with some landscaping (trees/hedging).	– –
Land quality	Grade 3 (good) agricultural land. Coal Authority Referral Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Unusually shaped and located parcel of land (which could be split into smaller portions). The land is the periphery of the golf course with associated landscaping, but is located behind the recreation ground and some housing/business sites and therefore does not have an active frontage with any highway (therefore no access to highways unless developed in conjunction with adjoining Site 2 along Coalway Road). The scale and location of the proposed site is out of keeping with the current pattern of development and would cause harm to the	– –

	character of the LVL by consolidating the built form and eroding the Green Ring.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Sustainable location with access to services. However, the land is located behind the recreation ground and some housing/business sites and therefore does not have an active frontage with any highway (therefore no access to highways unless developed in conjunction with adjoining Site 2 along Coalway Road). The scale and location of the proposed site is out of keeping with the current pattern of development and would cause harm to the character of the LVL by consolidating the built form and eroding the Green Ring.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land adjacent (east) of Forest of Dean Golf Club (Site 3), Coalway



Site policy reference	**COLEFORD 26**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent (east) of Forest of Dean Golf Club (Edenwall) (Site 4), Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Wooded	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.3ha/9 dwellings (at 30 per ha)	Town centre by road	Ca. 1.8km from Coleford town centre, although there is a small supermarket/PO some 500m. away
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation Part of SHELAA site 2025 Coleford NDP	Primary School by road	Ca. 500m to Coalway Primary School
		GP by road	Ca. 2km to Coleford existing GPs in town centre and ca. 2.2km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Site only has access to a poor track.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No direct access onto pavements (unless built in conjunction with adjacent site 2). After that, pavements leading into town centre. Cycling would be along highway. PROW runs alongside site.	0
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. Wooded copse.	– –
Land quality	Grade 3 (good) agricultural land. Coal Authority Referral Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km. The site is wooded.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is currently wooded so would result in loss of GI.	–
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of land which is situated on the periphery of the golf course and is wooded. Poor location in terms of connecting to the highway (it is only accessible to a poor track) and pavements. Would not have an active frontage to any highway and the loss of the wooded copse would cause harm to the character of the LVL and would not be in keeping with the rural forest fringe character of this part of Ellwood Road.	– –
Heritage - Does the site include a listed building or fall within the setting of a	No	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Poor location in terms of accessibility and loss of wooded copse would be harmful to the forest fringe character.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land adjacent (east) of Forest of Dean Golf Club (Edenwall) (Site 4), Coalway

Land adjacent (east) of Forest of Dean Golf Club (Edenwall) (Site 4),Coalway

Scale: 1:5000

15 April 2025

Site policy reference	**COLEFORD 27**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent Forest of Dean Golf Club (Site 5), Station Road, Palmers Flat	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Golf course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.5ha/15 dwellings (at 30 per ha)	Town centre by road	Ca. 1.3km from Coleford town centre, although there is a small supermarket/PO some 660m. away
Relevant Planning History	Submitted in Reg. 18 (Draft Plan) consultation SHELAA 2025 Coleford NDP	Primary School by road	Ca. 670m to Coalway Primary School
		GP by road	Ca. 2.2km to Coleford existing GPs in town centre and ca. 2.8km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.4km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Site fronts Station Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Risk of flooding from surface water.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. A small portion of the golf course. Wooden fencing and some scrub/vegetation along boundary to the highway (Station Rd).	– –
Land quality	Grade 3 (good) agricultural land. Coal Authority Referral Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Linear built development adjacent (north) and on opposite side of Station Road. Golf Course to the west and south. Would result in a very small loss of the golf course, but this is land on the periphery of the course itself. Small-scale linear development would not be out of keeping with the linear pattern of development along Station Road. Nevertheless, this site is within the Coleford LVL. And it is necessary to take into account accumulative harm if several smaller sites are developed.	0
Heritage - Does the site include a listed building or fall within the setting of a	No	++

listed building? Is the site likely to have archaeological interest?		

FoD Officers' conclusion:
Sustainable location near Milkwall and Coalway with access to services. Could be designed so that it follows the linear pattern of development adjacent (to the north) as well as on the eastern side of Station Road. However, the main issue here is that the site is located within the Coleford Locally Valued Landscape (the Green Ring), which means that it is afforded greater protection against development with the aim to retain the current 'green ring' around the Coleford Town, thus allowing the nearby outer settlements to retain their character and identity and not to be totally subsumed by the town of Coleford. It is necessary to take into account accumulative harm if several smaller sites are developed. Some risk of surface water flooding.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**

Land adjacent Forest of Dean Golf Club (Site 5), Station Road, Palmers Flat

Land adjacent Forest of Dean Golf Club (Site 5), Palmers Flat

Scale: 1:5000

15 April 2025

Site policy reference	**COLEFORD 28**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the rear of Rosewarne (No.6 Cinderhill), Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Former garden/vegetated	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.6ha / 18 dwellings (at 30 per ha)	Town centre by road	Ca. 200m from Coleford town centre
Relevant Planning History	N/A Coleford NDP	Primary School by road	760m to St Johns CofE Primary School
		GP by road	70m to Coleford existing GP and new future GP site is ca. 1km away.
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 650m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - Average. Currently there is a narrow unmarked track leading to the north of the site (to the north of No. 6 Cinderhill). This could be upgraded or a potential access through Royal Gardens estate to the west be created. Access to the site is constrained and it has no frontage onto a public road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths leading into town centre and around Coleford. Cycling would be along highway, however, the footpaths join up with the cycle track in Coleford.	++
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Vegetated piece of land with mature trees. Surrounded by housing.	0
Land quality	Mixture of Grade 3 (good) and Grade 4 (poor quality) agricultural land	0
Biodiversity - existing habitat	Several LWS and RIGs within 2km and 1km from SSSI. Site is vegetated with many trees, so site could have high ecological value.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is very secluded from public viewpoints, being surrounded by existing housing. Development of the site would not harm the character of the area subject to sensitive design and layout.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is some 55m. away from a Grade II listed (No. 2 Forest House) but with intervening built development.	0

	The site is ca. 200 m. from other listed buildings within the town centre and the Conservation Area.	
FoD Officers' conclusion:		
Poor access but this could be improved. Very good active travel potential and highly sustainable location being so close to the services/facilities of the town centre. Secluded position and no harm to character of area or heritage. Could have ecological impact owing to the site currently being vegetated.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

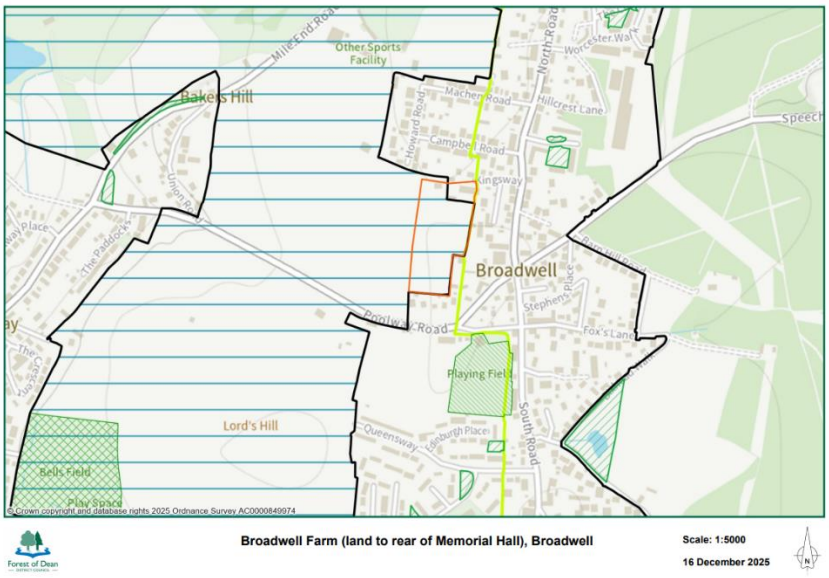
Land to the rear of Rosewarne (No.6 Cinderhill), Coleford

Site policy reference	**COLEFORD 29**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Broadwell Farm (land to rear of Memorial Hall), Broadwell	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.75 ha / 52 dwellings (at 30 per ha)	Town centre by road	1.8km from Coleford town centre
Relevant Planning History	SHLAA 2007. Site suggested through Reg.18 Draft Local Plan consultation. Coleford NDP	Primary School by road	1.2km to Coalway Primary School
		GP by road	ca. 2km to Coleford existing GP and new future GP site is 2.5 km away.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal authority Low Risk Development Area	Employment Area (direct line)	2.4km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. No direct access onto a road. Would need to cut through existing development, such as Broadwell Farm.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into Coleford town centre. PROW along the bottom of the site leading to Poolway Road. Cycling would be on the highway, although there are woodland tracks nearby.	++
Climate Change - Is there a flood risk?	Not within floodzone. Some small areas of surface water flooding risk to the north of the site. Ground water Vulnerability Minr	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. Some mature hedgerow boundaries. Some long distance views from Poolway Road. But in context of adjacent housing and some natural screening.	– –
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	Several LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Adjacent to residential development and not unduly prominent. Site is located behind existing housing and farm buildings and therefore does not have an active frontage to any highway. Development of this particular site would not be unduly harmful to the character of the area	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Sustainable location with access to services. However, the main issue here is that the site is located within the Coleford Locally Valued Landscape (the Green Ring), which means that it is afforded greater protection against development with the aim to retain the current 'green ring' around the Coleford Town, thus allowing the nearby outer settlements to retain their character and identity and not to be totally subsumed by the town of Coleford. It is necessary to take into account accumulative harm if several smaller sites are developed.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Broadwell Farm (land to rear of Memorial Hall), Broadwell

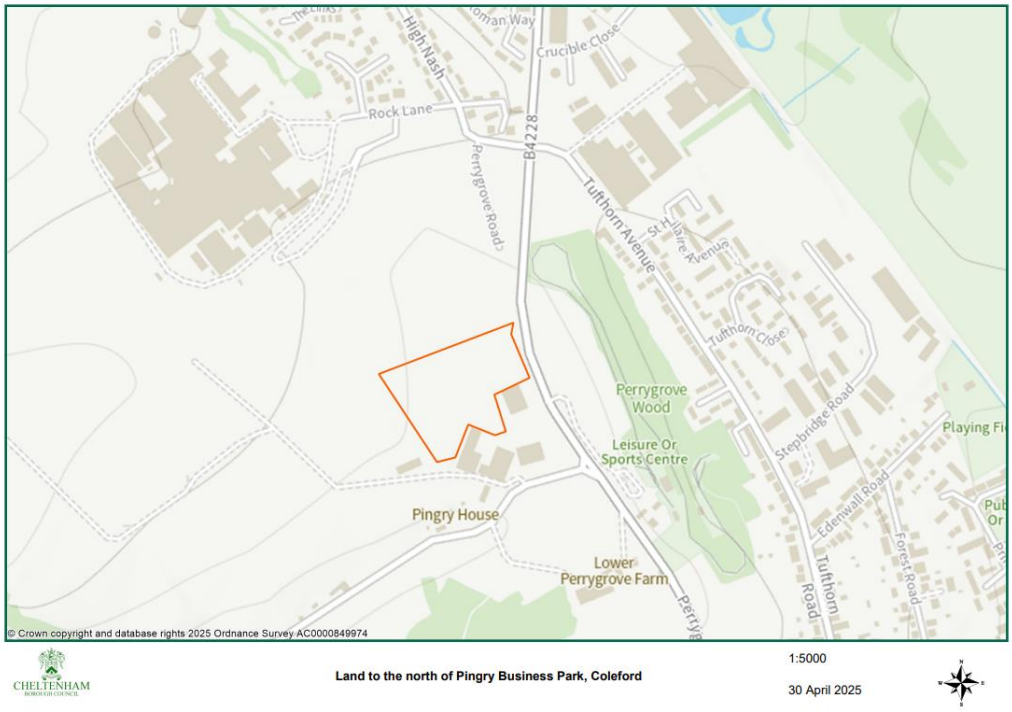


Site policy reference	COLEFORD 30	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the North of Pingry Business Park, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.17ha - employment	Town centre by road	The site is ca. 1km from the Coleford town centre.
Relevant Planning History	SHELAA 2025, 2023/2024 and Planning application P0339/23/FUL. Coleford NDP.	Primary School by road	The site is ca. 1.7km to St Johns C of E academy.
		GP by road	The site is ca. 1km from Coleford Health Centre.
Relationship to DSB	Adjacent DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Pingry Business Park, and within 500m of Suntory to north and ca. 200m to Tufthorn Industrial Estate to northeast.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. The site is located on the B4228 on the outskirts of Coleford Town.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths leading into the town centre and beyond. Cycling is likely to be along highway but could link to the Milkwall Cycle route.	++
Climate Change - Is there a flood risk?	No floodzones. Some small areas of surface water floodrisk to the northeast. Nb. The site is partly within a water source protection zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is greenfield however, there is an existing distrubtion unit (farm building design) and the existing business park buildings on Pingry Park to south. Bounded by mature hedgerow. Well screened by high hedging along B4228.	+
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site could be prominent owing to it being adjacent to the B4228, however, it is very well screened by high hedging along the highway. Also has an existing storage/distribution building in the site and additional business park complex to the south, which	+

	would act as a backdrop of existing employment sites. Any additional buildings could be agricultural in design as per the existing with good levels of landscaping for screening.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access and links to services, with existing employment uses nearby. Prominent location and would need some good design and screening, but already have backdrop of employment/built development. Good location for employment being on outskirts of town.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA – for industrial/employment use**	

Land to the north of Pingry Business Park, Coleford

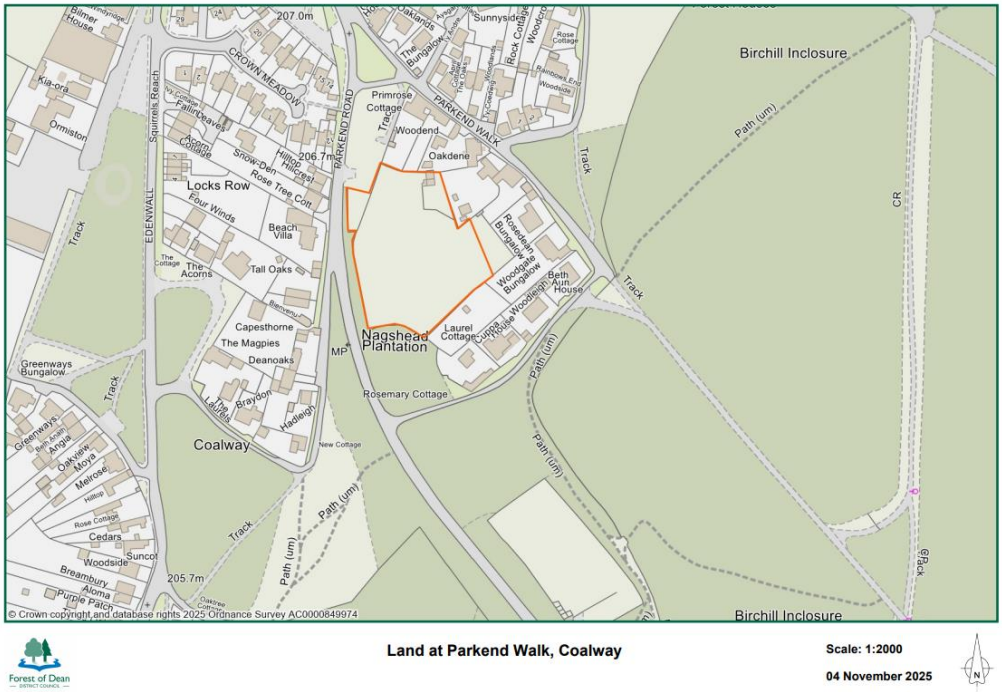


Site policy reference	**COLEFORD 31**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Parkend Road, Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield (paddock)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.57ha/17 dwellings (at 30 per ha)	Town centre by road	Ca. 1km from Coleford town centre, although there is a small supermarket/PO some 120m. away
Relevant Planning History	SHELAA 2025	Primary School by road	Ca. 300m to Coalway Primary School
		GP by road	Ca. 1450m to Coleford existing GPs in town centre and ca. 1.7km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Site fronts Parkend Road with existing access gate.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Currently no pavement outside the site, but could connect to verges/pavements leading into town centre. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Paddock adjacent to housing to north and east/southeast and Parkend Road to the west. Abuts 2 Important Open Areas to the northwest and west. Stone walling and hedging around boundaries. Relatively flat land.	+
Land quality	Grade 3 (good) agricultural land. Coal Authority Referral Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS within 2km. Proximity to woodland could have ecology impacts (bats).	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Could join up to Nagshead Plantation to the south.	+
Character (built and natural) - Could development harm or enhance the character of the area?	This site has the appearance of a paddock, however, it is partly significantly surrounded by built development (housing) and is adjacent to the highway. Developing this parcel of land would almost 'round off' the existing settlement boundary without causing harm to the nearby woodland. With low density and good designed housing, it would not have negative effects on the character of the area or be out of keeping with the various styles of housing adjacent to the site.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No impacts.	++
FoD Officers' conclusion:		
Coalway has some services and has good public transport access to the nearby town of Coleford. With good design and a lower density of housing, this site could be developed so as not to harm the character of the area.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Land at Parkend Road, Coalway



Land at Parkend Walk, Coalway

Scale: 1:2000

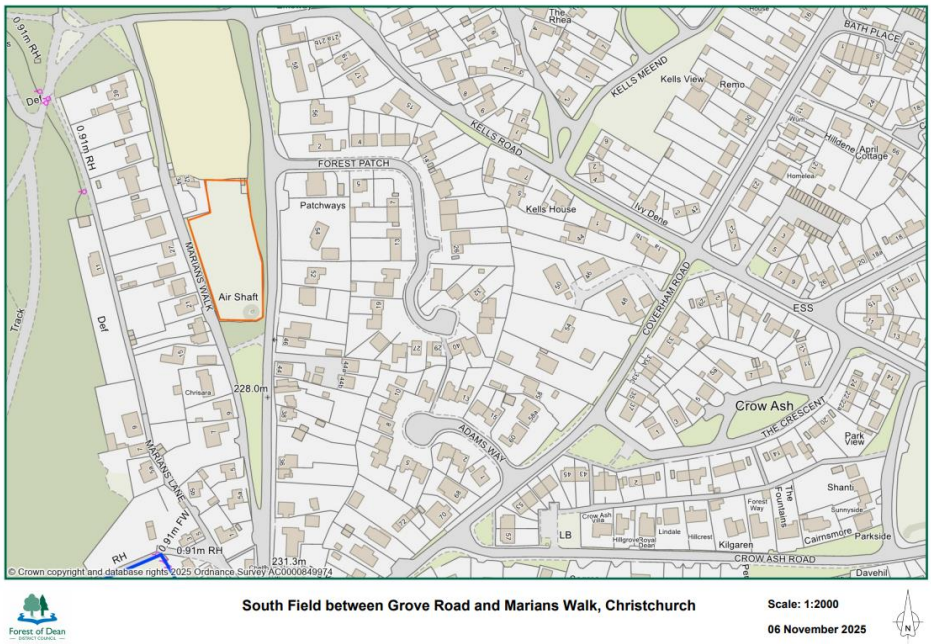
04 November 2025

Site policy reference	**COLEFORD 32**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	South Field between Grove Rd and Marians Walk, Christchurch	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.3ha/9 dwellings (at 30 per ha)	Town centre by road	Christchurch/Berry Hill has a handful of small shops/services but is 1.9km from Coleford town centre.
Relevant Planning History	SHELAA 2025 No relevant planning history	Primary School by road	1.2 km to Berry Hill Primary School
		GP by road	2.4 km to Coleford existing GP and new future health centre is 2.2 km away.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Adjacent to site, yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	3.05 km from Tufthorn Industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site has a frontage to two roads Grove Road, a class 3 highway and unclassified Marians Walk. Poor, if access gained off Marians Lane, which is a narrow lane. More positive, if accessed off Grove Road. A site directly adjoining this has been developed for housing with access from Grove Road, with the retention of some hedgerow.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Marians Lane and Grove Road have no footways currently abutting the site, both have pavements/verges adjacent. The footpaths do connect to the residential street network with pavements leading into Berry Hill village centre. Ability to cycle on public highway.	0
Climate Change - Is there a flood risk?	No. the site is not located within a flood zone. Ground water vulnerability minor.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Small paddock bounded by mature hedgerow. Adjacent to existing housing and directly adjoins an approved housing site currently under construction. Site adjoins an Important Open Area.	0
Land quality	Urban classification (despite being open and green). Coal Authority Referral Area (mining legacy).	+
Biodiversity - existing habitat	No 1.3 km from SSSI. 2.2 km from a SAC and further SSSI	-

	The site is located within 82 m from the Wye Valley National Landscape.	
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI. Existing hedgerow features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small paddock which sits on the outskirts of the residential limits of the village, directly adjoins the settlement boundary. It has the character of being rural, adjoins existing housing and directly adjoins a housing site currently under construction. The site adjoins an important open area. Therefore, any development of this land could cause some potential harm.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings in proximity of site.	0
FoD Officers' conclusion:		
The site is currently located outside the SB, in a spatial context, the existing settlement wraps around the site and is therefore in close proximity. The site if developed could be seen as a continuation of the adjoining housing site currently under construction. The site is also considered to be within a sustainable location where there are some services. A Sustainable option with some potential adverse impacts.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

South Field between Grove Rd and Marians Walk, Christchurch

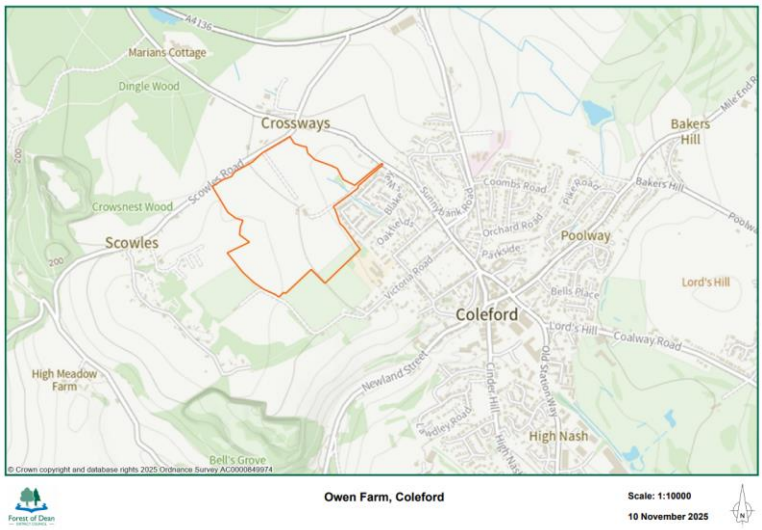


Site policy reference	**COLEFORD 33**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Owen Farm, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	21.3244 ha 639 dwellings (at 30 per ha)	Town centre by road	600m from Coleford town centre.
Relevant Planning History	SHLAA 2025 No relevant planning history	Primary School by road	530m to St Johns Primary School Coleford
		GP by road	1 km to Coleford existing GP and new future health centre is 750 m away within assessment area.
Relationship to DSB	Adjoining DSB to the east and south.	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1000m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access to site off main highway routes connecting Berry Hill to Coleford Town Centre and to Staunton.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has PRoW's linking through the site and directly adjoins woodlands to the north. Adjoins the new development and 600m from Coleford's town centre, which are both walkable distances. Cycling potential.	++
Climate Change - Is there a flood risk?	Not in any floodzone.	+
DfT Connectivity Score	TBC	
Landscape -Significant physical features	Mainly open greenfield land with some mature boundaries, and limited buildings. The site adjoins the Wye Valley Area National Landscape and the remainder is included in the Coleford Locally Valued Landscape. Whilst the site is at a higher ground level than the existing Owen Farm housing estate to the north, there are still limited viewpoints of the site, and hedgerows afford good screening.	--

Land quality	Grade 3 (good) agricultural land Coal Authority Referral Area (mining legacy). Low Risk Area.	–
Biodiversity - existing habitat	An ecological site (SSSI) is located within 150m radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could achieve GI corridors from wooded areas to the north west of the site.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Mainly open greenfield land with some mature boundaries, and limited buildings. The site sits with a foreground of existing housing development at Owen's Farm and would not be out of keeping with that. However, the site is within a Locally Valued Landscape and this needs to be taken into consideration.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is 400 m to the south east. A Scheduled Ancient Monument lies 550 m to the nearest point of the site.	0
FoD Officers' conclusion:		
Good access to transport and services. However, development could bring some harm to landscape, heritage, biodiversity and distinctiveness of the area. The site adjoins part of the Wye Valley National Landscape and is within a Locally Valued Landscape (LVL). **OPPORTUNITIES FOR MITIGATION:** Notwithstanding this the LVL will be reviewed. If following the review a considered outcome is that the LVL is not robust and there is no evidence that it should remain as an LVL, given the significant uplift in housing required and as Coleford is one of the only four towns that can accommodate an increase in numbers of dwellings, a tilted balance would need to be carried out. The site would be seen in context of the current adjoining development and could be seen as a continuation of the settlement. May accommodate some change, particularly with good design and landscaping.		
Does the site meet SA criteria?	**UNLIKELY TO CURRENTLY MEET SA CRITERIA** – A tilted balance would need to be applied in view of the review of the LVL and owing to the required uplift in housing.	

Owen Farm Coleford



Site policy reference	**COLEFORD 34**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land East of Harpers Close, Coalway Road	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agricultural field/paddock	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.2ha/6 dwellings (at 30 per ha)	Town centre by road	Ca. 768m from Coleford town centre
Relevant Planning History	SHELAA 2017 & part of site in 2019 Coleford NDP	Primary School by road	Ca. 500m to Coalway Primary School
		GP by road	Ca. 1000m to Coleford existing GPs in town centre and ca. 1.2km from future GP site.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low and High Risk Area	Employment Area (direct line)	1km from Tufthorn Industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site fronts Lords Hill/Coalway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within floodzone. Groundwater Vulnerability Minor	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Within protected Coleford Locally Valued Landscape (LVL) area. A field/paddock adjoining the golf course, screened by mature fir trees. Adjacent to Coalway Road the site is open. Tree Preservation Orders on Mature trees on land adjacent to Coalway Road.	– –

	The site adjoins a recently constructed development of 5 houses.	
Land quality	Grade 3 (good) agricultural land. Coal Authority Standing Advice Area (mining legacy).	–
Biodiversity - existing habitat	Several LWS, Key Wildlife site, Regionally Important Geological site and SSSI within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Linear built development adjacent to the east and to the north on opposite side of Lord's Hill/Coalway Road. Open boundary to highway and golf course to the rear is well screened. On the hillside, so prominent location. However, small-scale development would not be out of keeping with the linear pattern of development along Lord's Hill/Coalway. Could be seen as a continuation of the adjoining recently built new housing to the west. Nevertheless, this site is within the Coleford LVL.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++

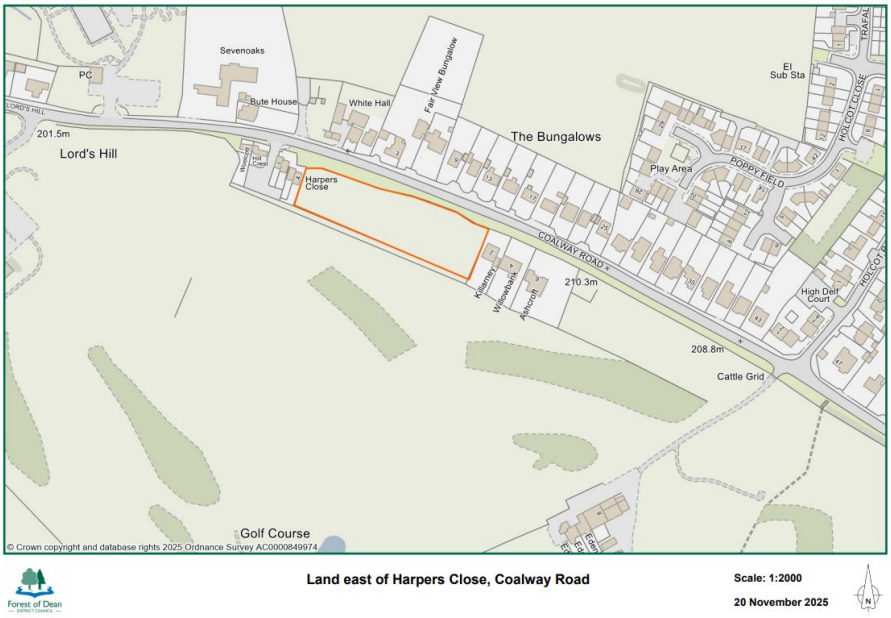
FoD Officers' conclusion:

Sustainable location with access to services. Small site. Could be designed so that it follows the linear pattern of development adjacent (to the east) as well as on the northern side of Lords Hill/Coalway Road. However, the main issue here is that the site is located within the Coleford Locally Valued Landscape (the Green Ring), which means that it is afforded greater protection against development with the aim to retain the current 'green ring' around the Coleford Town, thus allowing the nearby outer settlements to retain their character and identity and not to be totally subsumed by the town of Coleford.

OPPORTUNITIES FOR MITIGATION: Notwithstanding this the LVL will be reviewed. If following the review a considered outcome is that the LVL is not robust and there is no evidence that it should remain as an LVL, given the significant uplift in housing required and as Coleford is one of the only four towns that can accommodate an increase in numbers of dwellings, a tilted balance would need to be carried out. The site would be seen in context of the current adjoining development and could be seen as a continuation of the settlement. May accommodate some change, particularly with good design and landscaping buffering in particular to the south, integration into the existing built form.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA - A tilted balance would need to be applied in view of the review of the LVL and owing to the required uplift in housing and in view of the adjoining newly built housing.**

Land East of Harpers Close, Coalway Road

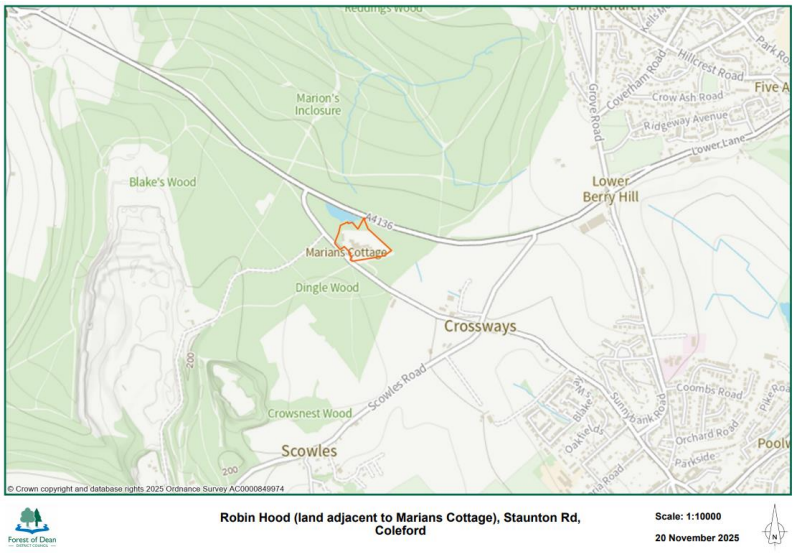


Site policy reference	**COLEFORD 35**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Robin Hood (Land adjacent to Marians Cottage), Staunton Road, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	Employment 1.8 ha	Town centre by road	1.5 km to Coleford Town centre
Relevant Planning History	SHLAA 2025 Planning history relevant to use as Saw Mills Employment site. AP62	Primary School by road	1.4 km to Coleford C of E Primary School
		GP by road	1.8 km to Coleford Health Centre. 1.5 km to new proposed Dr's Surgery
Relationship to DSB	Outside DSB	Public Transport	**Potential to access bus route?** Within 600m of site, yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Development Low Risk Area. Part of site is located in High Risk Area	Employment Area (direct line)	2.5 km from Tufthorn Industrial Area

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site has access off the B4228 Class 2 highway, which is a main route from Coleford to Monmouth.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Located outside of Coleford and Staunton. Cycling likely along the highway. There are verges, given the nature of the road and traffic speeds walking might be problematic as the site is relatively remote. Although cycling and walking paths may be available in the adjoining woodland.	0
Climate Change - Is there a flood risk?	No. The site is not located within a flood zone. Risk of flooding from surface water. Ground water vulnerability major & minor.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is surrounded by woodland to the north, east and west, and adjacent to the site to the south. The site is reasonably flat has a mix of existing commercial buildings. A residential property lies immediately adjoining the site, abutting the highway, not within the site boundary. The site is bounded by a mix of trees and hedgerow, but this is not	0

	densely planted, there are views through gaps into the site from the road. Prominently located. The site is an established commercial site. The site is located in a Wye Valley National Landscape.	
Land quality	Non Agricultural	0
Biodiversity - existing habitat	No within 100m of a SSSI and within 65 m of a Key wildlife Site. (within a 2 km radius of the site)	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential. Existing hedgerow features act as wildlife corridors and links to adjoining woodlands.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is prominent being on the B4228, isolated as it is located on its own and it adjoins one single residential property. Is currently an existing commercial site with a mix of commercial buildings already present.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	+
FoD Officers' conclusion:		
The site is located outside the SB, in a spatial context, is isolated from both Coleford and Staunton settlements and remote from other uses. The site adjoins a residential property, there could be some conflict in terms of potential uses proposed. The site is located in the Wye Valley National Landscape is viewed from the B4228. Notwithstanding this the site is currently used for employment as a Saw Mills and is allocated as an employment generating use by Policy AP62. Better location for employment outside the town.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Robin Hood (Land adjacent to Marians Cottage), Staunton Road, Coleford

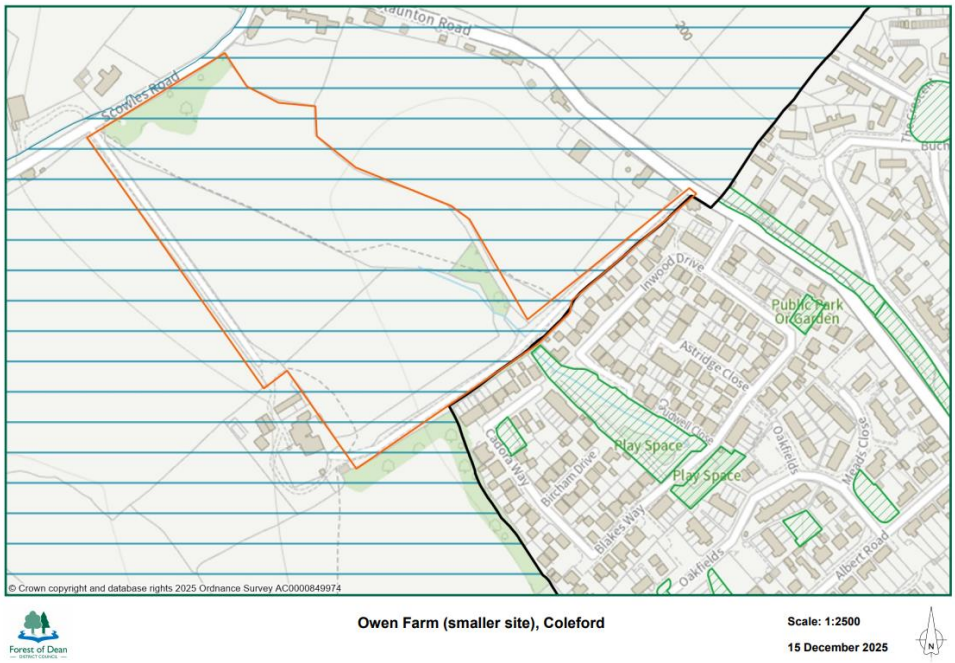


Site policy reference	**COLEFORD 36**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Owen Farm (West), Coleford (Smaller site)	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.34 ha 160 dwellings (at 30 per ha)	Town centre by road	600m from Coleford town centre.
Relevant Planning History	Site forms part of SHLAA 2025 No relevant planning history	Primary School by road	530m to St Johns Primary School Coleford
		GP by road	1 km to Coleford existing GP and new future health centre is 750 m away within assessment area.
Relationship to DSB	Adjoining DSB to the north east.	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1000m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access to site off main highway routes connecting Berry Hill to Coleford Town Centre and to Staunton.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has PRoW's linking through the site and directly adjoins woodlands to the north. Adjoins the new development and 600m from Coleford's town centre, which are both walkable distances. Cycling potential.	++
Climate Change - Is there a flood risk?	Not in any floodzone.	+
DfT Connectivity Score	TBC	
Landscape -Significant physical features	Mainly open greenfield land with some mature boundaries, and limited buildings. The site adjoins the Wye Valley Area National Landscape and the remainder is included in the Coleford Locally Valued Landscape. Whilst the site is at a higher ground level than the existing Owen Farm housing	– –

	estate to the north, there are still limited viewpoints of the site, and hedgerows afford good screening.	
Land quality	Grade 3 (good) agricultural land Coal Authority Referral Area (mining legacy). Low Risk Area.	–
Biodiversity - existing habitat	An ecological site (SSSI) is located within 300m radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could achieve GI corridors from wooded areas to the north west of the site.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Mainly open greenfield land with some mature boundaries, and limited buildings. The site sits with a foreground of existing housing development at Owen's Farm and would not be out of keeping with that. However, the site is within a Locally Valued Landscape and this needs to be taken into consideration. The assessment site is smaller in scale.	0/-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is 500 m to the south east. A Scheduled Ancient Monument lies 700 m to the nearest point of the site.	0
FoD Officers' conclusion:		
Good access to transport and services. However, development could bring some harm to landscape, heritage, biodiversity and distinctiveness of the area. The site adjoins part of the Wye Valley National Landscape and is within a Locally Valued Landscape (LVL). This is a smaller site which would have less impact. **OPPORTUNITIES FOR MITIGATION:** Notwithstanding this the LVL will be reviewed. If following the review a considered outcome is that the LVL is not robust and there is no evidence that it should remain as an LVL, given the significant uplift in housing required and as Coleford is one of the only four towns that can accommodate an increase in numbers of dwellings, a tilted balance would need to be carried out. The site would be seen in context of the current adjoining development and could be seen as a continuation of the settlement. May accommodate some change, particularly with good design and landscaping. This is a smaller site.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA** – A tilted balance would need to be applied in view of the review of the LVL and owing to the required uplift in housing.	

Owen Farm Coleford

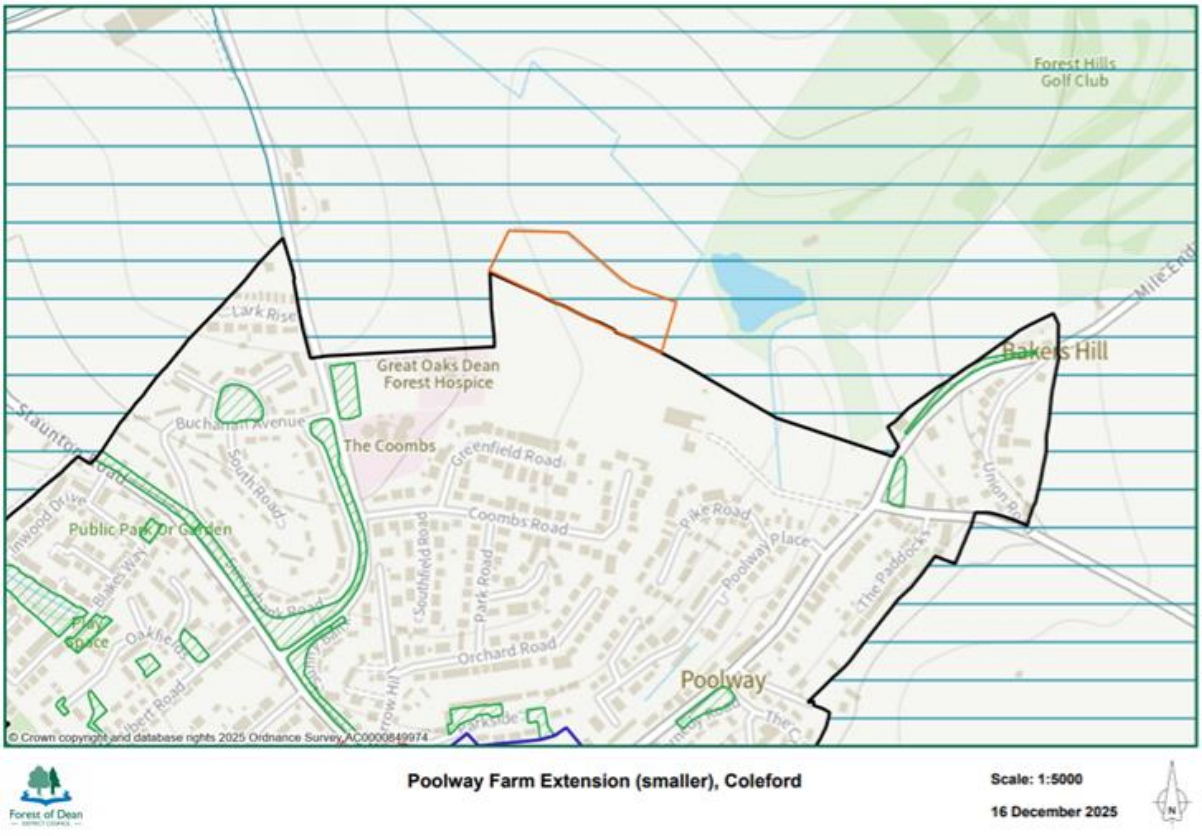


Site policy reference	**COLEFORD 37**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Poolway Farm extension (smaller)	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.5ha / 45 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	SHLAA 2024, 2023, 2020 Coleford NDP	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 600m via paths and 1.5km by road.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good if accessed through neighbouring site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature boundaries. Site is within the Locally Valued Landscape.	–
Land quality	Grade 3 (good) agricultural land	–
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Smaller site than previously assessment (Coleford 5). With good landscaping as mitigation, there would be less harm to the landscape, provided it was developed in conjunction with neighbouring site/s, not in isolation.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
It is understood that the site is within the Locally Valued Landscape, however, with the significant uplift in housing requirement and given that the site is in a sustainable location in one of the main towns, this would have significant weight in favour of developing the site. Opportunities for mitigation include good design, layout and landscaping to ameliorate any harm to landscape and character.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

Poolway Farm Extension (smaller)



Drybrook

DRYBROOK 1	Mannings Farm
DRYBROOK 2	Drybrook Farm
DRYBROOK 3	Rear of Drybrook Farm
DRYBROOK 4	The Roebuck (land south of The Patches), Ruardean Woodside

Site policy reference	**DRYBROOK 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Mannings Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.3 / 189 dwellings (at 30 per ha)	Town centre by road	300m to Drybrook town centre.
Relevant Planning History	Part of site falls within Existing Allocation AP.84 Part of SHELAA 2022/2023	Primary School by road	1.12km to Drybrook primary school.
		GP by road	1.28km to Drybrook surgery.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (39m on the High St) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low Risk Area	Employment Area (direct line)	1.28km to Hales & Co Drybrook, which is a very small employment site. 4.66km from Forest vale Industrial estate, Cinderford, which provides much more employment opportunities.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site to the High Street (off the entrance for the housing development to the northeast of the site).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	Not within a floodzone, but there is a floodzone 150m. to the south. Groundwater vulnerability Minor.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Part of the site to the north is mostly cleared except for a four large trees growing around a sluice which partly transects the sites northern tip. The adjoining parcel of land outside the assessment area to the northeast has now been developed. The land to the southwest is greenfield. There will be some landscape harm.	0
Land quality	Mix of Grade 4 (poor) & 3 (good) agricultural land.	0
Biodiversity - existing habitat	There are several ecological sites (LWS, SPA, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site could harm the rural outlook of Drybrook, but the assessment area is surrounded by development to the north, east and west therefore is unlikely to look out of place within the landscape subject to good landscaping and design. The remainder of the land to the rear of the site is greenfield, with greenfield beyond.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Chapel 450m south of the assessment area. Development is unlikely to impact this.	0
FoD Officers' conclusion:		
Attached to existing settlement, part current allocation (development has been completed on the site to the north east adjacent to the site). Remainder affected by some SW flood issues. Close to services and existing settlement. Landscape issues would require some mitigation		
Does the site meet SA criteria?	**NOT EXCLUDED COULD MEET SA CRITERIA.**	

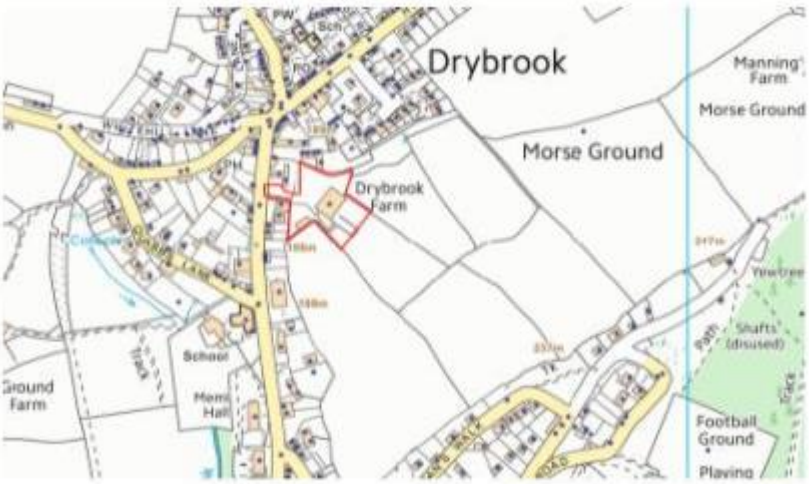
Mannings Farm, Drybrook

Site policy reference	**DRYBROOK 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Drybrook Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Brownfield site with agricultural buildings.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.59ha / 18 dwellings (at 30 per ha)	Town centre by road	67m from Drybrook town centre.
Relevant Planning History	Existing Allocation AP.85 Outline application for the erection of 18 dwellings with ancillary works (Renewal of P1536/09/OUT).	Primary School by road	160m from Drybrook primary school.
		GP by road	320m from Drybrook surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (on the High St) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	643m from Hale & Co, Drybrook. 3.7km from Forest Vale Industrial estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site has access to the High Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	There is a floodzone 2 and 3 at the entrance to the site from Drybrook Road.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Farm yard with several farm buildings and associated structures.	+
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	There are several ecological sites (LWS, SPA, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development could improve the appearance of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Building 300m south of the assessment area. Development is unlikely to impact this.	+

FoD Officers' conclusion:	
Well related to the rest of the village, could be ecological issues. Retain allocation though viability may be an issue for this area. Likely to require bat surveys and mitigation.	
Does the site meet SA criteria?	**MEETS SA CRITERIA**

Drybrook Farm, Drybrook

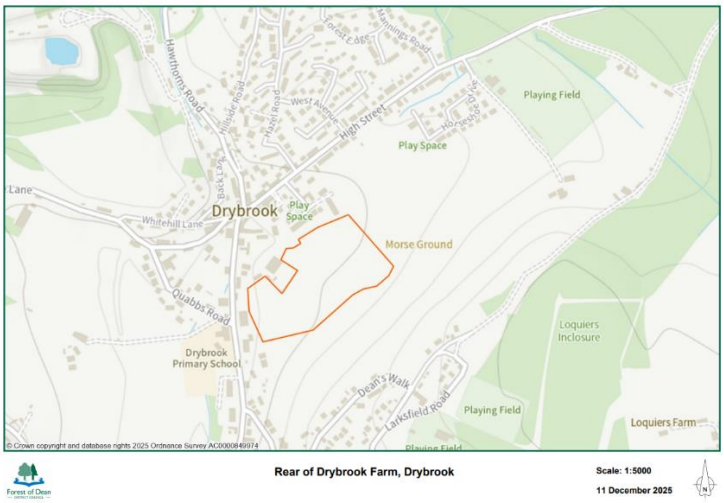


Site policy reference	**DRYBROOK 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Rear of Drybrook Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.89ha / 116 dwellings (at 30 per ha)	Town centre by road	67m from Drybrook town centre.
Relevant Planning History	N/A	Primary School by road	160m from Drybrook primary school.
		GP by road	320m from Drybrook surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (on the High St) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	643m from Hale & Co, Drybrook. 3.7km from Forest Vale Industrial estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. The site has access to the High Street (provided this site is developed alongside Drybrook Farm, to gain the access to the High Street).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	There is a floodzone 2 and 3 at the entrance to the site from Drybrook Road.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield agricultural land with few features. Adjacent to the main farmyard (Drybrook Farm).	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	There are several ecological sites (LWS, SPA, SAC and SSSI) within a 2km radius of the site.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Would relate to the rest of the village.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Building 300m south of the assessment area. Development is unlikely to impact this.	+

FoD Officers' conclusion:	
Well related to the rest of the village, could be ecological issues which will need to be resolved.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

Rear of Drybrook Farm, Drybrook

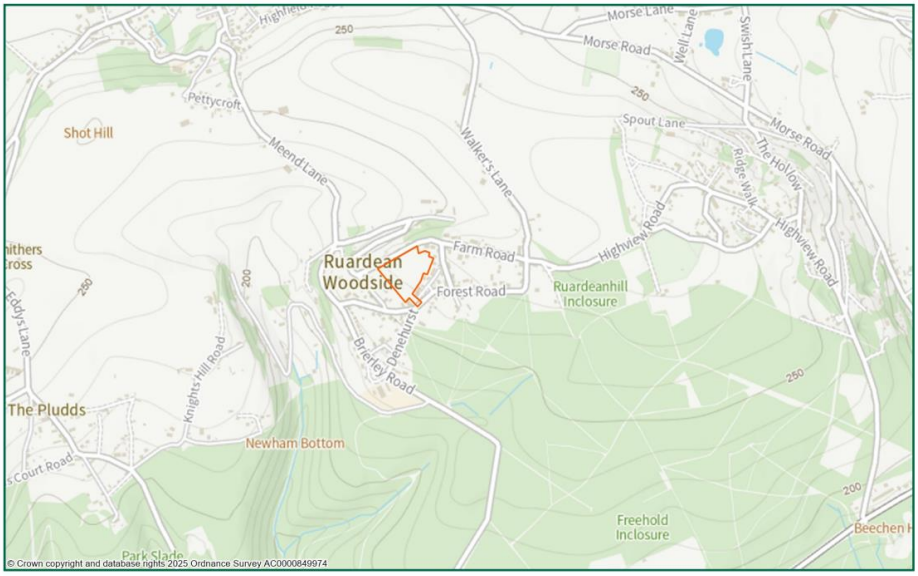


Site policy reference	**DRYBROOK 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	The Roebuck (land south of The Patches), Ruardean Woodside	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.62 ha/ 48 dwellings (at 30 per ha)	Town centre by road	Ruardean Woodside is a small village which has some limited services, is 2 km from Ruardean centre which is a larger service village.
Relevant Planning History	SHLAA 2025 No relevant planning history	Primary School by road	259 m to Ruardean Woodside Primary School
		GP by road	2.1 km to Ruardean Surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Within 500m of site, yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Development Low Risk Area.	Employment Area (direct line)	3.6 km from Forest Vale Industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site has access off Forest Road which is a class 3 highway where there are footways, pavements and verges. The site also fronts onto The Patches, which is a narrow unclassified lane, where there are narrow verges, access off this lane may be problematic.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Forest Road has footways/pavements or verges abutting and adjacent to the site. A series of footpaths, verges and pavements connect to the residential street network leading through the village. Ability to cycle on public highway.	0
Climate Change - Is there a flood risk?	No. The site is not located within a flood zone. Ground water vulnerability minor.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Field, the site slopes to the north west following The Patches, is open in nature, where it is bounded by post and wire fence with some mature hedgerow and trees. The site also lies adjacent to existing housing to the east, there is a field gate entrance and dropped kerb access into to the field from Marfells Way (Roebuck Meadows). The site could be seen as an extension to the existing housing on Roebuck Meadows	0

	Estate. Part of the site contains a Recreation Space to the south which is also open in nature. The site is bounded to the north and east with existing denser housing. To the south of the site there are some residential properties, the views are more open.	
Land quality	Non Agricultural	0
Biodiversity - existing habitat	No Within 700m of a Key wildlife Site. Within 2km of other Key Wildlife Sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerow features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Field which sits on the outskirts of the residential limits of the village, directly adjoins the settlement boundary. It has the character of being open and rural, adjoins established existing higher density residential estate housing concentrated around Roebuck Meadows and other housing situated to the north and east. The site contains a recreation space. Therefore, any development of this land could cause some potential harm to the natural landscape. The recreation space will need to be retained.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed building in proximity to the site	+
FoD Officers' conclusion:		
The site is currently located outside the SB, in a spatial context, the existing settlement abuts the site and is therefore in close proximity. The site if developed could be seen as a continuation of the adjoining established more recent housing estate and adjoins the recreation space and recreation hall. The site gently slopes and there is some landscape prominence. The site is located in a smaller village where there are some local facilities, however services are limited and would likely result in the need to travel. There is an existing bus route and bus stop in close proximity to the site, there are opportunities for active travel with cycling and walking opportunities. **OPPORTUNITIES FOR MITIGATION** There are some potential adverse landscape impacts which would need to be mitigated. A tilted balance would be required owing to the recent uplift in housing. May accommodate some change in proximity to the settlement with good design and landscaping and would likely need to retain the recreation space or mitigate for any loss of recreation open space.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

The Roebuck (land south of The Patches), Ruardean Woodside



Dymock

DYMOCK 1	Adjoining Bayfield Gardens
DYMOCK 2	Land adjoining Ann Cam Primary School
DYMOCK 3	Land opposite Beauchamp Arms
DYMOCK 4	Station Terrace, Dymock
DYMOCK 5	Station Terrace (smaller area)

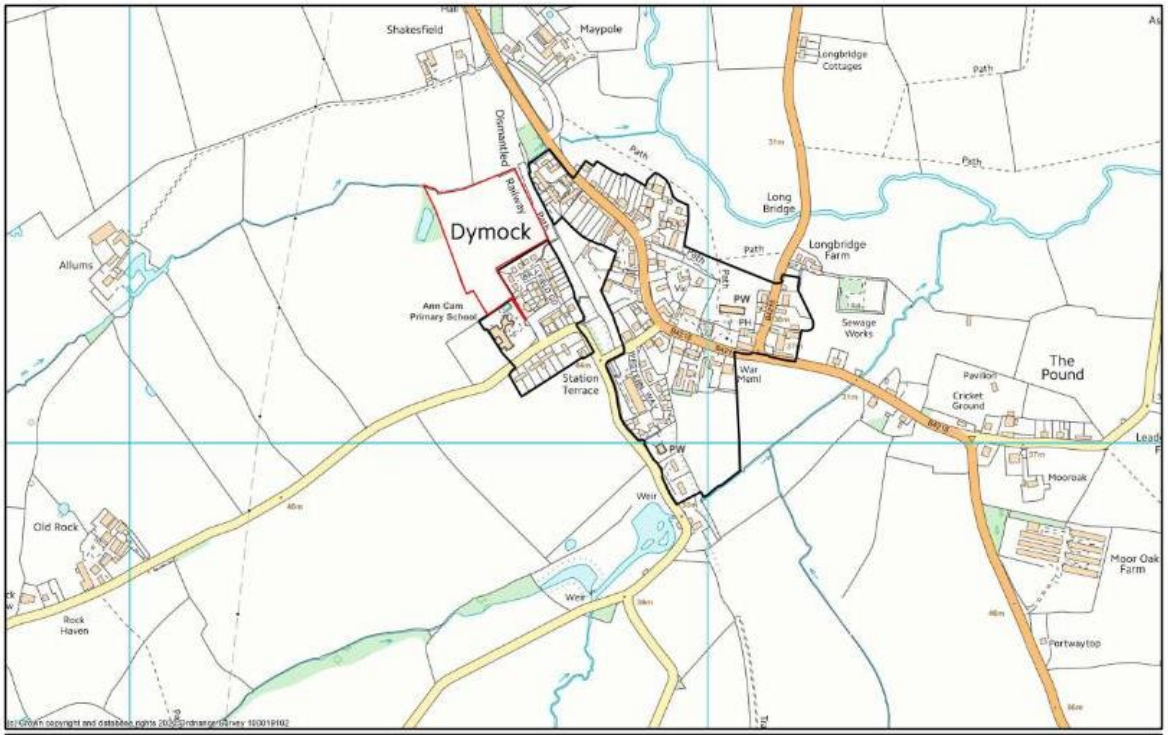
Site policy reference	**DYMOCK 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Adjoining Bayfield Gardens	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.73ha / 82 dwellings (at 30 per ha)	Town centre by road	494m to Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHLAA 2008	Primary School by road	Adjoins Ann Cam Primary School
		GP by road	5.9km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (314m to B4215) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Potentially difficult access to site and from B4215 and may need to accommodate the canal, so would have to demonstrate that it didn't prevent re instatement. Difficult to gain access through Bayfield Gardens.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath adjacent to this site, which is part of the railway track and former canal. Footpaths running through Bayfield Gardens, allowing access into the village centre. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	No floodzones on the site, but northern portion is at risk of surface water flooding.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land which is located behind the school, existing residential development and adjacent to the canal. Mature boundaries on the site, but no other physical features.	0
Land quality	Grade 2 (very good) agricultural land.	– –
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Land adjoins a small pond, but has limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is adjacent to existing residential development and is not highly visible.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	South east corner of the site is adjacent to the Conservation Area and there are several listed buildings within 250m.	–
FoD Officers' conclusion:		

Potentially difficult access to sites and from B4215 and may need to accommodate canal would have to show it didn't prevent re instatement. Relatively in keeping, not highly visible. Potentially a smaller portion could be appropriate for development.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**

Adjoining Bayfield Gardens, Dymock



Site Location Map. Adjoining Bayfield Gardens, Dymock. Shlaa 2008 50

Site policy reference	**DYMOCK 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjoining Ann Cam Primary School	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.8ha / 84 dwellings (at 30 per ha)	Town centre by road	577m to Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHLAA 2014	Primary School by road	Adjoins Ann Cam Primary School
		GP by road	5.9km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (to B4215) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes - partly	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Some potential. Access onto B4215, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement only leads up to the school, not to this site. Cycling potential would be along highways.	–
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to the school and the highway. Sloping land with mature boundaries and trees. Small pond to the north eastern corner and a water course running along the northern boundary.	0
Land quality	Grade 2 (very good) agricultural land.	– –
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Land includes a small pond, but has limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is sloping and adjacent to the highway, thus being highly visible. It is located well outside of the existing development and does not follow any pattern of development. Would cause landscape harm if developed.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are several listed buildings within 250m. but development unlikely to impact on them.	+

FoD Officers' conclusion:	
Does not follow pattern of development. Harm to the landscape. Not well related to remainder of village with potential access issues from main road. Although immediate access is available, other constraints exist, including bridge.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

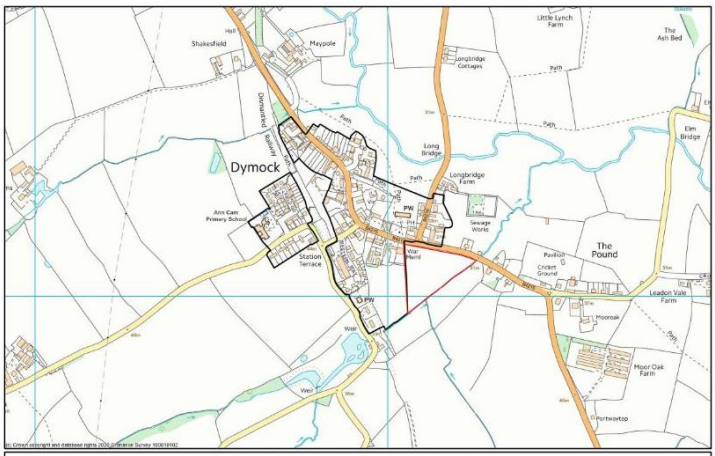
Land adjoining Ann Cam Primary School, Dymock

Site policy reference	**DYMOCK 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land opposite Beauchamp Arms	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.3ha / 129 dwellings (at 30 per ha)	Town centre by road	Opposite Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHELAA 2025, 2018 P1708/17/FUL: Erection of five residential dwellings, village green, parking and ancillary works. (Revised Scheme). (REF) P1132/17/FUL: Erection of 5 residential dwellings, village green, parking and ancillary works. (REF). Dismissed at Appeal.	Primary School by road	462m to Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes - majority of site	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access onto B4215.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northern boundary of the site and public footpath running along the western boundary. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	There is a floodzone 3 on the site (all along the eastern boundary) as well as areas at risk of surface water flooding.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to the B4215 and opposite the public house. Railings to the northern boundary and mature boundaries/trees.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0

Character (built and natural) - Could development harm or enhance the character of the area?	The site is at the entrance to the village and being adjacent to the highway, it is highly visible. It would not follow the existing pattern of development, but instead would provide consolidate built structures at this prominent location. This site was refused (at appeal) for landscape/ harm to Conservation Area and heritage assets.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church.	–
FoD Officers' conclusion:		
It has good access and although it is close to the conservation area, it has the potential to consolidate the pattern of development. However, this site was refused (at appeal) for landscape/ harm to Conservation Area and heritage assets. It is not well related to village- significant concerns on impact on listed church setting/ village centre. Appeal outcome over the site was refused on conservation grounds.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Land opposite Beauchamp Arms, Dymock

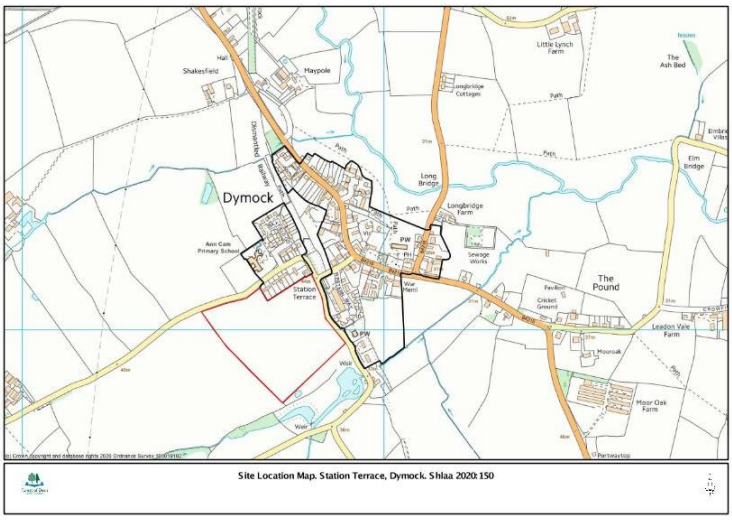


Site policy reference	**DYMOCK 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Station Terrace, Dymock	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	7.46ha / 223 dwellings (at 30 per ha)	Town centre by road	287m to Beauchamp Arms and Hall (limited services).
Relevant Planning History	SHLAA 2020 P0996/17/OUT- Outline application for the erection of 5 residential dwellings and associated works (access not reserved). (Revised Description).- Refused	Primary School by road	Opposite Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (112m on B4215). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access onto Station Terrace, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northwestern boundary, but not along the northeastern boundary, so no footpaths leading into the rest of the settlement. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	There are no floodzones in the site although a small area of the parcel of land to the southwest and land to the south of the site is at risk of surface water flooding.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to Station Terrace highway (on two boundaries) . It is sloping and is very prominent in the local and wider landscape. Bounded by mature hedgerows.	0
Land quality	Grade 2 (very) agricultural land.	– –
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site adjacent to the highway and sloping and is therefore highly visible. Development (particularly on the land further to	– –

	the west/south) would not follow the existing pattern of development and would have much wider landscape impacts.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church. The former canal (protected route) runs through part of the site to the east).	–
FoD Officers' conclusion:		
Potential to develop part of the site (to the east), to reduce overall harm to the landscape, but it would need to show how the canal could be protected. Overall part of larger open landscape, and possibly constrained by access and adverse impact on heritage.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA`**	

Station Terrace, Dymock

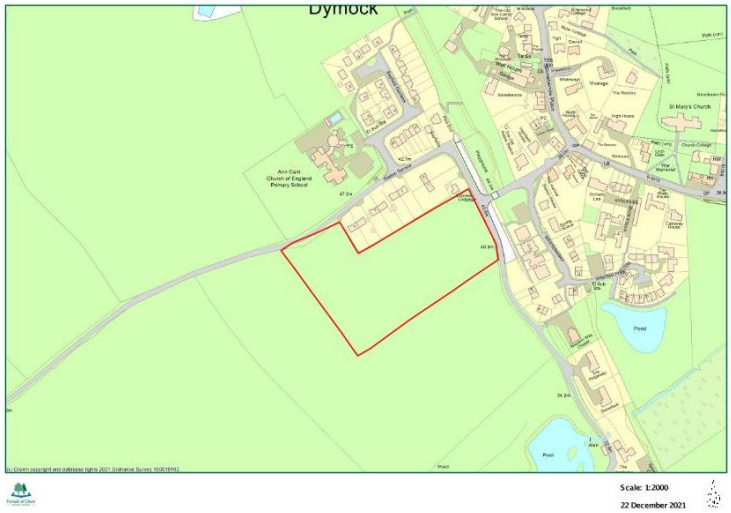


Site policy reference	**DYMOCK 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Station Terrace, Dymock (smaller area)	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.2ha / 66 dwellings (at 30 per ha)	Town centre by road	287m to Beauchamp Arms and Hall (limited services).
Relevant Planning History	SHLAA 2020 Partially encroaches part of site area for P0996/17/OUT- Outline application for the erection of 5 residential dwellings and associated works (access not reserved). (Revised Description).- Refused.	Primary School by road	Opposite Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (112m on B4215). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access onto Station Terrace, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northwestern boundary, but not along the northeastern boundary, so no footpaths leading into the rest of the settlement. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	There are no floodzones in the site although a small area of the parcel of land to the southwest and land to the south of the site is at risk of surface water flooding.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to Station Terrace highway (on two boundaries) . It is sloping and is very prominent in the local and wider landscape. Bounded by mature hedgerows.	0
Land quality	Grade 2 (very good) agricultural land.	– –
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site adjacent to the highway and sloping and is therefore highly visible. Development (particularly on the land further to the west/south) would not follow the existing pattern of development and would have much wider landscape impacts.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church. The former canal (protected route) runs through part of the site to the east).	–
FoD Officers' conclusion:		
Smaller portion of the previously assessed site, with some potential to develop part of the site (to the east), to reduce overall harm to the landscape, but it would need to show how the canal could be protected. Overall part of larger open landscape, and possibly constrained by access and adverse impact on heritage.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Station Terrace (smaller area), Dymock



English Bicknor

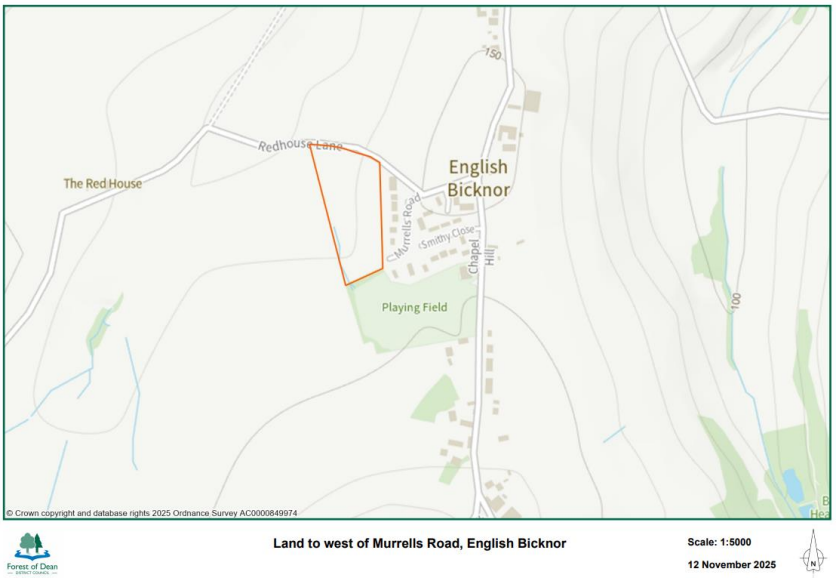
ENGLISH BICKNOR 1	Land to west of Murrells Road, English Bicknor

Site policy reference	ENGLISH BICKNOR 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to West of Murrells Road	Is the site SAC?	No
Parish	English Bicknor	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2ha /62 dwellings (at 30 per ha)	Town centre by road	English Bicknor has very limited services and is 5.1km from Coleford town centre.
Relevant Planning History	SHLAA 2025	Primary School by road	750 m to English Bicknor Church of England Primary School Primary School
		GP by road	5.4 km to Coleford existing GP and new future health centre is 4.2 km away.
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Within 300m of site, yes, in walking distance **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.9 km from Tufthorn Industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site has a frontage to Redhouse Lane, a narrow unclassified highway where there are no pavements/footways, access off this lane may be problematic. The site also adjoins Murrells Road an unclassified estate road, serving existing housing. Potentially access could be provided as a continuation from this road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Redhouse Lane has no footways/pavements or verges currently abutting the site. A series of footpaths, verges and pavements connect to the residential street network with pavements leading into the main route through English Bicknor village centre. Ability to cycle on public highway. A series of public footpaths are in close proximity to the site.	0
Climate Change - Is there a flood risk?	No. the site is not located within a flood zone. Some risk of flooding from surface water.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Site slopes to the north west following Redhouse Lane, and is bounded by mature hedgerow. Beyond the site to the north west are more open fields, the site is separated by hedgerow. The site also lies adjacent to existing housing to the east, where there is existing hedge and tree screening, this is less undulating. The site could be seen as an extension to the existing housing on Murrells Road and Smithy Close. Site adjoins a recreation space to the south. The site is located within the Wye Valley National Landscape.	0
Land quality	Grade 3 (good)	–

	Coal Authority Development Low Risk Area. An area of Development High risk Area crosses the middle of the site.	
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, it is 530 m from SSSI and a SAC. The site is located within the Wye Valley National Landscape.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential for GI. Site is in close proximity to Wye Valley Woodlands. Existing hedgerow features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Field which sits on the outskirts of the residential limits of the village, directly adjoins the settlement boundary. It has the character of being rural, adjoins established existing higher density estate housing concentrated around Murrells Road and Smithy Close. The site adjoins a series of open fields. Therefore, any development of this land could cause some potential harm to the natural landscape. The site lies within the Wye Valley Landscape area.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Nearest listed building is located on the main route into English Bicknor 220 m away but not within the context of the site. A Scheduled Ancient Monument is located some 530 m from the site within the older part of the village concentrated around a Motte and Bailey earthwork, church and school.	0
FoD Officers' conclusion:		
The site is currently located outside the SB, in a spatial context, the existing settlement abuts the site and is therefore in close proximity. The site if developed could be seen as a continuation of the adjoining established more recent housing estate and adjoins the recreation ground and hall. The site also abuts open fields where there is some landscape prominence, is located within the National landscape a high quality landscape, situated above the Wye Valley. The site is located in a smaller village where there are some local facilities, however services are limited and would likely result in the need to travel. There is an existing bus route and bus stop in close proximity to the site, there are opportunities for active travel with cycling and walking opportunities.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land to west of Murrells Road, English Bicknor



Hartpury

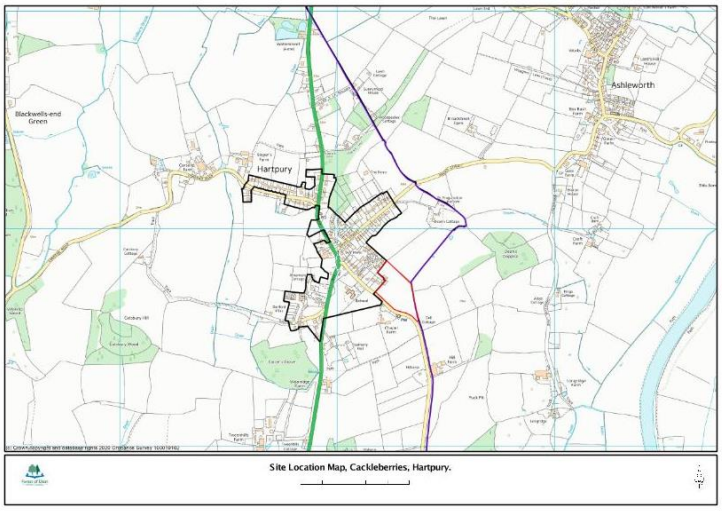
HARTPURY 1	Land adjoining Cackleberries/Over Old Road
HARTPURY 2	Land off A417
HARTPURY 3	Land at Broad Street
HARTPURY 4	Land south of Corsend Road
HARTPURY 5	Land adjoining Hartpury Primary School
HARTPURY 6	Russell's Nursery
HARTPURY 7	Land off Foley Rise
HARTPURY 8	Land off Broad Street
HARTPURY 9	Hartpury College/University
HARTPURY 10	Land off Broad Street (smaller site), Hartpury

Site policy reference	HARTPURY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Cackleberries/Over Old Rd	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.99ha / 89 dwellings (at 30 per ha)	Town centre by road	330m to Royal Exchange pub & opposite Village Hall
Relevant Planning History	Forms part of SHELAA 2025, & 2009 P0293/22/FUL - Erection of 26 no. dwellings – Permitted P0120/25/DISCON for P0293/22/FUL Granted 15.04.2025	Primary School by road	140m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.5km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (218m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Access onto Over Old Road, leading to A417.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavement running along the boundary to the highway, but pavement on opposite side outside village hall. Cycling potential would be along highways. Footpaths run around the north and western edges of the village and there is also a footpath to the south (on opposite side of the highway).	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Open flat greenfield with mature boundaries.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character landscape at the entrance to the village from the easterly direction along Over Old Road. Adjacent to existing development and opposite the village hall. Some potential for development, particularly on a smaller scale.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed building, Methodist Chapel (Grade II) is on the opposite side of the highway, some 10m. to the south.	–
FoD Officers' conclusion:		

Good access on main route through the village. Would follow the pattern of development. Some potential, at least part of the site may have potential, and should be considered further - smaller site would be more appropriate. Close to college.	
Does the site meet SA criteria?	**Development of part of site COULD MEET SA CRITERIA**

Land Adjoining Cackleberries/Over Old Road, Hartpury

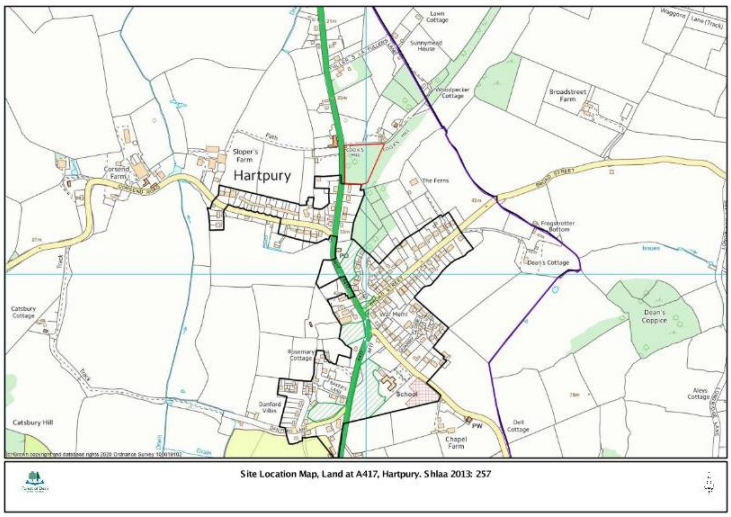


Site policy reference	**HARTPURY 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off A417	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Orchard/dwelling (the Old Coach House)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.92ha / 27 dwellings (at 30 per ha)	Town centre by road	330m to Royal Exchange pub & 616m Village Hall
Relevant Planning History	SHLAA 2013	Primary School by road	634m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access onto A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the boundary to the highway. Cycling potential would be along highways. Footpaths run around the northern boundary of the site leading to the east and west of the village.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Flat parcel of land which is an established orchard with many fruit trees on it, and the potential for light grazing from sheep. Mature hedged boundaries, especially along the front and some post and rail fencing along other boundaries with neighbouring properties.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a highly visible parcel of land, which is an established orchard on the entrance to the village. It has a unique character and is of much importance in the wider landscape and setting of the village (there are several orchards dotted each side of the A417 leading into Hartpury). Development would significantly damage the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting	Listed building, Methodist Chapel (Grade II) is on the opposite side of the highway, some 10m. to the south.	–

of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Site is an orchard or the remains of one and visible. Not suitable for development especially in comparison with other options.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land off A417, Hartpury

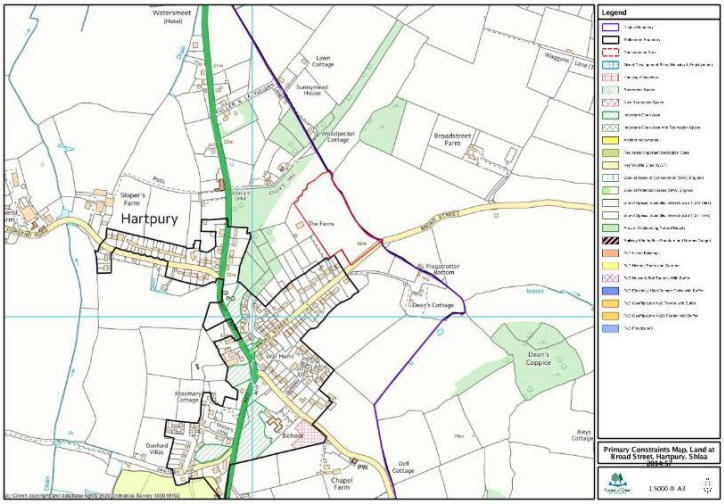


Site policy reference	HARTPURY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Broad Street	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.9ha / 87 dwellings (at 30 per ha)	Town centre by road	450m to Royal Exchange pub & 650m Village Hall
Relevant Planning History	SHLAA 2014	Primary School by road	608m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4km to Staunton/Corse surgery
Relationship to DSB	Adjoining - Touches DSB on southwest corner.	Public Transport	**Potential to access bus route?** Yes, in walking distance (374m. on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access onto Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavement running along the boundary to the highway (only verge). Cycling potential would be along highways. Public footpath runs along eastern boundary.	0
Climate Change - Is there a flood risk?	No floodzones on the site. Southwest portion is at risk of surface water flooding.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large parcel of relatively flat agricultural land with no significant features, other than being bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large expanse of land with a narrow frontage to Broad Street. The current ribbon pattern of development consists a line of large detached dwellings which have a frontage to Broad Street and long back gardens. This site is too large to accommodate sustainable development for a village this size, although some development along the frontage would be more acceptable.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Two listed buildings to the northwest (Wold Edge, 77m away and Canning Arms (200m away). Unlikely to impact setting owing to distance and open fields in between.	0

FoD Officers' conclusion:	
Too large and the frontage is narrow. Land is flat. Logical area to consider but too large. Frontage development preferable to the back of the site, could take forward but along with other possible allocations in smaller villages, assess against overall sustainability objectives as well as local considerations.	
Does the site meet SA criteria?	**Development of part of site NOT EXCLUDED BY SA CRITERIA, but whole site likely to be less suitable due to scale.**

Land at Broad Street, Hartpury

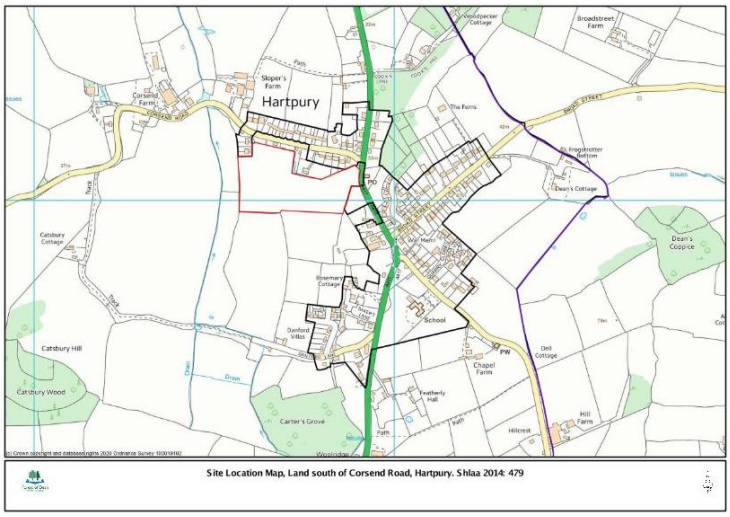


Site policy reference	**HARTPURY 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of Corsend Road	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.35ha / 130 dwellings (at 30 per ha)	Town centre by road	130m to Royal Exchange pub & 400m Village Hall
Relevant Planning History	SHLAA 2014	Primary School by road	416 m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.3km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Could be good, depending on how access is gained. It could be off A417 or possibly Corsend Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements along Corsend Road and A417. Cycling potential would be along highways. Public footpaths run through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site although areas within the eastern half of the site are at risk of surface water flooding.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large parcel of agricultural land with no significant features, other than being bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large expanse of land which although it sits behind some sporadic ribbon development along Corsend Road, it is highly visible and would result in wider landscape harm if developed. It does not relate well to the existing pattern of development. This site is too large to accommodate sustainable development for a village this size, particularly given the relief and prominence.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are several listed buildings (Grade II) within a 250m radius.	0

FoD Officers' conclusion:	
Prominent area with some older appeal history, landscape and relief make it a poor choice if allocations were to be made in Hartpury. Very visible with landscape harm. Not well related to built form and quite conspicuous, as well as being a large site.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**

Land South of Corsend Road, Hartpury

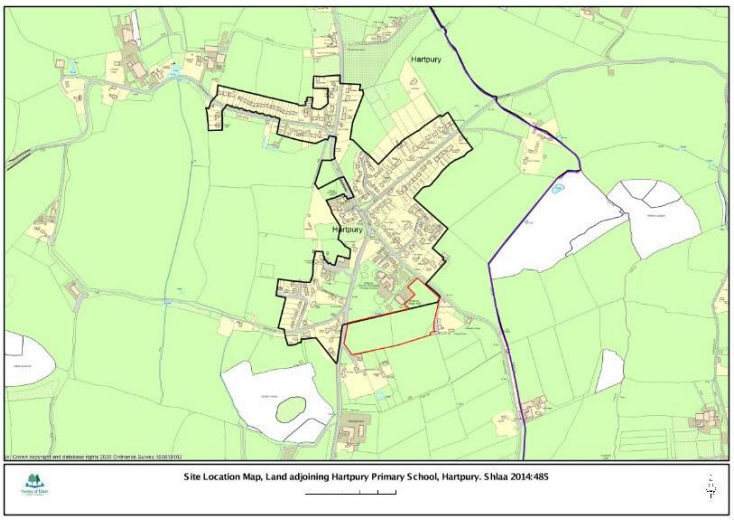


Site policy reference	**HARTPURY 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjoining Hartpury Primary School	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.61ha / 78 dwellings (at 30 per ha)	Town centre by road	350m to Royal Exchange pub & adjacent to Village Hall
Relevant Planning History	SHLAA 2022 & 2014	Primary School by road	Site is adjacent to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (300m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off A417 and possibly off Over Old Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements along Over Old Road. Pavement only on opposite side of A417. Cycling potential would be along highways. Public footpaths along the southern boundary to the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site although surface water flooding to west of site must not be exacerbated.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large parcel of agricultural land with no significant features, other than being bounded by mature hedgerows, particularly along the boundary to the A417.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large parcel of land which is well screened from the A417, is not overly prominent and relates quite well to the village, especially the school and village hall.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a listed building, Methodist Chapel (Grade II) some 86m to the east, although there is an intervening development.	0
FoD Officers' conclusion:		
Site is large though quite well related to village and not overly prominent. Quite well screened from main routes.		

Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.

Land adjoining Hartpury Primary School, Hartpury

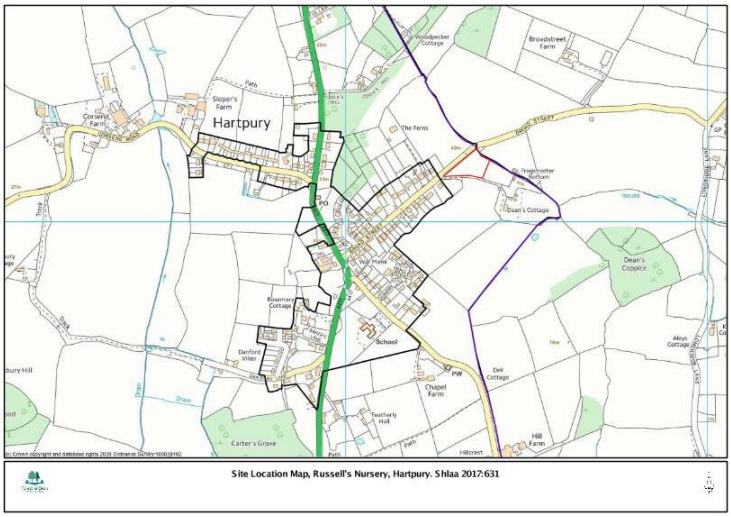


Site policy reference	HARTPURY 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Russell's Nursery	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.51ha / 15 dwellings (at 30 per ha)	Town centre by road	395m to Royal Exchange pub & 600m to Village Hall
Relevant Planning History	SHLAA 2017. Forms part of 2025 SHELAA	Primary School by road	550m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (300m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A relatively small site of flat agricultural land bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a small irregular shaped parcel of greenfield land which is on the edge of the settlement adjacent to a sporadic string of mainly detached dwellings on the southern side of Broad Street. It is bounded by mature hedgerows and forms part of a larger network of fields.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non designated heritage assets inside or near the assessment area.	+
FoD Officers' conclusion:		

Relatively small site.	
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**

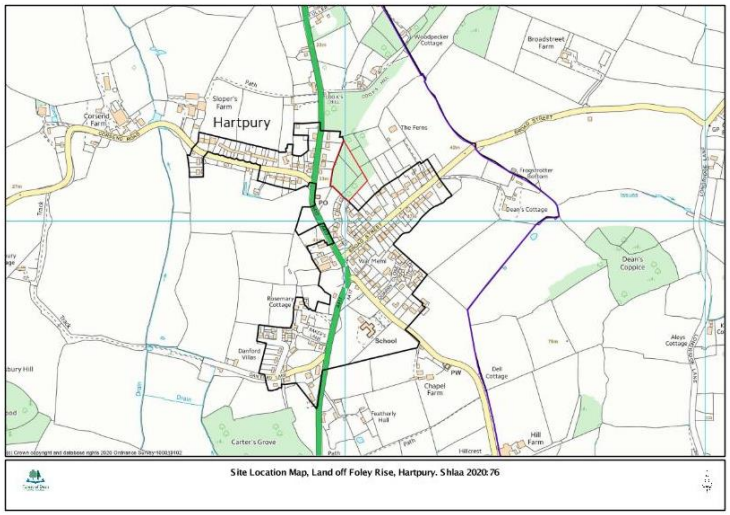
Russell's Nursery, Hartpury



Site policy reference	**HARTPURY 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Foley Rise	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.91ha / 27 dwellings (at 30 per ha)	Town centre by road	200m to Royal Exchange pub & 475m to Village Hall
Relevant Planning History	SHELAA 2025 & 2020 P2006/21/OUT: Outline application for the erection of up to 18 dwellings and associated works (some matters reserved) - pending consideration.	Primary School by road	365m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.2km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (140m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good, off Foley Rise, which is an established cul-de-sac.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A small parcel of greenfield which is accessed off Foley Rise. Land rise changes and bounded by hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of land which is off an established residential cul-de-sac and adjacent to open land. Some land level changes. Development could be of a modest scale to fit with Foley Rise.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the northwest.	+
FoD Officers' conclusion:		
Subject of a current planning application, **not excluded by SA criteria** though some issues highlighted.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

Land off Foley Rise, Hartpury

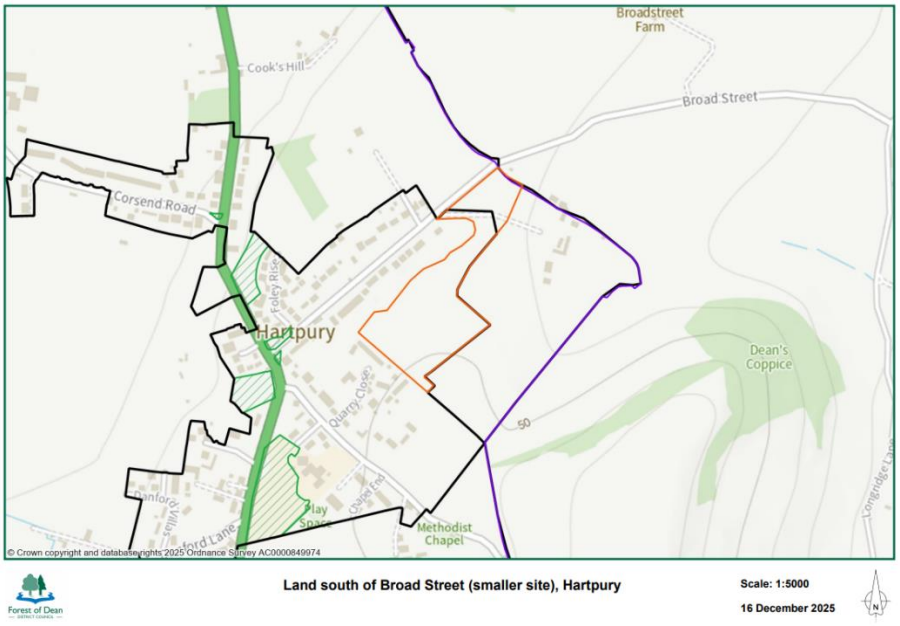


Site policy reference	**HARTPURY 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Broad Street, Hartpury	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	7.9ha / 237 dwellings (at 30 per ha)	Town centre by road	395m to Royal Exchange pub & 600m to Village Hall
Relevant Planning History	SHELAA 2025 & 2022	Primary School by road	550m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (300m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large site of flat agricultural land bounded by mature hedgerows.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large irregular shaped parcel of greenfield land which is on the edge of the settlement adjacent to a sporadic string of mainly detached dwellings on the southern side of Broad Street. It is bounded by mature hedgerows and forms part of a larger network of fields. A smaller allocation of the site may be more appropriate for development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non designated heritage assets inside or near the assessment area.	+

FoD Officers' conclusion:	
This is a large site for the existing scale and pattern of development, and therefore a smaller allocation may be more appropriate.	
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA (smaller allocation would be more appropriate)**

Land off Broad Street, Hartpury

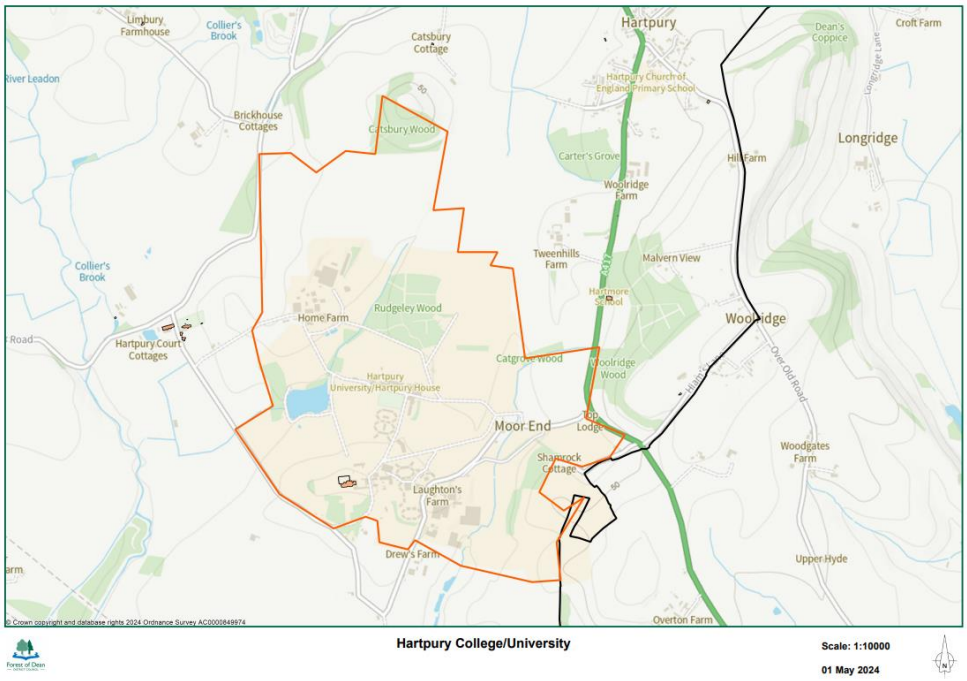


Site policy reference	**HARTPURY 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Hartpury college/university	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Educational campus with associated buildings/sports facilities	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	192ha – educational campus	Town centre by road	1.3km to Hartpury Village centre
Relevant Planning History	AP.13 SHELAA 2025	Primary School by road	1.3km to Hartpury Primary School (Hartpury University is the site)
		GP by road	Ca. 5.9kkm to Highnam Surgery
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, picks up at the entrance. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 11km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements, but this is in an isolate countryside location. Cycling potential would be along highways. Existing public transport accessing the university. Public footpaths nearby.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A very large site comprising mainly of greenfields. The landscape is very important. The campus and farm buildings are small compact portions of the overall site.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site has several LWS within it, as well as woodland.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The college campus is only a small part of the whole setting, which comprises of parcel of agricultural land and woodland and a farm. The college campus also has sports pitches within it. Any development would need to be in accordance with a masterplan and be close to the existing built development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Hartpury House is Grade II* listed. It's setting is also very important.	– –

FoD Officers' conclusion:	
Any intensification of the use and development of new buildings would need to accord with the masterplan and retain the setting of the historic assets and landscape.	
Does the site meet SA criteria?	**MEETS SA CRITERIA – as academic establishment/employment site**

Hartpury College/University

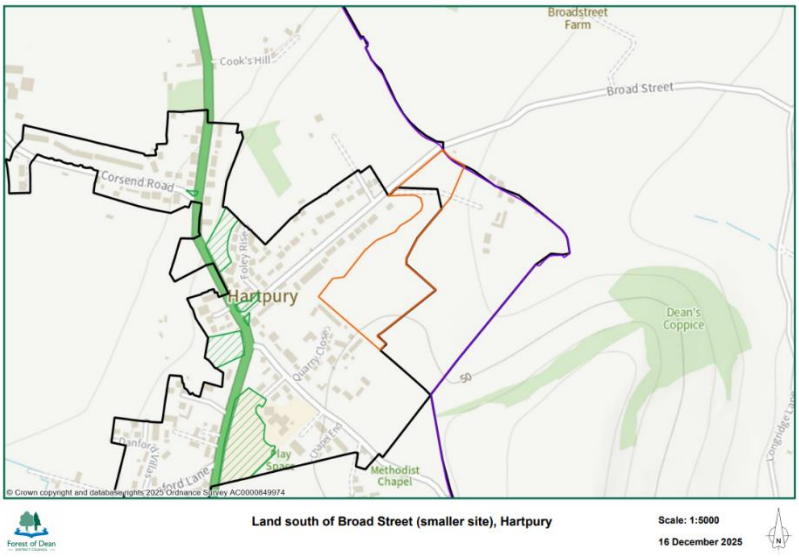


Site policy reference	**HARTPURY 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Broad Street (smaller site), Hartpury	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.2ha / 96 dwellings (at 30 per ha)	Town centre by road	395m to Royal Exchange pub & 600m to Village Hall
Relevant Planning History	SHELAA 2025, 2022 & 2021	Primary School by road	550m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (300m on A417). **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A parcel of flat agricultural land bounded by some mature hedgerows. With some landscaping as mitigation, this smaller parcel of land (compared to Hartpury 8 assessment) will have less harm to the landscape.	0
Land quality	Grade 3 (good) agricultural land.	–

Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a irregular shaped parcel of greenfield land which is on the edge of the settlement adjacent to a sporadic string of mainly detached dwellings on the southern side of Broad Street. It is bounded by mature hedgerows and forms part of a larger network of fields. This is a smaller parcel of land (compared to Hartpury 8 assessment) will be more in keeping and scale with the existing village. It will also have a backdrop of existing built development. OPPORTUNITIES FOR MITIGATION: With some landscaping as mitigation and good design/layout.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non designated heritage assets inside or near the assessment area.	+
FoD Officers' conclusion:		
This smaller parcel of land would be more in scale with the existing settlement, particularly with good design and landscaping.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land off Broad Street (smaller site), Hartpury



Huntley

HUNTLEY 1	Huntley Golf Course
HUNTLEY 2	Golf course (smaller area)
HUNTLEY 3	Eastern area of Golf Course
HUNTLEY 4	Land south of the A40, Huntley #1
HUNTLEY 5	Land west of Newent Lane, Huntley
HUNTLEY 6	Land south of the A40, Huntley #2

Site policy reference	HUNTLEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Huntley Golf Course	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	Filter 2: Distance to services rating	
Site Area & Potential capacity	26.67ha / 740 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it. Some buildings present in middle of site.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is too large for sustainable development on that scale, however, there is some potential for using part of the site for smaller scale development, adjacent to existing housing which will not have an impact on the character of the wider landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the west with a lot of intervening development.	+
FoD Officers' conclusion:		
Sustainable location with good access, subject to design to overcome ecological issues. Close to an existing village with services in close proximity to Gloucester with a bus route. Area may have GI potential but only if it is required- it is		

quite well located, the village has some facilities etc but there may be more sustainable options. This site may be too large but could be allocated in part. Likely to be delivered in short/ medium term if allocated.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA- larger site less sustainable, so smaller portion could be developed.**

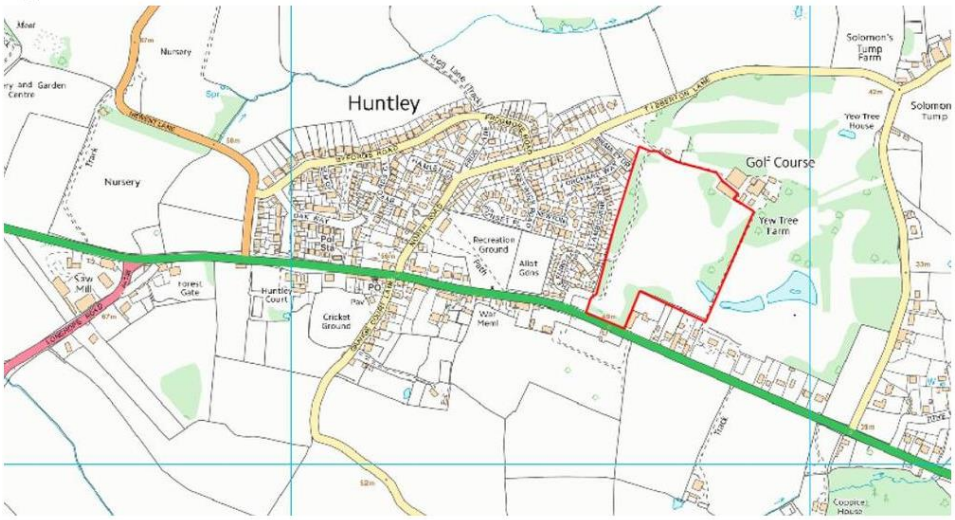
Golf Course, Huntley

Site policy reference	**HUNTLEY 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Huntley Golf Course (smaller area)	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.48ha / 194 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2011 & 2020 & 2025 P0711/25/OUT Outline planning application for the erection of up to 105 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (Some matters reserved). Pending consideration.	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it. Some buildings present.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a smaller portion of the golf course, with some potential for using part of the site for smaller scale development, being adjacent to existing housing which will not have an impact on the character of the wider landscape.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the west with a lot of intervening development.	+
FoD Officers' conclusion:		
Smaller version of site above, well related to village and potentially able to be considered for allocation in keeping with scale of village.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

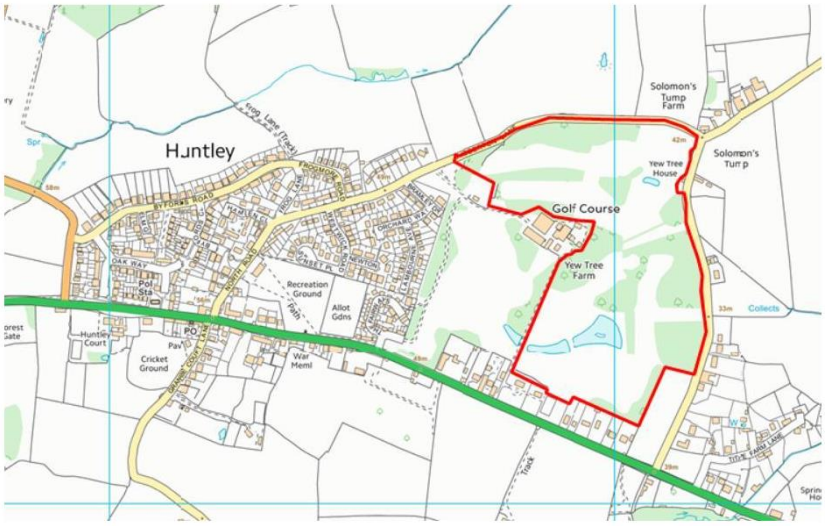
Golf Course (smaller area), Huntley



Site policy reference	**HUNTLEY 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Eastern area of golf course	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	18.2ha / 546 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it and buildings.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a smaller portion of the golf course, however, it is still large in scale and does not relate well with the remainder of the village, thus causing more landscape harm.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 375m west with a lot of intervening development.	+
FoD Officers' conclusion:		
Scale and relationship with remainder of village- less likely to be suitable		
Does the site meet SA criteria?	**This area is UNLIKELY TO MEET SA CRITERIA.**	

Eastern Area of Golf Course



Site policy reference	**HUNTLEY 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of the A40 #1	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	7.19ha / 215 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020 P1253/05/COU- Use as golf practice facility (retro) - ApprovedP1253/05/COU- Use as golf practice facility - refused	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, if access can be made off A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs along eastern boundary of the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A very large open field with some hedging and trees. Flat fland.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is too large for sustainable development on that scale. The majority of development is on the opposite side of the A40 while this area acts as an open feature (a part of the wider open countryside) separating the village from other settlements nearby. Expansion on this side of the road has the potential to look out of place, even though it adjoins the present village.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Some 360m. to the west, with intervening development.	+
FoD Officers' conclusion:		
Part of more open countryside, though adjoins present village.		

Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA

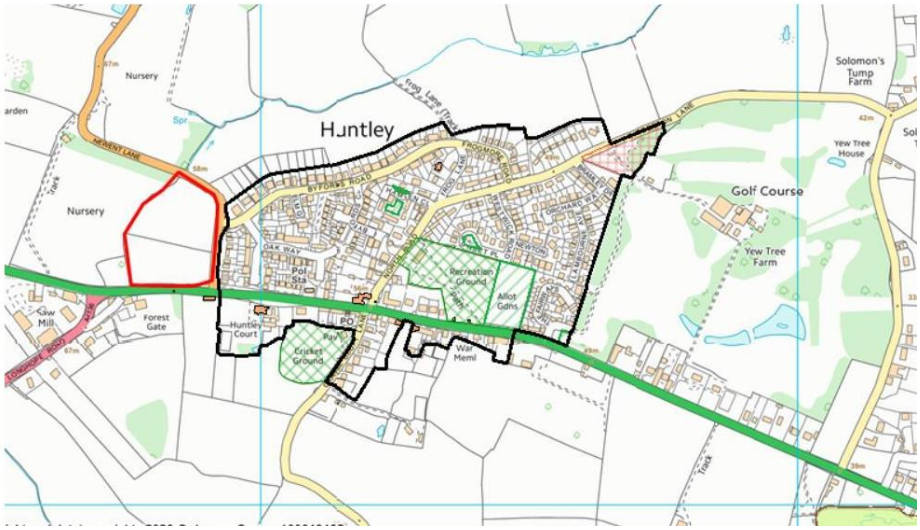
Land south of the A40, Huntley #1

Site policy reference	HUNTLEY 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Newent Lane	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.8ha /84 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2008 P1424/15/OUT – 60 dwellings - Refused and Appeal Withdrawn P1995/14/OUT – 60 dwellings - Refused	Primary School by road	0.8km to Huntley C of E Primary School
		GP by road	7km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.5km from Gloucester and 7km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, if access can be made off A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs along eastern boundary of the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Small collection of trees and hedging. Mostly open green field.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent site with a clearly agricultural landscape therefore development is likely to harm the character of the area. Would create an urban form of development in an agricultural area that would be out of place.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade I Listed Church of St John, Grade II Listed Huntley Manor and Huntley Court could be subject to harm if design of development is not carefully considered.	– –
FoD Officers' conclusion:		
Clear open landscape setting and relationship to listed buildings affect this site.		

Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA

Land west of Newent Lane, Huntley

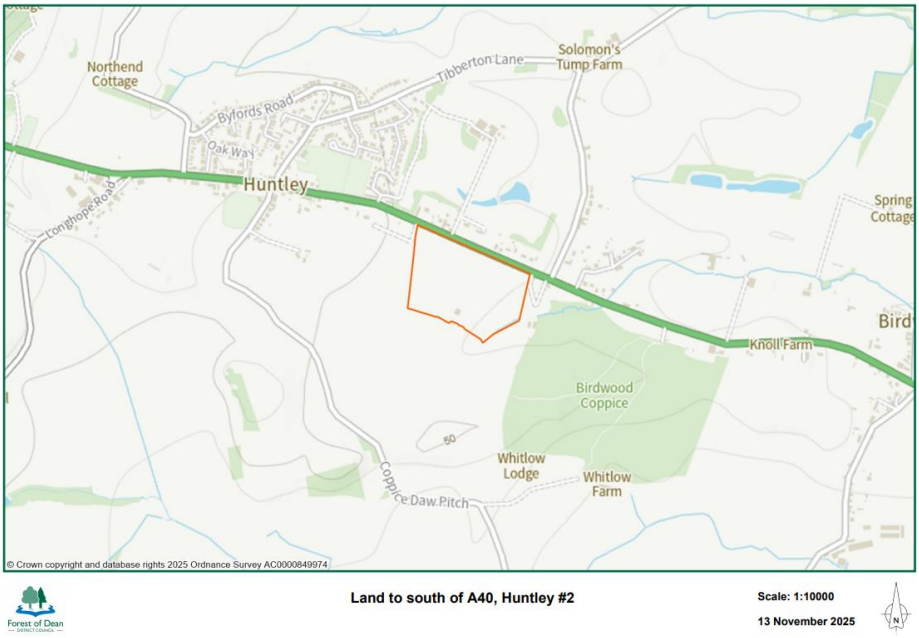


Site policy reference	**HUNTLEY 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the South of A40, Huntley #2	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	8.8 ha / 264 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2025 No relevant planning history.	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.7km to Mitcheldean surgery
Relationship to DSB	Outside DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (A40) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean 4.8 km to Longhope Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, if access can be made off A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs along western boundary of the site. Footpath in close proximity to the east of site.	+
Climate Change - Is there a flood risk?	No floodzones on the site. Risk of flooding from surface water. Ground water vulnerability minor	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A very large open field with some hedging and trees. Flat land.	0
Land quality	Grade 3 (good) agricultural land.	–

Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS within 56 m of the site and other LWS within a 1.5 km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is too large for sustainable development on that scale. The majority of development is on the opposite side of the A40 while this area acts as an open feature (a part of the wider open countryside) separating the village from other settlements nearby. Expansion on this side of the road has the potential to look out of place, even though it adjoins the present village.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Some 380m. to the west, with intervening development.	+
FoD Officers' conclusion:		
Part of more open countryside, though adjoins present village.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land south of the A40, Huntley #2



Kempley Green

KEMPLEY 1 Fishpool

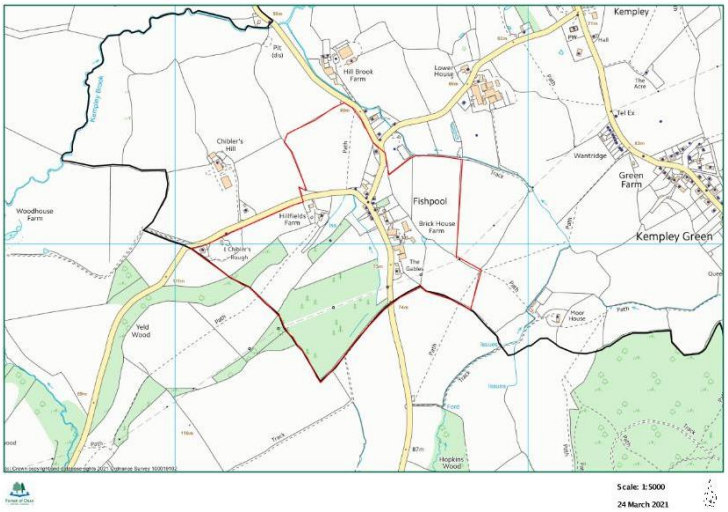
Site policy reference	**KEMPLEY 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Fishpool	Is the site SAC?	No
Parish	Kempley	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	30.45ha / 913 dwellings (at 30 per ha)	Town centre by road	9.97km to Newent town
Relevant Planning History	None. This site has been identified through the Preferred Option consultation.	Primary School by road	3km to Dymock Primary School
		GP by road	ca. 10km to Newent Practice
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, in walking distance (50m to north of site) **Is this on an existing bus route?** Yes, but irregular service.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	ca. 10km to Newent, where there are various opportunities.

This site is evaluated as a single large proposed development.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Access generally off narrow countryside lanes.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public right of way footpaths pass through the site.	–
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mainly agricultural fields with boundary hedgerows and trees/copses. Some sporadic built development (dwellings and agricultural buildings).	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	There is some potential to link with nearby copse (Yeld).	+
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land with a general open character in an area of sporadic development. Has the potential to completely change the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed Farmhouse within the area. Grade II barn some 200m north east and Grade II Star Church of St Edward the Confessor 470m south east. The proposal may have an impact on the setting of the listed buildings within and around the site.	–
FoD Officers' conclusion:		
Isolated site in agricultural landscape poorly connected.		

Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA as assessed.

Fishpool, Kempley



Littledean

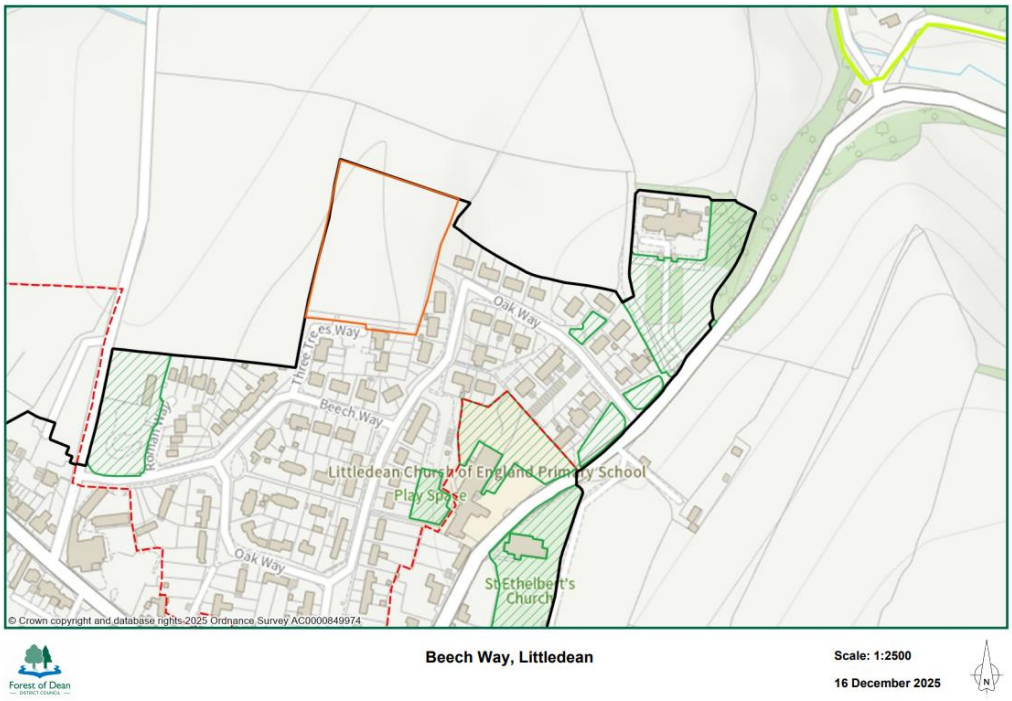
LITTLEDEAN 1	Beech Way, Littledean
LITTLEDEAN 2	Land off George Lane, Littledean
LITTLEDEAN 3	Land off Eltons Way, Littledean
LITTLEDEAN 4	Land adjoining Sutton Road, Littledean
LITTLEDEAN 5	Land adjoining Sutton Road (Smaller Site), Littledean
LITTLEDEAN 6	The Old Rectory, West of Silver St, Littledean
LITTLEDEAN 7	Land at Margarets, Pennywell Lane, Littledean
LITTLEDEAN 8	Land adjacent to Littledean Jail
LITTLEDEAN 9	Land to north of Oak Way, Littledean
LITTLEDEAN 10	Land at Nailsmiths Court, Littledean

Site policy reference	LITTLEDEAN 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Beech Way, Littledean	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	ca. 300m. to the centre of the village. Some 2.5km to Cinderford town centre.
Relevant Planning History	AP.88 17 dwellings Forms part of SHELAA 2024 Planning permission P0992/16/APP – 17 dwellings	Primary School by road	150m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is 278m from Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac (Oak Way and Three Trees).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. PROW running through and alongside the site.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land bounded by housing to the south and east. The land is higher than the village to the south and has land level differences. Bounded by hedgerow.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape, but was allowed at appeal for development of housing. Modest sized parcel of land which fits with scale of settlement and pattern of development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building near the site, but with intervening field and housing. The assessment area is in close proximity of Littledean Conservation Area, but with intervening housing.	0
FoD Officers' conclusion:		

Quite prominent in the landscape, but site is modest sized parcel of land which fits with the pattern of development and size of the village. Already has permission (through appeal for dwellings). Good access and sustainable location.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**

Beech Way Littledean



Site policy reference	**LITTLEDEAN 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off George Lane	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.4ha /132 dwellings (at 30 per ha)	Town centre by road	363m to Bellfry Hotel which is the centre of Littledean. 1.67km from the town centre of Cinderford
Relevant Planning History	None. This site has been identified through the Preferred Option consultation. SHLAA 2019	Primary School by road	408m from Littledean primary school
		GP by road	2.73km from Cinderford health centre
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, in walking distance (200m to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	3.54km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor. Access generally off narrow countryside lanes (George Lane or The Ruffit).	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public right of way footpaths pass near the site.	–
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mainly agricultural fields with boundary hedgerows and sporadic trees. Ground level changes.	0
Land quality	Grade 4 (poor) agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character which does not relate to the existing built development of Littledean village. Has the potential to completely change the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Littledean Conservation Area. A Listed building is 54m away with other Listed buildings nearby in the settlement. Development of the assessment area is likely to have a large impact upon the Conservation Area and closest listed buildings	– –

FoD Officers' conclusion:	
Disconnected from settlement, harmful to landscape and some possible surface water issues. Proximity to SACs may be more relevant than LWS, not well related to rest of village. (hedgerows, relief aspect and relationship to countryside). Potential harm to heritage assets.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

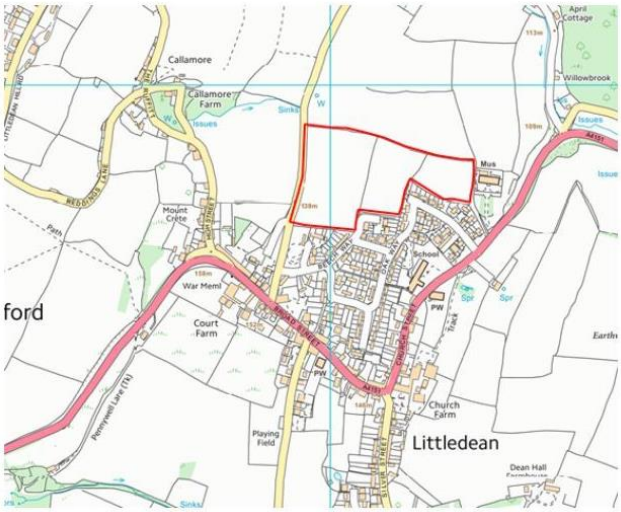
Land off George Lane, Littledean

Site policy reference	**LITTLEDEAN 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Eltons Way	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.83ha /145 dwellings (at 30 per ha)	Town centre by road	323m to Bellfry Hotel which is the centre of Littledean. 2.49km from the town centre of Cinderford.
Relevant Planning History	SHLAA 2023 Part of the site - P1175/13/OUT: Outline application for the erection of 25 dwellings and associated access. P0992/16/APP: Approval of Reserved Matters pursuant to outline planning permission P0899/14/OUT. (Appeal Ref: APP/P1615/W/15/3005762).	Primary School by road	146m from Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes, in walking distance (278m to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average. Access can be off existing residential cul-de-sacs, and with possibility of access of George Lane (which is a narrow lane).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Very large parcels of agricultural fields. There is a large mature tree on site which is covered by a tree protected order. There are also some established hedgerows through the site.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character which does not relate to the existing built development of Littledean village. Smaller area of the site has permission for housing. The site is prominent on the landscape and has the potential to completely change the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building adjacent to the assessment area and is in close proximity of Littledean Conservation Area.	– –
FoD Officers' conclusion:		
Prominent in the landscape and likely to harm character of village. Heritage setting of Littledean Jail potentially affected and nearby SACs probably need full consideration. Potential harm to character. Very large site. A smaller portion (the site which has permission) is more appropriate for development.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land off Eltons Way, Littledean



Site policy reference	LITTLEDEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Sutton Road	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.535ha /70 dwellings (at 30 per ha)	Town centre by road	269m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	SHLAA 2024	Primary School by road	622m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (197m to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor-Average. Access would be off Sutton Lane, which is a narrow country lane leading into the village.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large grazed field. The site is cleared, but is bordered by a mature hedgerow on two sides.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	(0) Large area of mainly agricultural land in a countryside setting. General open character, however, it does have a backdrop of built development to the east and north and would be in scale and follow the existing pattern of development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	– –

FoD Officers' conclusion:	
Less prominent than other sites in Littledean though quite large. Not sure how good highway access is and need to be careful of heritage assets. Dean hall SAC nearby, quite visible location but quite well related to remainder of village. Access potential to impact on rural lane character- potential for GI enhancement for bats - bat evidence required to allocate.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**

Land adjoining Sutton Road, Littledean

Site policy reference	**LITTLEDEAN 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjoining Sutton Road	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.12ha /34 dwellings (at 30 per ha)	Town centre by road	269m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	SHLAA 2018	Primary School by road	622m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (197m to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor-Average. Access would be off Sutton Lane, which is a narrow country lane leading into the village.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large grazed field. The site is cleared, but is bordered by a mature hedgerow on two sides.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character, however, it does have a backdrop of built development to the east and north and would be in scale and follow the existing pattern of development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	– –
FoD Officers' conclusion:		

Less prominent than other sites in Littledean though quite large. Not sure how good highway access is and need to be careful of heritage assets. Dean hall SAC nearby, quite visible location but quite well related to remainder of village. Access potential to impact on rural lane character- potential for GI enhancement for bats - bat evidence required to allocate.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA**

Land adjoining Sutton Road (smaller site), Littledean

Site policy reference	**LITTLEDEAN 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	The Old Rectory, West of Silver Street.	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.5169/15 dwellings (at 30 per ha)	Town centre by road	300m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	SHLAA 2025, 2008	Primary School by road	367m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (63m to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - the site has no direct access onto a public road.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has no direct pedestrian access onto the public footpaths or highways for walking or cycling. There is a public right of way footpath in the adjacent parcel of land, but no direct access to it.	– –
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of greenfield land which is bounded by mature hedgerow and trees.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of land which is not prominent as it has no access to the public highway and is sited to the rear housing along Silver Street to the east. Other parcels of land bound the site to the west. It relates well to the village, if access can be overcome.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	– –
FoD Officers' conclusion:		

Access unclear but otherwise could be considered, possible in conjunction with adjoining land- relatively sustainable being near Cinderford and close to village services/ transport routes.
Does the site meet SA criteria? **NOT EXCLUDED BY SA CRITERIA**

The Old Rectory, West of Silver Street, Littledean

Site policy reference	LITTLEDEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Margarets, Pennywell Lane	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.86ha/55 dwellings (at 30 per ha)	Town centre by road	The site has road frontage onto Broad Street, which is the village centre. 2.25km from Cinderford town centre.
Relevant Planning History	SHLAA 2025, 2008	Primary School by road	526m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is adjacent to Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is adjacent to the Broad Street (A4151) where there is potential to access the highway. However, any access near the bend in the road in unlikely to be acceptable.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements along Broad Street and there is a public right of way near the southwestern corner of the site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mosaic of small parcels of greenfield land which are bounded by hedgerow, fencing and a mixture of buildings to the north. Site level changes (land to the west is higher).	0
Land quality	Mostly grade 4 (poor) agricultural land with a small area of grade 3 (good) agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Very prominent location with views of the site from a long distance, exacerbated by site level differences. Any development would cause substantial harm to the landscape as well as the Conservation Area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Part of the assessment area is within the Littledean Conservation Area with the rest of it bordering it. There are 2 Listed Buildings in close proximity to the assessment area to the north and east boundaries.	– –

FoD Officers' conclusion:	
Forms part of setting of Conservation area and is prominent from A4136 especially autumn and winter. Harm to listed buildings. Substantial landscape concerns - requires bat survey to allocate.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Land at Margarets, Pennywell Lane, Littledean

Site policy reference	**LITTLEDEAN 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Littledean Jail	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.93ha/58 dwellings (at 30 per ha)	Town centre by road	ca. 450m. to the centre of the village. Some 2.5km to Cinderford town centre.
Relevant Planning History	SHLAA 2020 Part of the site has Approval of Reserved Matters granted, P0992/16/APP- pursuant to outline planning permission P0899/14/OUT (25 dwellings).	Primary School by road	146m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is adjacent 278m from Broad Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. PROW running through and alongside the site.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	2 parcels of land conjoined in an inverted L shape, bounded by mature hedgerows. The land is higher than the village to the south and has land level differences.	– –
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape and development of the full site is likely to cause harm to the character of the village, as well has harm to the setting of the heritage assets.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building adjacent to the assessment area. The assessment area is in close proximity of Littledean Conservation Area.	– –

FoD Officers' conclusion:	
Quite prominent in the landscape and likely to harm character of village. Heritage setting of former prison and nearby SACs affected. Potential harm to character, bat survey evidence to allocate would be required.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Land adjacent to Littledean Jail, Littledean

Site policy reference	LITTLEDEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the north of Oak Way, Littledean	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	ca. 470m. to the centre of the village. Some 2.5km to Cinderford town centre.
Relevant Planning History	Submitted at Reg. 18 Draft Local Plan consultation. SHELAA 2023	Primary School by road	170m to Littledean primary school
		GP by road	Ca. 2.6km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is ca. 450m from Broad Street stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.3km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site could be accessible off an existing unmade track leading to the field.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements and cycling potential would be along highways. PROW running along the eastern boundary of the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land bounded by housing to the south and Littledean Jail to the east. The land is higher than the village to the south and has land level differences. Bounded by hedgerow.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is prominent in the landscape, given the topography of the land (rising upwards east to west). Currently there are views off Oak Way through the existing housing into the fields beyond and looking toward Littledean Jail. Any development would need to be sensitively designed to not over dominate existing dwellings and to maintain viewpoints to the Jail. This parcel of land is not so well-related to the existing settlement when compared to the site off Beach Way to the south-west.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building adjacent to the assessment area and is in close proximity of Littledean Conservation Area.	– –
FoD Officers' conclusion:		
Prominent in the landscape, with impact on adjacent Listed Building. No access/connectivity into other estate roads and not that well related to the existing adjacent development. Would be more connected if this formed part of a much larger site – but would then be out of scale for the size of the settlement.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

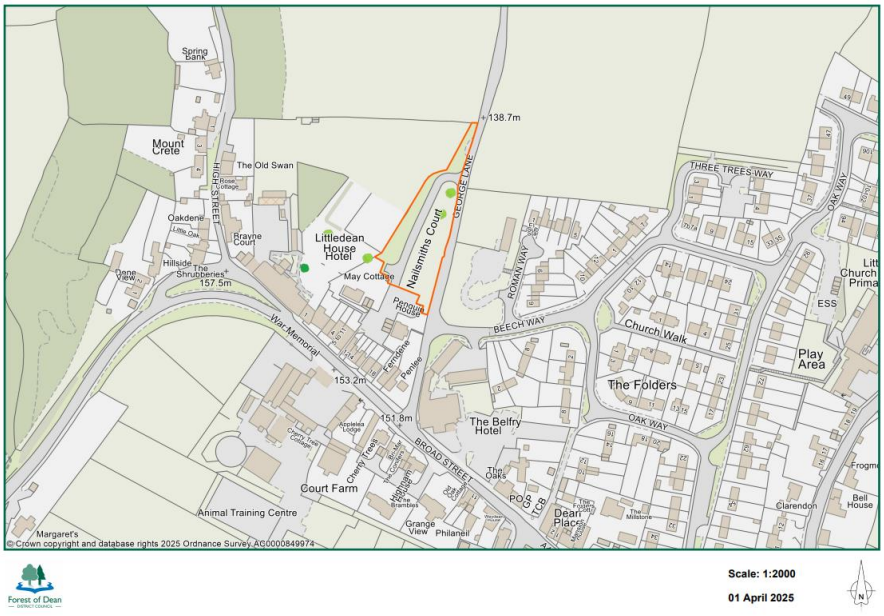
Land to the north of Oak Way

Site policy reference	**LITTLEDEAN 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Nailsmiths Court, Littledean	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.29ha/8 dwellings (at 30 per ha)	Town centre by road	ca. 70m. to the centre of the village. Some 2.3km to Cinderford town centre.
Relevant Planning History	SHLAA 2024 Submitted at Reg. 18 Draft Local Plan consultation. P0929/17/OUT - Outline application for the erection of 4 dwellings with details of access and scale. Refused 2017.	Primary School by road	Ca. 650m to Littledean primary school
		GP by road	Ca. 2.5km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is ca. 300m from Broad Street stops) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.2km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is accessed off George Lane, however, this is a narrow rural lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements and cycling potential would be along highways. No pavement along George Road. There is a pedestrian walkway through the existing parking area to the rear of Nailsmiths Court, but this appears to be private.	0
Climate Change - Is there a flood risk?	No floodzones on the site, but the site is at risk of surface water flooding.	-
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Grassed parcel of land which is split in half by a long tarmac drive. Hedgerow and trees bound the easter boundary and several of the trees have Tree Preservation Orders. The northern section of the land is bounded by wooden fencing which leads onto a field/paddock.	–
Land quality	Grade 4 (poor) agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Although the land is well-kept (maintained by mowing) this site forms part of a wider area of land which has a very rural appearance. It is situated along George Lane on the outskirts of the village, where it is surrounded by greenfield. Although the community centre and housing are to the east of the site, this is intervened by a open grassed land. This green parcel of land has a driveway running through it to reach the Nailsmith Court development and it has the appearance of being the landscaping for that housing. Prominent site when driving along George Street and provides views into the rear of the Broad St conservation area. Development along this linear open parcel of land would be out of keeping with the pattern of development with the village as well as impact upon the character and landscape of this part of the village, by consolidating the housing, in an area which is rural in nature. Furthermore, there are TPOs on the trees along this finger-like parcel of land and development would harm their impact on the landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Inside the Conservation Area. Development of this parcel of land would have an adverse impact on the setting of the Conservation Area, given that this parcel of land has a very rural appearance and creates the backdrop to the Conservation Area.	–
FoD Officers' conclusion:		
Harmful to the character and landscape of the area, in particular the Conservation Area. Harm to Tree Preservation Orders.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Nailsmiths Court, Littledean



Longhope

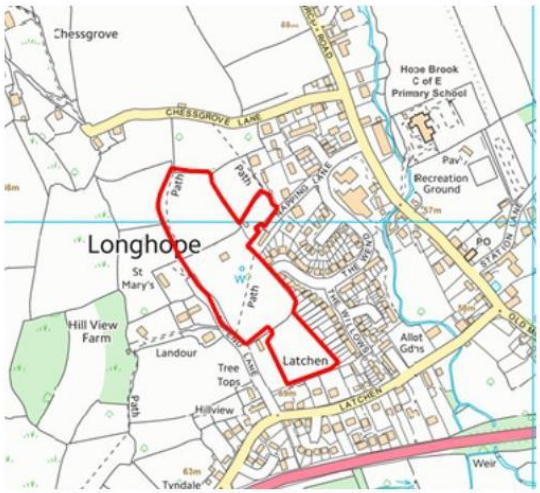
LONGHOPE 1	Land at the Wend, Longhope
LONGHOPE 2	Land west of Church Rd, Longhope
LONGHOPE 3	Land east of Church Rd, Longhope
LONGHOPE 4	Longhope Brook, Longhope
LONGHOPE 5	Land off Longhope School, School Lane, Longhope
LONGHOPE 6	Highbank, Longhope
LONGHOPE 7	Land at Church Road, Longhope
LONGHOPE 8	Land at Church Road (smaller site), Longhope

Site policy reference	**LONGHOPE 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at the Wend	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.57ha/107 dwellings (at 30 per ha)	Town centre by road	The site is close to Longhope bakery and other businesses, which is effectively a village node.
Relevant Planning History	Shlaa 2020 P1888/14/FUL: Proposed 16 accommodation units with access and associated hard and soft landscaping. (CON)	Primary School by road	The site is 256m from Hope Brook Primary school.
		GP by road	The site is 3.86km from Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is 118m from existing bus route) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	The site borders onto Longhope business area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac (The Wend).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. Public Rights of Way pass and cross the site which would allow pedestrian access into the village centre.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield land with mature hedgerow and dilapidated building to north. Topography of land starts to change.	– –
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS nearby.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape and development of the full site is likely to cause harm to the character of the village, as well has harm to the setting of the heritage assets.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation area and a Listed Building. Development of the assessment area may harm heritage assets.	– –
FoD Officers' conclusion:		

There's an attractive hedgerow to the front of the site which should be retained. A carefully designed scheme could be accommodated on part of site but conspicuous. Does seem to reinforce the linear nature of Longhope. Modest development may be appropriate (eg. rural exception site in southern bottom corner) but previous scheme did not proceed in part due to ground conditions.	
Does the site meet SA criteria?	**PARTIAL DEVELOPMENT NOT EXCLUDED BY SA CRITERIA**

Land at the Wend, Longhope



Site policy reference	LONGHOPE 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.16ha/94 dwellings (at 30 per ha)	Town centre by road	178m to Longhope village centre.
Relevant Planning History	Planning application P1266/21/FUL 12 affordable homes. Approved. P0271/24/OUT – 44 dwellings - Refused	Primary School by road	300m to Longhope Primary School
		GP by road	The site is 4.18km from Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is 439m to Latchen) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	178m to Longhope business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Good. The site is accessible off Church Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements on Church Road. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	Floodzone 2 is adjacent to the assessment area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield land with mature hedgerows and dilapidated building to north. Topography of land starts to change with rising ground to the west.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The assessment area is close to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Some spatial variation in sensitivity across assessment area due to rising ground. Some modest development could be appropriate to the front (east) of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation area and a Listed Building. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets.	–
FoD Officers' conclusion:		
On rising ground, frontage suitable for development. Part of front of site is currently a planning application.		
Does the site meet SA criteria?	**PART COULD MEET SA CRITERIA**	

Land West of Church Road, Longhope

Site policy reference	LONGHOPE 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land east of Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.18ha/185 dwellings (at 30 per ha)	Town centre by road	The site is directly behind Church R, which contains a number of shops and business premises.
Relevant Planning History	Shlaa site 2020	Primary School by road	The site adjoins the grounds of Hope Brook primary school.
		GP by road	3.7km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is 416m to Latchen) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	The site is directly behind Church Rd, which contains a small business park, and 689m in a direct line from the Richard Read business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very poor - The site does not have frontage onto Church Rd, or a public highway, it is set back from Church Rd and separated by Hope brook.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available through PROW passing through the site, but the site is not adjacent to public pavements. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	The site is within Floodzone 2.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site aligns Hope Brook which defines the western boundary. There are many mature trees on the boundary of the site, including one small pond.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The assessment area is close to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this. The site has a brook running through it and is generally an ecologically sensitive area.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Good GI potential as it is aligned with Hope Brook.	+

Character (built and natural) - Could development harm or enhance the character of the area?	There is no frontage, so any development would not be well related to the rest of the village.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation Area and there are Listed Buildings around the area. Development of the assessment area may harm heritage assets.	– –
FoD Officers' conclusion:		
No frontage, so not related to rest of the village. Ecologically sensitive, flooding issues and landscape sensitivity, vehicular access not easy do not take forward.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

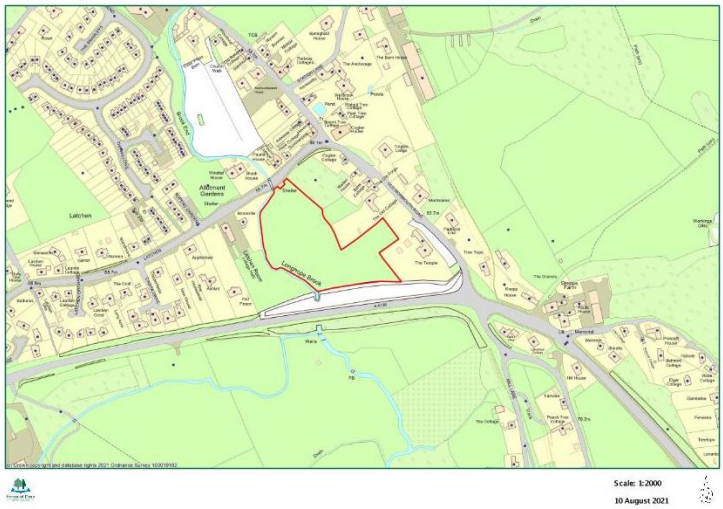
Land East of Church Road, Longhope

Site policy reference	**LONGHOPE 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Longhope Brook	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.09ha/32 dwellings (at 30 per ha)	Town centre by road	405m to Longhope village centre.
Relevant Planning History	Shlaa site 2020	Primary School by road	405m to Hope Brook primary school.
		GP by road	3.05km to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site fronts Latchen road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	405m to Longhope employment site and 486m to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - site is adjacent to A416 (or may access the Latchen and connect to A416). Although access is behind the bus shelter, so could be difficult.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways from Latchen as well as PROW passing through the site allowing pedestrian access to village centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is within Floodzone 2.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site with mature hedgerow boundaries and trees. some of the land is covered in mature vegetation.	– –
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site has a significant amount of woodland cover and is close to Local Wildlife Sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Low lying paddock area which adds to the character of the rural area. Important protected open area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation Area and there are Listed Buildings around the area. Development of the assessment area may harm heritage assets.	– –
FoD Officers' conclusion:		

Attractive paddock area adding to the rural character. Also within Conservation Area and right behind the bus shelter so access would be difficult. Flood zone 2, low lying field. Important (protected) open area and potential to harm heritage assets.
Does the site meet SA criteria? **UNABLE TO MEET SA CRITERIA**

Longhope Brook, Longhope

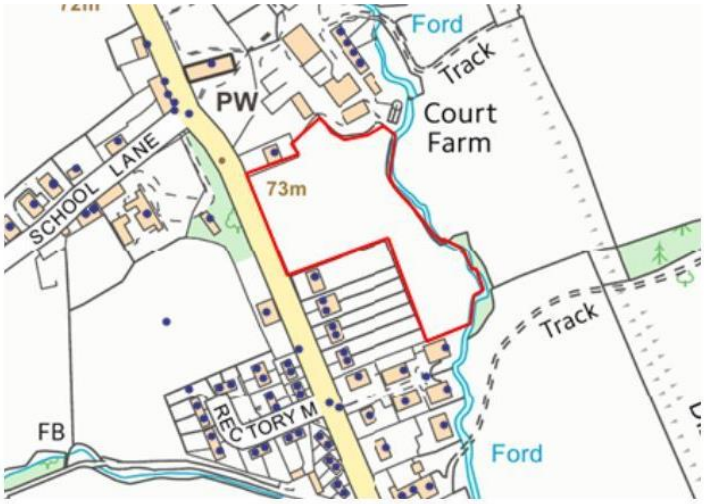


Site policy reference	LONGHOPE 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Court Farm, Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield and some agricultural buildings	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.43ha/43 dwellings (at 30 per ha)	Town centre by road	632mm to Longhope village centre.
Relevant Planning History	Shlaa site 2008 P1563/05/COU: Alterations and extension to existing dwelling and subdivision to create 2 dwellings. Change of use of 2 barns to create two live work units. Layout of associated parking facilities (CON).	Primary School by road	632m to Hope Brook primary school.
		GP by road	4.5km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, in walking distance (935m) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	632m to Longhope employment site and 1.14km to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - site is adjacent to Church Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways on Church Road leading to village centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 adjacent to the eastern boundary of the area and floodzone 2 slightly encroaches the area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield, with some large mature trees on boundaries.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site includes a section of Hope Brook and is close to Local Wildlife Sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Low lying paddock area which adds to the character of the rural area. Important protected open area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area borders the Longhope Conservation Area and is 20m from the grounds of All Saints Church, a Listed Building and other Listed Buildings on the opposite side of the road. Development of the assessment area may harm heritage assets.	– –

FoD Officers' conclusion:	
Impact on a Listed Building, flooding and ecological constraints and borders a Conservation Area so quite constrained.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Court Farm, Church Road, Longhope



Site policy reference	**LONGHOPE 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Highbank	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.29ha/9 dwellings (at 30 per ha)	Town centre by road	ca.540m to Longhope village centre.
Relevant Planning History	Site submitted during Preferred Options consultation. P2064/20/OUT: Outline application for the erection of 2 dwellings with associated parking, landscaping and works - Appeal dismissed	Primary School by road	571m to Hope Brook primary school.
		GP by road	ca. 3.4km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	**Potential to access bus route?** Yes, adjacent to the site. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	550m to Longhope employment site and 630m to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - access is poor onto highway.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways on A4136 leading to village centre. Public right of way footpath to east of site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	Not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature hedgerows.	–
Land quality	Grade 4 (poor) agricultural land.	0
Biodiversity - existing habitat	Hedgerows and trees are noted and the site is close to Local Wildlife Sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is detached from the village and does not have a frontage to the highway. It is set back and well screened by existing dwellings and tree line. A greenfield site which forms part of a larger patchwork of fields. Rural character.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is adjacent to a Grade II listed building and borders the Conservation Area. Development is likely to have an impact on the heritage assets as well as the open character of the rural nature of the land.	– –
FoD Officers' conclusion:		

Relatively detached site above part of village. Poorly located and likely to impact on Listed buildings and Conservation Area	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

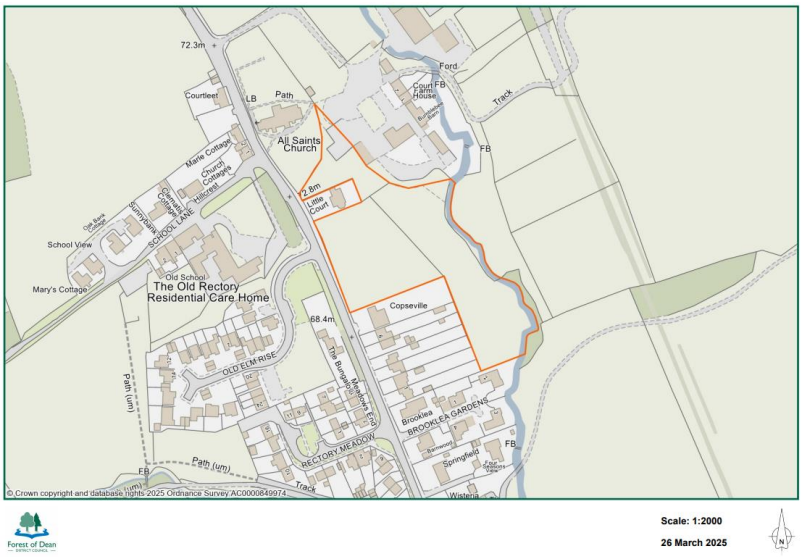
High Bank, Longhope

Site policy reference	LONGHOPE 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.21ha/36 dwellings (at 30 per ha)	Town centre by road	Ca. 500m from the shops/businesses on Church Road
Relevant Planning History	Shlaa site 2007, 2008, 2023. Reg 18 (draft local plan) consultation. P1710/23/FUL – 18 dwellings - Refused	Primary School by road	Ca. 600m to Hope Brook primary school.
		GP by road	Ca. 4km to Mitcheldean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is ca. 80m from nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 600m from a small business park on Church Road, and ca. 1.2km in a direct line from the Richard Read business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site has a frontage onto Church Rd.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along the pavements. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The east of the site is within a Floodzone 3.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is adjacent to Hope Brook which defines the eastern boundary. There is mature hedgerow and trees along the boundaries.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The assessment area is close (within 600m-1km) to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this. The site has a brook running through it and is generally an ecologically sensitive area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Good GI potential as it is aligned with Hope Brook.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Part of the site has a frontage to Church Road, and this currently has the character of linear development of brick detached/semi-detached dwellings in large plots. If this part of the site were to be developed, it would need to follow the	0

	exiting pattern of development, which is why the 'backland' area of the site to the east/northeast would be out of keeping.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is inside the Longhope Conservation Area and there are Listed Buildings around the area, including the Grade II* Church adjacent to the northern point of the site. Development of the assessment area may harm heritage assets.	– –
FoD Officers' conclusion:		
Smaller portion of the site (which fronts Church Road) could be appropriate for a smaller scheme, which would need to be designed to be in-keeping with the pattern of development. However, to develop the whole site would not be in-keeping with the pattern of development, the site is ecologically sensitive, has flooding issues and landscape sensitivity.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land East of Church Road, Longhope

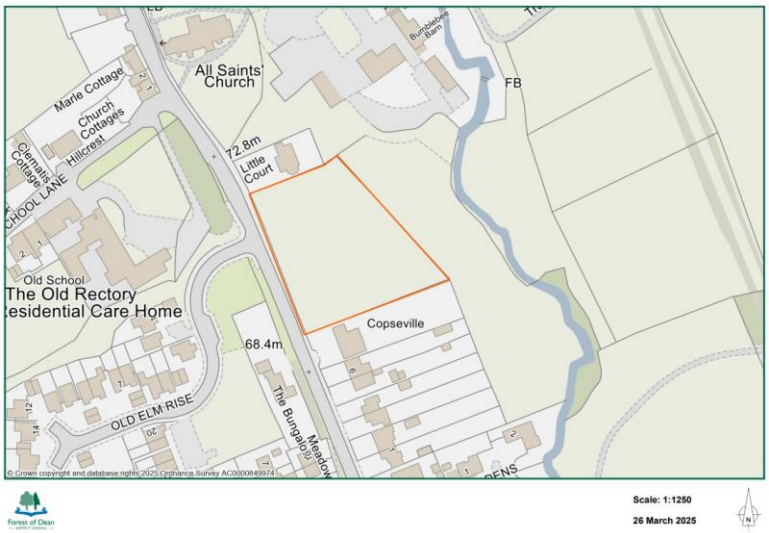


Site policy reference	LONGHOPE 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Church Road (smaller site)	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.43ha/13 dwellings (at 30 per ha)	Town centre by road	Ca. 500m from the shops/businesses on Church Road
Relevant Planning History	Shlaa site 2007, 2008, 2023. Reg 18 (draft local plan) consultation. P1710/23/FUL – 18 dwellings - Refused	Primary School by road	Ca. 600m to Hope Brook primary school.
		GP by road	Ca. 4km to Mitcheldean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is ca. 80m from nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 600m from a small business park on Church Road, and ca. 1.2km in a direct line from the Richard Read business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site has a frontage onto Church Rd.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along the pavements. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone. But there is a floodzone 3 ca. 30m. to the east.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is some 30m. away from Hope Brook. There is mature hedgerow along the boundary to Church Road.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The assessment area is close (within 600m-1km) to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this. The site has a brook running through it and is generally an ecologically sensitive area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Good GI potential as it is aligned with Hope Brook.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a frontage to Church Road, and this currently has the character of linear development of brick detached/semi-detached dwellings in large plots. A scheme could be designed to fit in with the pattern of development without causing harm to the character of the village setting.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is inside the Longhope Conservation Area and there are Listed Buildings around the area, including the Grade II* Church which is some 70m to the north with an intervening building. Development could be designed to have minimum impact on the heritage assets.	+
FoD Officers' conclusion:		
Owing to the smaller size of the site which has the appearance of a 'gap' in the frontage along Church Road, a small scale scheme could be designed to have minimal impact on the character of the settlement or the heritage assets.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Land East of Church Road (smaller site), Longhope



Lydbrook

LYDBROOK 1	Stowfield - Former Cable Works
LYDBROOK 2	Former Tinplate Works
LYDBROOK 3	Sawmills

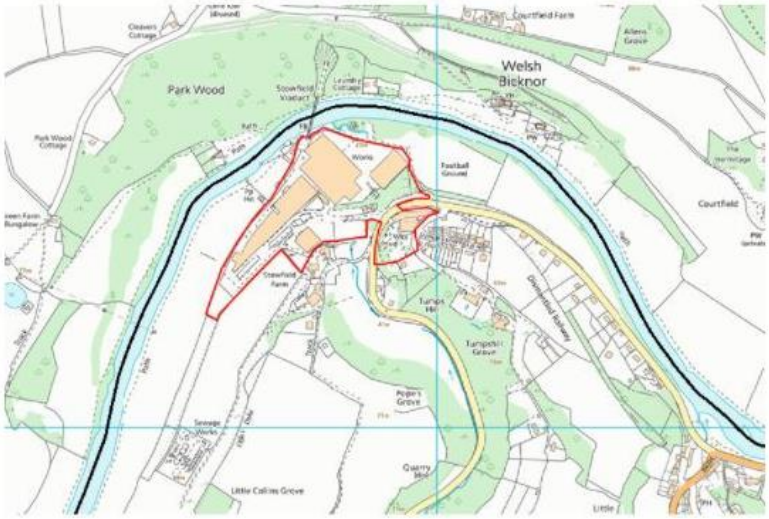
Site policy reference	LYDBROOK 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stowfield - Former Cable Works	Is the site SAC?	Yes - River Wye
Parish	Lydbrook	Is the site SSSI?	Yes - adjacent to River Wye SSSI
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.93ha/unknown once existing buildings have been converted.	Town centre by road	2.432km to Lydbrook post office
Relevant Planning History	Various applications on several of the buildings overtime. Allocated for Mixed Development (AP.7)	Primary School by road	3.057km to Lydbrook primary school
		GP by road	8.2km to Coleford Health centre
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No, 1km to bus stop. **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	This is an employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - the site directly accesses the B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor. There are no paved footways from the site along the B4234. Public right of way footpath runs along riverbank. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	Floodzones 2 and 3 are within assessment area.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Brownfield site with existing buildings (some of which are run-down) and hardstanding. Site is within a National Landscape and adjacent to the River Wye.	++
Land quality	Brownfield land.	++
Biodiversity - existing habitat	The site is adjacent to a SSSI and SAC with other Local Wildlife Sites nearby. There are also buildings on the site in disrepair and a high likelihood of bats on site.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is part of the Wye valley riparian area so it should include a GI element despite being a brownfield site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an underused brownfield with some of the site being in disrepair. It is in the National Landscape but with sensitive development could improve the character of the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is 650m from Lydbrook Conservation Area.	+
FoD Officers' conclusion:		
Site is underused so development would make more effective use of land in line with the NPPF. Floodplain and ecology are a concern. Current policy is one that supports redevelopment on a conditional basis and acknowledges the likely major issues that will need to be addressed. It is a site that the LP should address because of the need to consider		

improvements to sites in the National Landscape and previously developed land. Beneficial to improve the appearance of this brownfield site. Enabling policy as presently used may be appropriate. Flood risk- third of site is zone 3.

Does the site meet SA criteria?	**MIXED REDEVELOPMENT COULD MEET SA CRITERIA BUT A COMPLEX SITE.**

Stowfield, Former Cable Works, Lydbrook



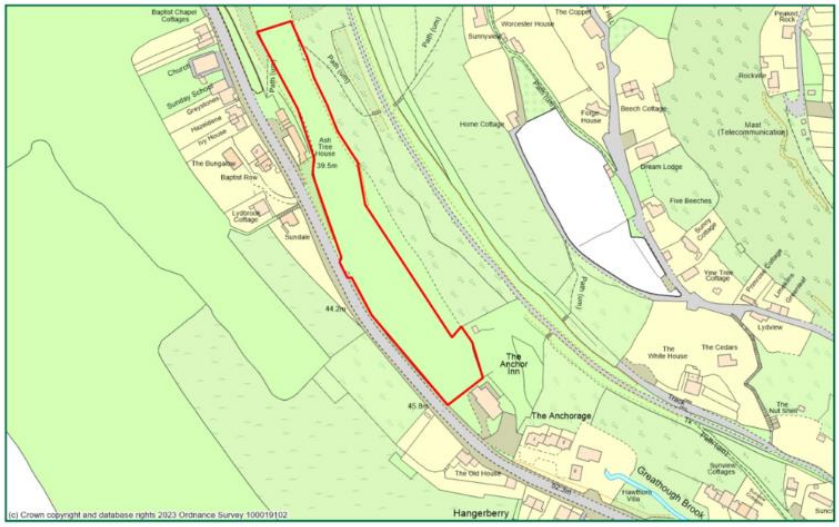
Site policy reference	**LYDBROOK 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Former Wye Garage	Is the site SAC?	No
Parish	Lydbrook	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.89ha/26 dwellings (at 30 per ha)	Town centre by road	353m to the Lydbrook post office
Relevant Planning History	Existing allocation (AP 92) & Shlaa 2023 P1303/13/OUT: Outline application for the erection of 26 dwellings with ancillary works. P0658/04/FUL: Approval of Reserved Matters for the erection of 40 dwellings with associated garaging/parking facilities. Alterations to vehicular access.	Primary School by road	965m to Lydbrook primary school
		GP by road	7.08km to Coleford Health centre
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to Lydbrook industrial sites.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - the site directly accesses the B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is very good with paved footways from the site along the B4234. Public right of way footpaths cross the site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	Floodzones 3 partially crosses the assessment area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Brownfield site with buildings cleared and hardstanding remaining. Vegetation has grown all over the site. Backdrop of rockface with tree coverage.	++
Land quality	Brownfield land.	++
Biodiversity - existing habitat	Part of the larger area of the site (not part of the development area) is Local Wildlife Site and RIG. A lot of tree coverage adjacent to site.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	The site adjoins an avenue of woodland which is effectively a GI corridor. Development of the site could enhance this strip.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a vacant cleared brownfield in a prominent position in the National Landscape, but with sensitive development could improve the character of the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Lydbrook Conservation Area is nearby as well as a number of Listed buildings. The closest Listed building is to the south east approximately 30m away.	0
FoD Officers' conclusion:		

Has remained undeveloped for a number of years and is subject of a reserved matters application. LP could support this on grounds of likely improvement. Flooding (culvert or not) needs to be sorted. Allocate or identify as commitment though not a five year supply site unless Would be a major improvement to its appearance and hopefully the design for the drainage (open culvert) could be incorporated into the landscaping. Committed, valid permission. Giant culvert. Desirable area but very constrained.

Does the site meet SA criteria?	**REDEVELOPMENT FOR APPROPRIATE USES COULD MEET SA CRITERIA**

Former Wye Garage, Lydbrook

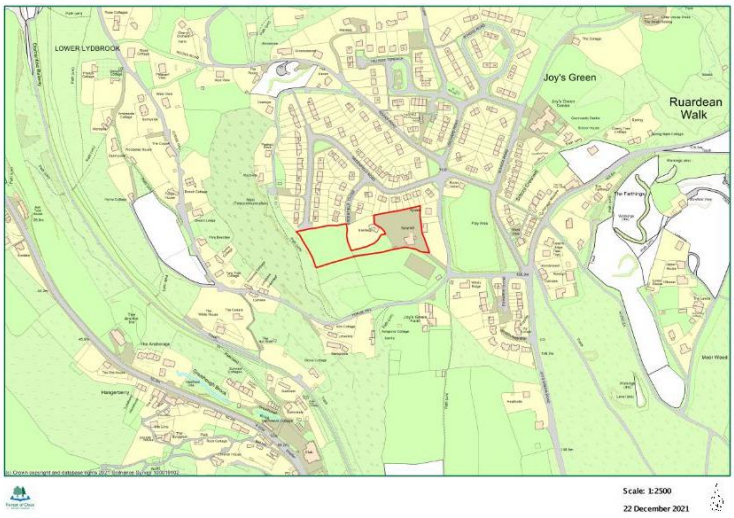


Site policy reference	**LYDBROOK 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Sawmills, Joys Green	Is the site SAC?	No
Parish	Lydbrook	Is the site SSSI?	No
Existing Use	Saw mill. Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.70ha/21 dwellings (at 30 per ha)	Town centre by road	There are very limited facilities in Joys Green and it is ca. 1.6km to the Lydbrook post office
Relevant Planning History	None	Primary School by road	1.4km to Lydbrook primary school
		GP by road	ca. 7km to Coleford Health centre
Relationship to DSB	Partly Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to Lydbrook industrial sites.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average-poor - current access is onto unclassified road (Forge Hill) and through housing estate roads. Could have alternative access off Greenfield Rd cul-de-sac.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor with no paved footways directly adjacent to the site, but paved footpaths further north in housing estate. No direct links to Lydbrook via paved footways, Cycling potential would be along highways.	–
Climate Change - Is there a flood risk?	The assessment area is not within or close to areas of flood risk. Source Protection Zones 1 and 2 are however within the site therefore it will be necessary to consider water quality and drainage.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Brownfield site with buildings and stacked wood associated with the sawmill function. Some trees and hedgerow bounding site.	++
Land quality	Brownfield land (classed as Urban). Potential issues of contamination.	++
Biodiversity - existing habitat	Limited habitat on site owing to use of land. However, the site is in a National Landscape and there are Local Wildlife Sites in the area.	+
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited, but could join up to woodland to the west.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an established and active sawmill. It is a brownfield site on rising ground, adjacent to existing residential dwellings in a National Landscape. As such, sensitive re-development could improve the character of the site as well as amenities of neighbouring properties.	++
Heritage - Does the site include a listed building or fall within the setting of a	Not near the Conservation Area or listed buildings.	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Small site could be considered for development.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Sawmills, Lydbrook



Lydney

LYDNEY 1	Holms Farm, Temple Way
LYDNEY 2	Augustus Way, Allaston
LYDNEY 3	Driffield Road
LYDNEY 4	Driffield Farm
LYDNEY 5	JD Normans Factory, Tutnalls Road, Lydney
LYDNEY 6	Land to the west of Lydney Industrial Estate
LYDNEY 7	Land at Rock House
LYDNEY 8	Land at Augustus Way (Larger Area)
LYDNEY 9	Land at Highfield Lane
LYDNEY 10	Land West of Allaston Road
LYDNEY 11	Lydney West Expansion
LYDNEY 12	Lydney East Expansion
LYDNEY 13	Land at Lydney Marsh
LYDNEY 14	Land on South Side of A48
LYDNEY 15	Mead Lane Industrial Estate
LYDNEY 16	Land between Mead Lane and A48
LYDNEY 17	Pine End Works
LYDNEY 18	Lydney Industrial Estate
LYDNEY 19	Railway Station
LYDNEY 20	Hurst Farm (larger site)
LYDNEY 21	Hurst Farm (smaller site to the south)
LYDNEY 22	Plummers Farm, Naas Lane, Lydney
LYDNEY 23	Land South of Highfield Road, Lydney
LYDNEY 24	Lydney West Expansion (smaller site)
LYDNEY 25	Land at Driffield Road (opposite Tree Tops), Lydney
LYDNEY 26	Lydney East (as allocated in AP)

Site policy reference	**LYDNEY 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Holm Farm, Temple Way	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Traditional farmstead with ancillary sheds	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.84ha/30 dwellings (at 30 per ha) plus conversion of farm buildings	Town centre by road	382m to Lydney town centre.
Relevant Planning History	The site is already allocated (AP 53) but has not been developed. Shlaa 2007,2014 & 2023 CONSENT: P1889/15- Outline/ hybrid application for residential redevelopment of the site 29 dwellings inc open space permitted June 2021.	Primary School by road	900m by road to Lydney C of E community school.
		GP by road	Adjacent to Lydney District hospital (unitl it closes)
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (78m away) **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.07km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - via Templeway West/Grove Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also bisected by a public right of way. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains an old farmhouse with a bat roost in the roof. There are many mature trees on site, including some covered by Tree Protection orders. Important site for bats.	0
Land quality	Residential curtilage, classed as Urban.	++
Biodiversity - existing habitat	Includes former farmyard and associated buildings. There are many mature trees on site, including some covered by Tree Protection orders. Important site for bats.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could be incorporated into a GI on the west edge of Lydney.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site will impact on the original setting of a traditional farm house.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 330m from Highbury house, which is the nearest listed building.	+
FoD Officers' conclusion:		

Sustainable access to services and is partially brownfield. Already has permission. Important to carefully consider biodiversity.	
Does the site meet SA criteria?	**MEETS SA CRITERIA. Site has a valid planning permission.**

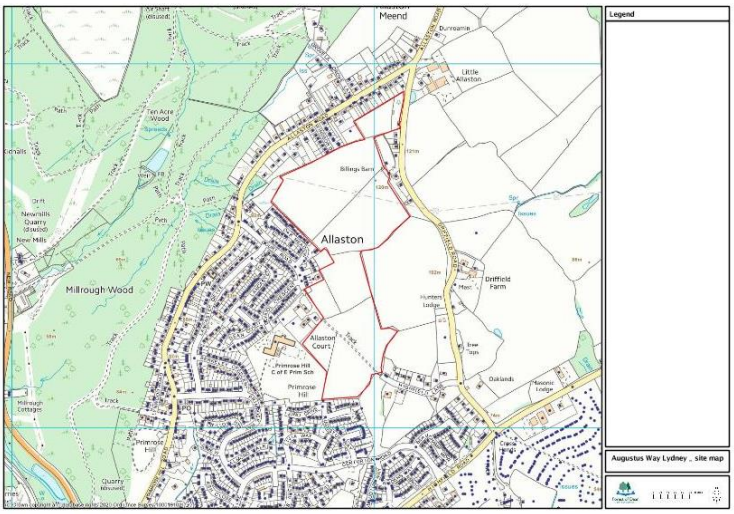
Holm Farm, Temple Way, Lydney

Site policy reference	LYDNEY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Augustus Way, Allaston	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	15.16ha/200 dwellings under current consent but may have some flexibility.	Town centre by road	755m to Lydney town centre.
Relevant Planning History	SHLAA and Allocated Site AP.54. Site has outline permission for up to 200 dwellings and part approval for a first phase- P1284/13/OUT etc, except for a small section in extreme NE	Primary School by road	243m to Primrose Hill C of E primary school.
		GP by road	1.77km to Lydney Health Centre
Relationship to DSB	Partly Inside (allocated) Outside (unallocated)	Public Transport	**Potential to access bus route?** Yes (440m away) **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site is in close proximity to Driffield Rd, Allaston Rd and Augustus Way- Access via existing estate roads.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by two public rights of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	0
Land quality	Mixture of Urban and Grade 3 (good)	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerows and trees could provide a basis for recreational GI corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site would impact on the open countryside character in this location though contiguous with existing urban edge.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact	+
FoD Officers' conclusion:		
Full permission for 19 dwellings- within an outline consent for up to 200 with related uses which covers almost all of the site. Ecology will be a consideration. May consider modest additional development within the permitted area. Expansion to the NE may be less suitable but OK within area of current permission. In a sustainable location with access to services and usable access routes. Relief and open views a constraint and asset.		

Does the site meet SA criteria?	MEETS SA CRITERIA. Retain permitted site as a commitment.

Augustus Way, Lydney

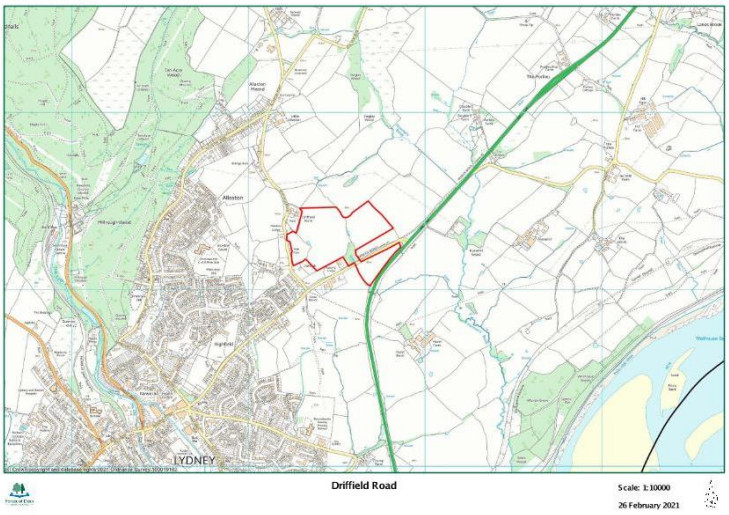


Site policy reference	**LYDNEY 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Driffield Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	16.81ha/500 dwellings (at 30 per ha).	Town centre by road	1.23km from the Lydney town centre.
Relevant Planning History	SHLAA 2020 and 2022	Primary School by road	261m from Primrose Hill Church of England Primary school (direct line).
		GP by road	The site is 1.45km by road to Lydney practice.
Relationship to DSB	Partly Inside (allocated) Outside (unallocated)	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.7km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site is in close proximity to the A48, via Highfield Rd.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by a public right of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprisese agricultural fields and there is a small copse of trees at the frontage of site, and scattered mature trees over the balance of the sites. None of these are covered by Tree Protection Orders.	–
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is on the urban edge and adjoins new residential development in Lydney east. The development of this site will impact on the character of the open countryside, extending the built envelope though it adjoins the areas of present growth of the town.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact	+
FoD Officers' conclusion:		

Location with potential access on to A48. Driffield Road almost acts as a barrier between town and open countryside. Ecology may be prevalent. Very much a peripheral site, not well related to existing town and potentially large. Not unduly (physically) constrained but not readily accessible to town centre due to relief etc. Not well related to existing development, although close to the settlement and some services. Harm to landscape and character of the areas.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**

Driffield Road, Lydney



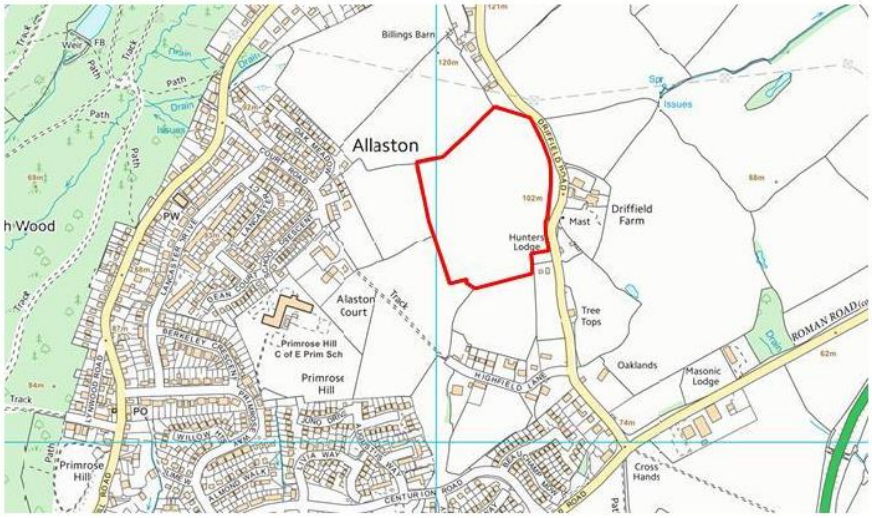
Site policy reference	**LYDNEY 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Driffield Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.37ha/160 dwellings (at 30 per ha).	Town centre by road	1.0km from the Lydney town centre.
Relevant Planning History	SHLAA 2017	Primary School by road	194m from Primrose Hill Church of England Primary school (direct line).
		GP by road	The site is 1.6km by road to Lydney practice.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (593m) on Allaston Rd. **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.43km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The site is accessed via Driffeld Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor along Driffield Road (with no paved footways). Site is bisected by a public footpath. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprises agricultural fields/agricultural land bordered by hedgerows.	–
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site may impact on Driffield farm house and the open countryside character of the area though defined by existing road to east and adjoins allocated site to west and northwest.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	532m to the nearest listed site which is Rocklands separated by areas already developed.	+
FoD Officers' conclusion:		

Could be developed in association with land to west but otherwise separate and part of open countryside. May be harder to access so would need to be developed at the same time/ in conjunction with Allaston in order to have good access. Not good access along Driffield Rd. risk of separation from the existing settlement unless developed as part of adjoining land or having access through it. Loss of greenfield and harm to landscape.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA. Preferably be considered in conjunction with adjoining land.**

Driffield Farm, Lydney

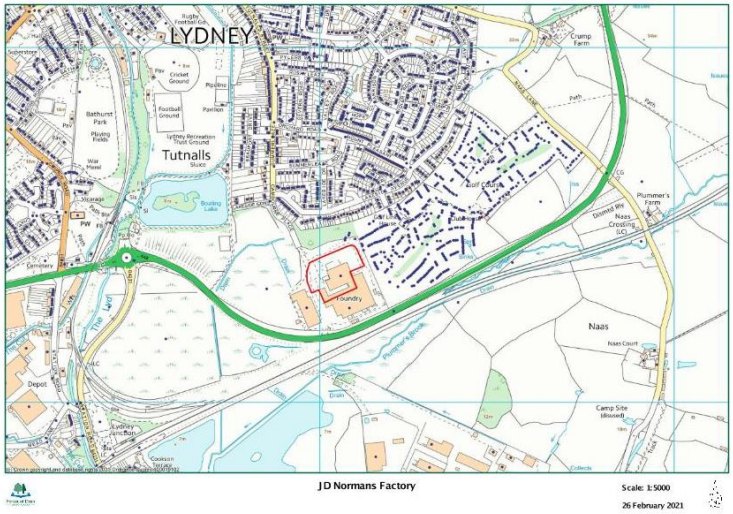


Site policy reference	**LYDNEY 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	JD Normans Factory, Tutnalls Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Industrial/employment use	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.62ha/50 dwellings (at 30 per ha).	Town centre by road	2.74km from the Lydney town centre.
Relevant Planning History	SHLAA 2017 P1476/08/OUT Outline application for mixed use development to include up to 180 residential units, 4.2 hectares of employment land, including erection of a new finishing shop with office space. Construction of new vehicular access, parking, open space, landscaping and associated works. Demolition of existing Foundry 1 buildings and structures. Presently allocated for employment uses (AP)	Primary School by road	4.99km from Severnbanks primary school
		GP by road	The site is 4.34km by road to Lydney practice.
Relationship to DSB	Inside (allocated)	Public Transport	**Potential to access bus route?** Yes (in front of the site on Lydney Park Boulevard) **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	362m to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - The site has direct access onto A48 as well as through residential area via Cambourne Place.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with public pavements from the site leading into the town centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Existing former foundry building with associated hardstanding.	0
Land quality	Grade 3 (good) and urban. Former foundry so could be contamination issues.	0
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an industrial building next to new residential area, so development of the site is unlikely to impact adversely on the character of the area.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Currently identified for employment uses, retain or consider mixed use. Preferable to use brownfield land as opposed to greenfield. Take forward if employment no longer active/ viable. Would be an improvement to the appearance of the site.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA. Retain allocation.**	

JD Normans, Tutnalls Road, Lydney



Site policy reference	**LYDNEY 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to the west of Lydney Industrial Estate	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/lakeside	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.62ha/50 dwellings (at 30 per ha).	Town centre by road	1.52km from Lydney's town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	3.7km by road to the Severnbanks primary school.
		GP by road	3.2km from Lydney practice.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (530m) and same distance to train station. **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site adjoins Lydney's main employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site has direct access onto Harbour Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor as there are no public pavements. Cycling would be along highways.	–
Climate Change - Is there a flood risk?	The site is almost all within Flood Zone 3.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Water edge location (lake). Site is vegetated with a few hedgerows.	+
Land quality	Grade 4 (poor).	+
Biodiversity - existing habitat	Part of marshland with lake, thus providing on-site habitat, but also Local Wildlife Sites and SSSI nearby.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Could form a GI corridor with River Severn.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site would only be suitable for recreation. Any built development would cause harm to the open natural character of the site.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 363m from the nearest listed buildings, which are the terrace of houses - Cookson Terrace.	0
FoD Officers' conclusion:		

Site could be considered for limited recreation based uses only. Not suitable for most built uses. Adjoins possible waste site and within floodplain possible recreation allocation along with lakes to west. The only benefit of this site being residential is its close relationship to the railway station and would create a good GI location improving quality of life with the lake. Otherwise it is highly constrained by floodzone, the industrial estate and being greenfield in an area which is disconnected from the rest of the residential built areas in the town. Would be ecologically sensitive.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA. Potential for recreational use in conjunction with adjoining lake and greenspace.**

Land to the north of Lydney Industrial Estate, Lydney

Site policy reference	**LYDNEY 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Rock House	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Partially residential, the majority agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.99ha/30 dwellings (at 30 per ha).	Town centre by road	2.1km from Lydney's town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	1.3km by road to the Severnbanks primary school.
		GP by road	2.1km from Lydney practice.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The site is accessed via Driffeld Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor as there are no public pavements along Driffield Road. However, a public right of way crosses the site. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with some trees on site.	+
Land quality	Urban	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site adjoins existing development and could therefore blend into the area. The site is on rising land. It would be suitable to integrate with adjoining allocation and/or retain as open space.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Potentially retain as open area or integrate with adjoining development allocation/ permission.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

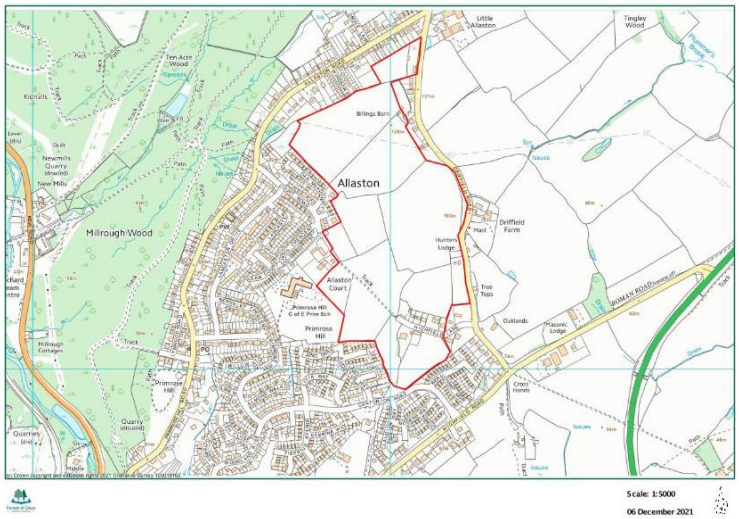
Land at Rock House, Lydney

Site policy reference	**LYDNEY 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Augustus Way, Allaston (larger area)	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Mostly agricultural, small area of residential.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	15.16ha/200 dwellings under current consent but may have some flexibility.	Town centre by road	755m to Lydney town centre.
Relevant Planning History	SHLAA and Allocated Site AP.54. Site has outline permission for up to 200 dwellings and part approval for a first phase- P1284/13/OUT etc, except for a small section in extreme NE	Primary School by road	243m to Primrose Hill C of E primary school.
		GP by road	1.77km to Lydney Health Centre
Relationship to DSB	Partly Inside (allocated) Outside (unallocated)	Public Transport	**Potential to access bus route?** Yes (440m away) **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site is in close proximity to Driffield Rd, Allaston Rd and Augustus Way- Access via existing estate roads.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by multiple public rights of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk, although there is a floodzone 2 and 3 ca. 580m southwest of the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprises agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	0
Land quality	Mixture of Urban and Grade 3 (good)	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerows and trees could provide a basis for recreational GI corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site would impact on the open countryside character in this location though contiguous with existing urban edge.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact.	+
FoD Officers' conclusion:		
Large composite site with potential includes existing commitments over majority.		

Does the site meet SA criteria?	COULD MEET SA CRITERIA

Augustus Way (larger site), Lydney



Site policy reference	**LYDNEY 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Highfield Lane	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural/paddock	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.3ha/39 dwellings (at 30 per ha).	Town centre by road	1.1km from Lydney's town centre.
Relevant Planning History	None	Primary School by road	1.8km by road to the Severnbanks primary school.
		GP by road	1.1km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

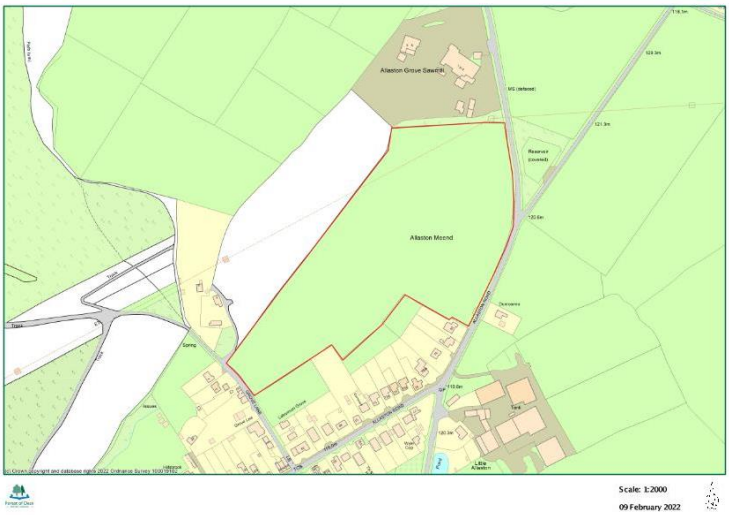
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The site is accessed via Highfield Lane or Centurion Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to pavements leading into town centre. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with some mature boundary hedgerows.	0
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has some landscape value. A suitable design of dwellings could however blend into the immediate character of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Rocklands Grade II Listed Building approximately 230m south west.	0
FoD Officers' conclusion:		
Site has potential to include as part of allocations.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

Highfield Lane, Lydney

Site policy reference	**LYDNEY 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land west of Allaston Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.9ha/147 dwellings (at 30 per ha).	Town centre by road	2km from Lydney's town centre.
Relevant Planning History	Shlaa 2022	Primary School by road	1.1km by road to the Primrose Hill C of E primary school.
		GP by road	2.4km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The site is accessed via Allaston Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to pavements leading into town centre. However, the distance to the town centre and nearest facilities, also given the steepness to the site means that it is less likely that people (especially non-able bodied) will actively travel (relying on private transport). A public right of way passes near the site. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with some mature hedgerows and trees. The site is adjacent to a significant cluster of trees.	0
Land quality	Mixture of Grade 3 (good) and urban	0
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located on prominent landscape on rising land.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	+
FoD Officers' conclusion:		
Open and largely exposed landscape, part of it less so but not well connected to existing town although accessible by existing road network. Not well related to remainder of town nor easily accessible, open rural landscape.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land West of Allaston Road, Lydney

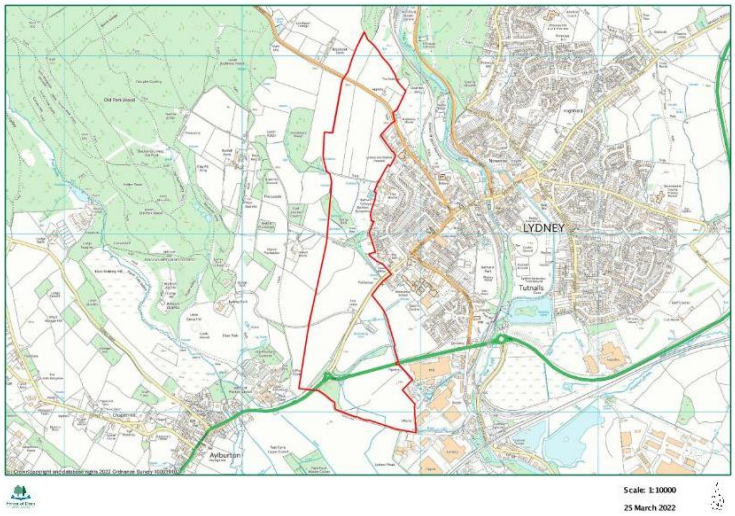


Site policy reference	**LYDNEY 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney West Expansion	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	76ha/Evaluation for mixed development site.	Town centre by road	100m from Lydney's town centre.
Relevant Planning History	Wide area includes variety of uses and past considerations, part allocated (southern area Mead Lane)	Primary School by road	1.1km by road to the Lydney Community School.
		GP by road	1.6km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from the B4231 or the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are areas of Floodzone 2 and 3 in the Southern boundary of the site.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some mature hedgerows and large clusters of trees. Is located in a prominent landscape on rising land especially prominent in north.	–
	MITIGATION OPPORTUNITIES: The site could be reduced in size and good design and landscaping could ensure that the most sensitive landscape areas are kept for open area/landscaped, reducing overall harm to the character of the area.	0
Land quality	Mixture of Grade 3 (good) and Grade 2 (very good)	– –
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land with the North of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the eastern boundary it expands into the open countryside towards the next settlement. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. The southern part of the site (S of A48) is allocated and much less prominent.	– –
	MITIGATION OPPORTUNITIES: The site could be smaller in size and good design and landscaping could ensure that the most sensitive landscape areas are kept for open area/landscaped, reducing overall harm to the character of the area.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 82m from Lydney Conservation area which contains a number of Listed buildings. However, there is existing housing in between a lot of the site and the CA.	0
FoD Officers' conclusion:		
Large site with several different sub areas. Land to south includes existing allocation, and some low lying areas. Further north very prominent and open.		
Does the site meet SA criteria?	**Full scale development of whole site is UNLIKELY TO MEET SA CRITERIA. However, reducing the size/scale of the site and implementing good design and landscaping could ensure that the most sensitive landscape is not negatively effected.**	

Lydney West Expansion, Lydney

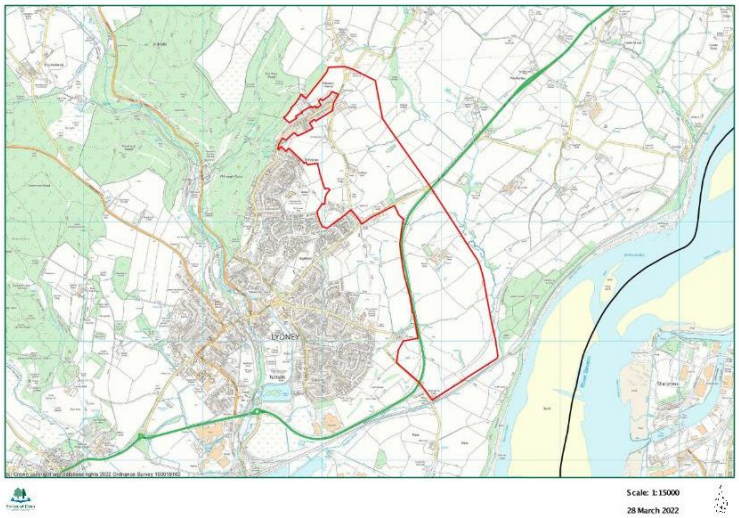


Site policy reference	**LYDNEY 12**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney East Expansion	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	183.3ha/Evaluation for mixed development site.	Town centre by road	930m from Lydney's town centre.
Relevant Planning History	Wide area includes variety of uses and past considerations, including employment, and PV installation.	Primary School by road	2.6km by road to the Primrose Hill C of E Primary School.
		GP by road	1.6km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The area would be accessed from the A48, Driffield Road, Allaston Road or from the estate roads within the existing development.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public rights of way cross the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area from some parts of the site. Cycling is possible on the roads within and around the town. Areas east of bypass are much less accessible as this forms a partial barrier and distance is also greater to the town centre from some parts of the assessment site.	+
Climate Change - Is there a flood risk?	There are areas of Floodzone 2 and 3 in the southern boundary of the site.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some mature hedgerows and some clusters of trees. Is located in part in a prominent landscape on rising land.	–
Land quality	Mixture of Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby and SSSI (River Severn).	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land with the north of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the western boundary it expands into the open countryside. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. Impact varies across the site.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site contains a Grade II Listed Building as well as others being close to the southern and western boundaries.	–
FoD Officers' conclusion:		
These areas will need to be considered as part of the revised LP strategy. Current allocations and developed areas are included in this broad assessment.		
Does the site meet SA criteria?	**Part acceptable in COULD MEET SA terms, requires consideration as smaller parcels. Some areas with potential, some developed or allocated at present but distance and accessibility to remainder of town are important considerations.**	

Lydney East Expansion, Lydney

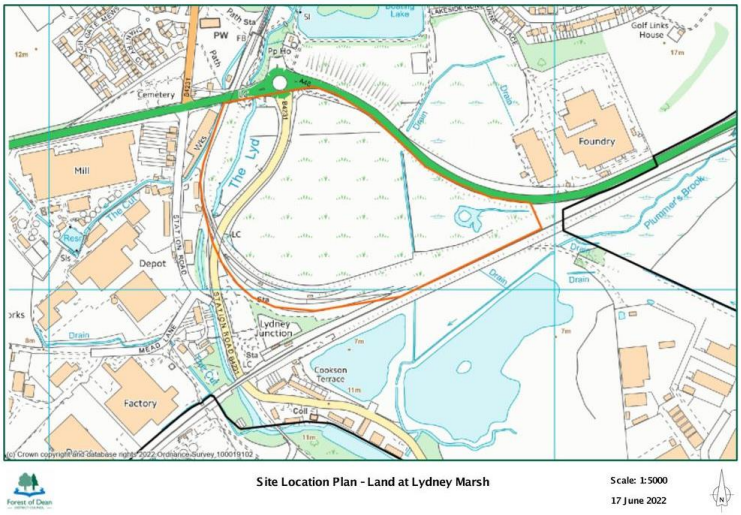


Site policy reference	**LYDNEY 13**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney at Lydney Marsh	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	18ha/Capacity limited by history as municipal tip.	Town centre by road	1.3km from Lydney's town centre.
Relevant Planning History	Historic use as a municipal tip	Primary School by road	1.3km to the Primrose Hill C of E Primary School.
		GP by road	1.85km from Lydney practice.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney, adjacent to site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	300m to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site. Much of the site has flooded in the past.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	This is an open parcel previously a marsh and former tip, located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow.	–
Land quality	Mixture of Grade 3 (good)	–
Biodiversity - existing habitat	Local Wildlife site as well as the LWS, SSSI, SAC and SPA which are within the 2km of the site.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site and the site itself is a Local Wildlife Site (Lydney Town Marsh & Sidings LWS). These aspects should be maintained and enhanced. Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is an open parcel of land (former tip) located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow. The development of the site is likely to have some landscape impact which would be harmful to the character of the area.	–
Heritage - Does the site include a listed building or fall within the setting of a	The Lydney Conservation Area is some 30m. to the north of the site. The Church and listed monuments/stones are some 150m.	–

listed building? Is the site likely to have archaeological interest?	to the north of the site. Grade II pedestrian bridge over the former railway track is some 115m. to the north of the site. Grade II tramway bridge is adjacent to the western boundary of the site. Grade II Cookson Terrace, some 100m. to the south of the site.	
FoD Officers' conclusion:		
Does not meet SA criteria for built development due to past uses, but has potential as open area with ecological and recreational uses.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA for housing – but could be used for recreational/biodiversity purposes.**	

Land at Lydney Marsh, Lydney

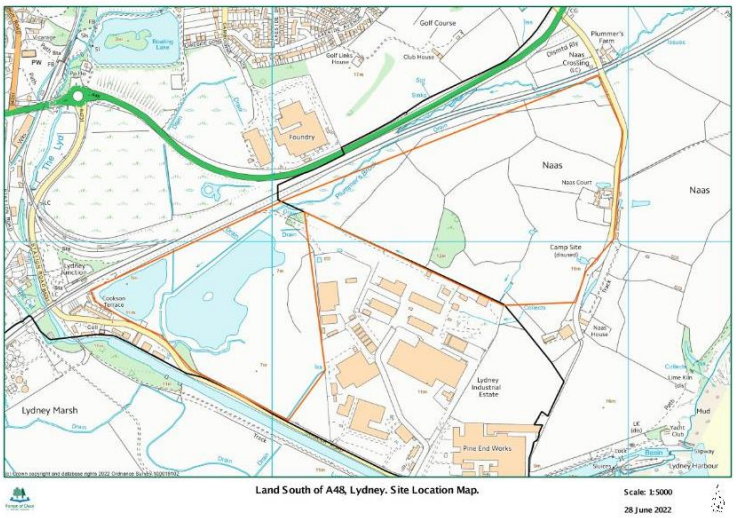


Site policy reference	**LYDNEY 14**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of the A48	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	59.4ha/largely recreational	Town centre by road	1.39km from Lydney's town centre.
Relevant Planning History	Mainly golf course	Primary School by road	2km to the Lydney C of E Primary School.
		GP by road	2.48km from Lydney Health Centre.
Relationship to DSB	Inside and adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney, adjacent to site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	There are lakes within the site as well as a landscaped golf course.	–
Land quality	Mixture of Grade 3 (good)	–
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, ca. 758m to the northeast, Naas Cliff LWS, ca. 380m. to the east, Severn Estuary SPA, SAC, SSSI, ca. 400m. to the south, Lydney Cliff SSSI, ca. 400m. to the east and Old Park & Old Bargains Wood LWS, ca. 1.9km to the northwest. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site and the site itself is a Local Wildlife Site (Lydney Town Marsh & Sidings LWS). The lakes and the golf course itself contain important habitats. Limited potential to link with other habitat fragments.	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open parcel of land with large lakes in the western section and a golf course and listed building to the east. The site sits with a backdrop of industrial estate buildings and is located	– –

	off the by-pass in a highly prominent location. The site is bounded by mature hedgerow and the golf course is landscaped. The development of the site is likely to have some landscape impact which would be harmful to the character of the area as well as harm to heritage assets.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas Court, Grade II is within the assessment site, Naas House Grade II* is adjacent to the assessment site and Cookson Terrace, Grade II, terrace of dwellings are adjacent to the site. Development of the assessment area highly likely to impact heritage assets within and adjacent to the site.	–
FoD Officers' conclusion:		
Large site includes golf course and areas of flood storage. Generally not suitable for built development, but adjoins established industrial area which is.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA. Does not meet SA criteria for built development- potential for enhanced and retained recreation/ natural uses.**	

Land south of the A48, Lydney

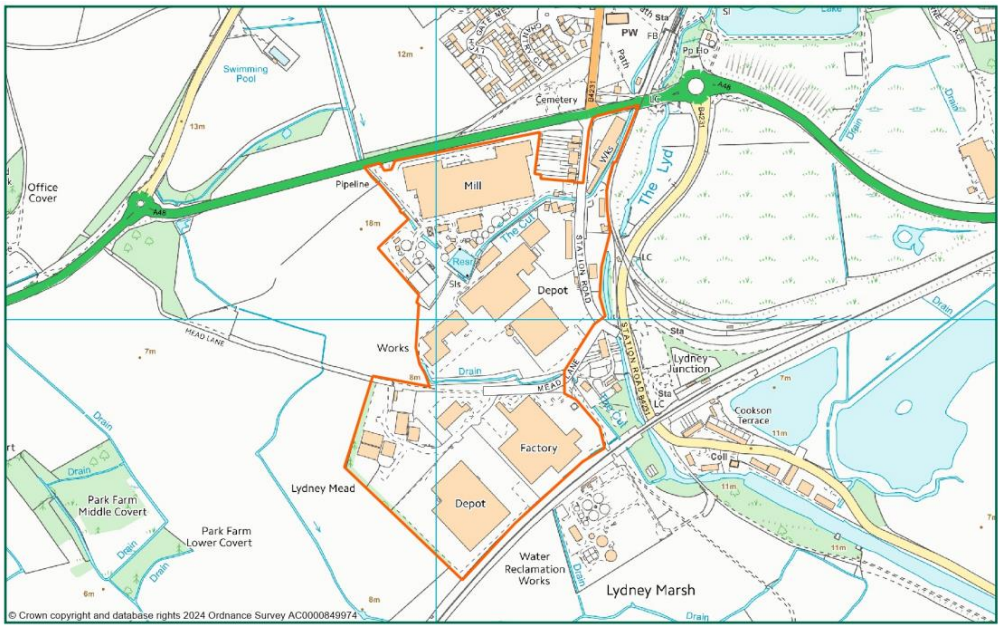


Site policy reference	LYDNEY 15	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Mead Lane Industrial Estate	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Industrial Estate	Filter 2: Distance to services rating	
Site Area & Potential capacity	24ha/industrial units	Town centre by road	1.2km from Lydney's town centre.
Relevant Planning History	AP. 50. Various planning applications for individual units.	Primary School by road	1.25km to the Lydney C of E Primary School.
		GP by road	1.66km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney, very near to site. (836m away by road)
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	This is an Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from Mead Lane/Old Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site (to the south)	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large expanse of various buildings. Little landscaping.	0
Land quality	Mixture of Urban and Grade 2 (very good), however, the site is an established industrial estate and therefore there would be no degradation of land quality or loss of good agricultural land.	+
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, Naas Cliff LWS, Severn Estuary SPA, SAC, SSSI, Lydney Cliff SSSI,and Old Park & Old Bargains Wood LWS. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large industrial area comprising of many different types of buildings and hardstanding. Development would not be harmful to its character.	++
Heritage - Does the site include a listed building or fall within the setting of a	No	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Large site of established industrial units on the edge of the settlement. However, the site is partially within a flood zone 3, which can be acceptable for some forms of employment use, but would not be acceptable for other forms of development, and possibly not for significant extension to the site.		
Does the site meet SA criteria?	**MEETS SA CRITERIA as an existing employment site.**	

Mead Lane Industrial Estate, Lydney



Mead Lane Industrial Estate, Lydney

Scale: 1:6000

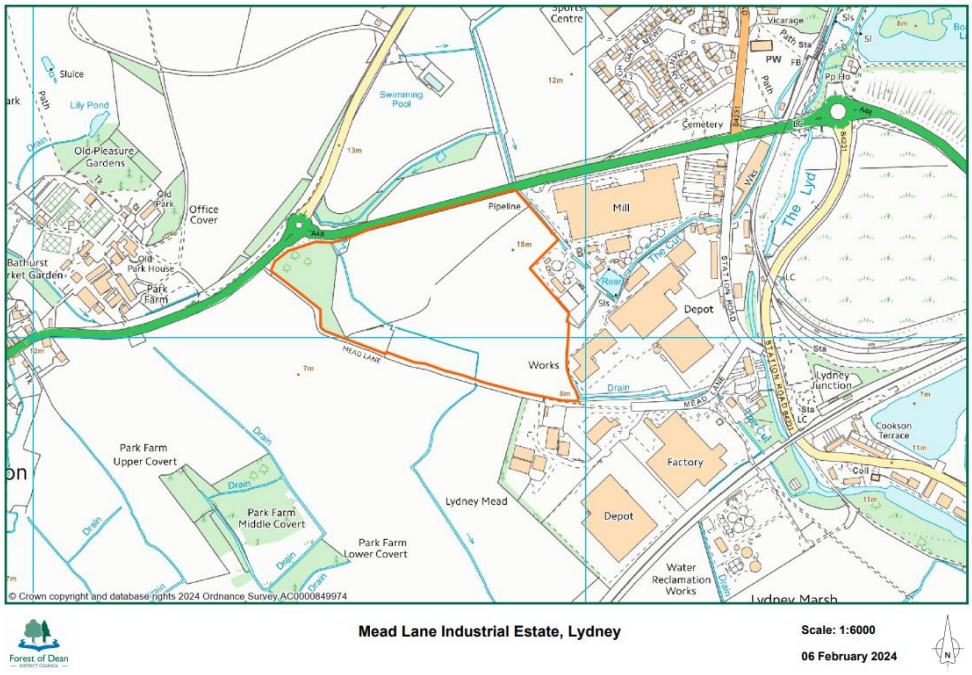
06 February 2024

Site policy reference	LYDNEY 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land between A48 and Mead Lane	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	9.5ha	Town centre by road	1.39km from Lydney's town centre.
Relevant Planning History	AP.29	Primary School by road	2km to the Lydney C of E Primary School.
		GP by road	2.48km from Lydney Health Centre.
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney, 845m from site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - The area would be accessed off A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site (southern portion).	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield bounded by hedgerow and trees. But it is directly adjacent to the existing industrial site and could be screened with some planting.	–
Land quality	Grade 4 (poor).	++
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is near to the site and within 2km radius of the site are Warren Grove LWS, Naas Cliff LWS, Severn Estuary SPA, SAC, SSSI, Lydney Cliff SSSI,and Old Park & Old Bargains Wood LWS. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open parcel of greenfield which abounds the industrial site to the east. It has a boundary with the A48 and is quite a prominent site and would need good landscaping to help screen the extension to the industrial site.	0
Heritage - Does the site include a listed building or fall within the setting of a	None	++

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Large site, generally not suitable for built development, but adjoins established industrial area which is. Would need good landscaping to the highway.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA – for employment use, to join up/expand with neighbouring Mead Lane Industrial Estate.**	

Land between A48 and Mead Lane Industrial Estate, Lydney



Mead Lane Industrial Estate, Lydney

Scale: 1:6000

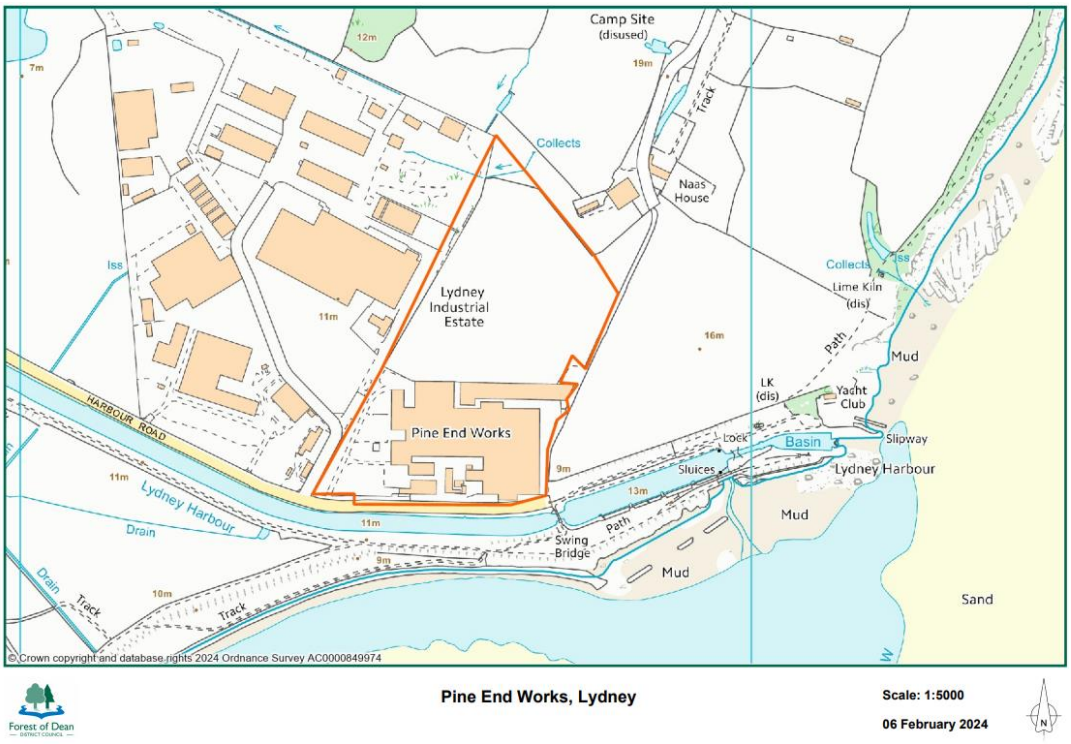
06 February 2024

Site policy reference	**LYDNEY 17**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Pine End Works	Is the site SAC?	No (but adjacent to it)
Parish	Lydney	Is the site SSSI?	No (but adjacent to it)
Existing Use	Brownfield - Former Industrial Estate – vacant and in a poor state	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	10.62ha	Town centre by road	Ca.1.8km from Lydney's town centre.
Relevant Planning History	AP.43 P0688/19/OUT Hybrid application for mixed use development (fish processing building, eel farm, restaurant, visitor centre, storage building) -pending consideration.	Primary School by road	Ca.1.8km to the Lydney C of E Primary School.
		GP by road	Ca.2.2 km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is 1km away on same road.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	It forms part of Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No. Floodzone 3 is just outside the site to the south.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large former industrial site, partly demolished and vacant.	++
Land quality	Grade 4	++
Biodiversity - existing habitat	Severn Estuary SPA, SAC, SSSI, are adjacent to the site and there are several other LWS within 2km of the assessment area.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site would be an improvement to the current vacant and poor state of the buildings on the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas House, Grade II* is within 150m of the north of the site boundary. Development of the assessment area highly likely to impact heritage assets within and adjacent to the site.	– –

	Canal & River Trust Consultation buffer also runs through south of site.	
FoD Officers' conclusion:		
The site is on a former industrial building site and is in a poor state of repair. Large vacant buildings and hardstanding. Good access to the site. Development would improve the character, but must be sensitive to the ecology nearby as well as the heritage assets.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA – for employment/mixed uses (including tourism).**	

Pine End Works, Lydney

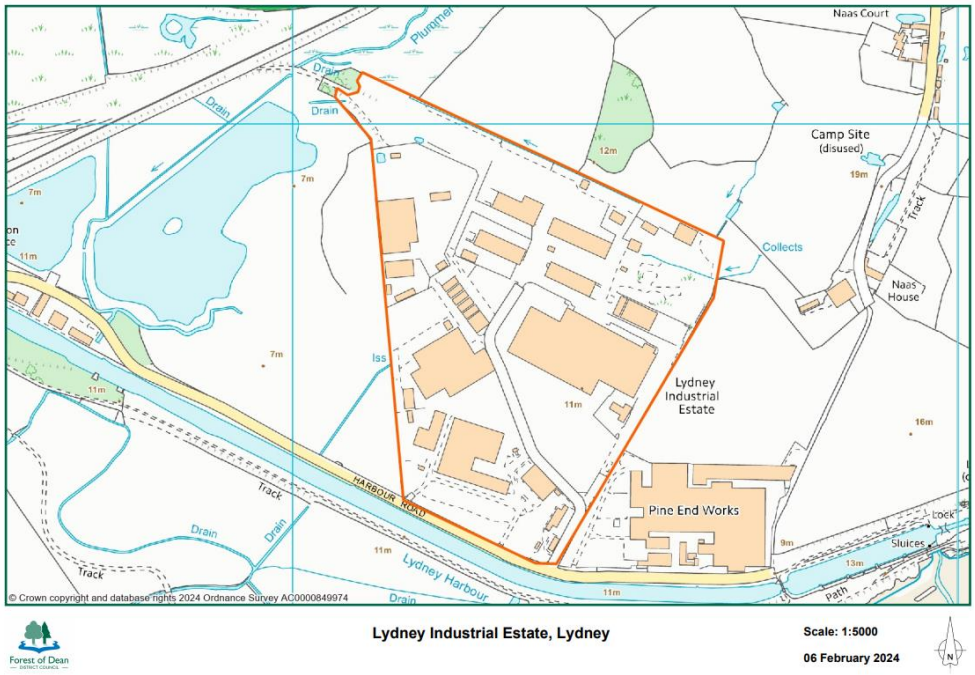


Site policy reference	**LYDNEY 18**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney Industrial Estate	Is the site SAC?	No (but within 200m to it)
Parish	Lydney	Is the site SSSI?	No (but within 200m to it)
Existing Use	Industrial Estate	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	24.4ha	Town centre by road	Ca.1.8km from Lydney's town centre.
Relevant Planning History	AP.44	Primary School by road	Ca.1.8km to the Lydney C of E Primary School.
		GP by road	Ca.2.2 km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is 1km away on same road.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	It forms part of Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No. Floodzone 3 is just outside the site to the south.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large industrial site.	++
Land quality	Grade 4	++
Biodiversity - existing habitat	Severn Estuary SPA, SAC, SSSI, are within 200m of the site and there are several other LWS within 2km of the assessment area.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site as industrial uses would not be out of keeping provided it is within the current site boundaries.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas House, Grade II* is within 250m of the northeast of the site boundary. Canal & River Trust Consultation buffer also runs through south of site.	– –
FoD Officers' conclusion:		

Suitable for industrial/employment uses as currently.	
Does the site meet SA criteria?	**MEETS SA CRITERIA – for employment/industrial use.**

Lydney Industrial Estate, Lydney

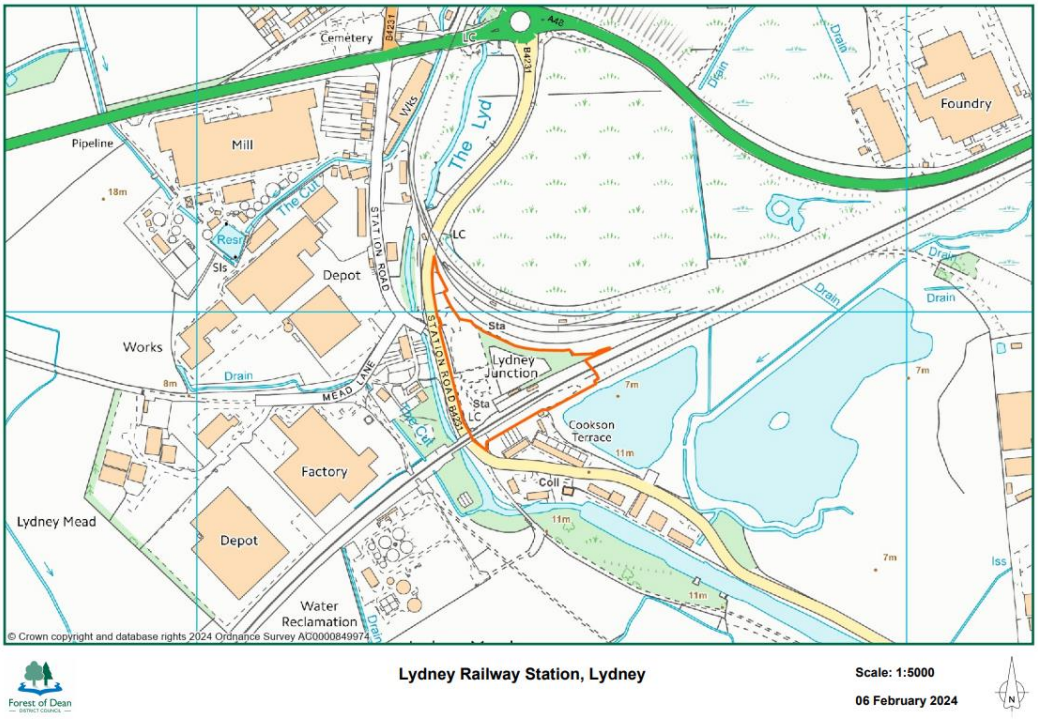


Site policy reference	**LYDNEY 19**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney Railway Station	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Railway Station and associated facilities	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.3ha	Town centre by road	Ca. 1.2km from Lydney's town centre.
Relevant Planning History	AP.51	Primary School by road	Ca.1.25km to the Lydney C of E Primary School.
		GP by road	Ca.1.66km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on the site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Industrial Estates

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area is accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 is just within the southern tip of the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Railway station with associated facilities (car parking/storage).	++
Land quality	Urban	++
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, ca. 758m to the northeast, Naas Cliff LWS, ca. 380m. to the east, Severn Estuary SPA, SAC, SSSI, ca. 400m. to the south, Lydney Cliff SSSI, ca. 400m. to the east and Old Park & Old Bargains Wood LWS, ca. 1.9km to the northwest. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Railway station with associated facilities. Development associated with the railway station would not be out of keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Not in close proximity. Canal & River Consultation buffer to the south of the site.	+

FoD Officers' conclusion:	
Site is appropriate for uses in association with the railway station.	
Does the site meet SA criteria?	**MEETS SA CRITERIA – as uses in association with the railway station.**

Railway Station, Lydney

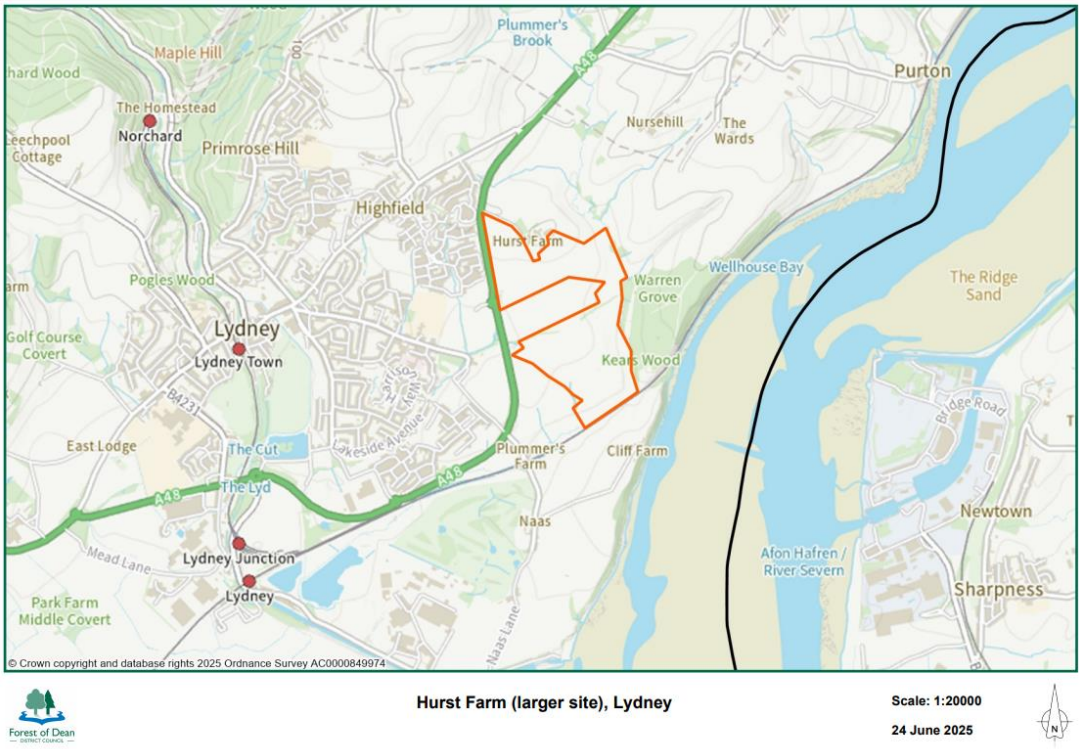


Site policy reference	**LYDNEY 20**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Hurst Farm (larger site), Lydney	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural (north) and allocated for Employment Use (AP.47) (south)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	45.75ha / mixed use	Town centre by road	Ca. 1.9km to Lydney town village centre.
Relevant Planning History	SHLAA 2024 & 2025 & AP.47	Primary School by road	Ca. 0.3km to Severnbanks Primary School (walking via Naas Lane)
		GP by road	Ca. 1.8km to Lydney Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1.3km to Lydney Industrial area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access directly onto the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Poor active travel having to negotiate the A48 with no pavements or pedestrian paths/crossings into the housing estates to the west. PROW cutting across northern tip of site. Cycling would be along highways. Given this site is east of bypass, it is much less accessible as this forms a barrier and distance is also greater to the town centre from some parts of the assessment site.	-
Climate Change - Is there a flood risk?	The eastern edge of the site is within floodzones 2 and 3, but the majority of the site is outside any floodzone.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mature boundary and some trees. To the north of the site is the Hurst Farm built complex. An existing solar farm sits in the land between the northern and southern portions of this site.	0
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several Local Wildlife Sites nearby and the SSSI (River Severn).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors and potential to link into the LWS adjacent to the site (to the east).	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land which at a similar ground level to the A48. It is well screened by existing mature hedging/trees along the boundary with the A48. The site contains an existing allocation for employment and is adjacent to a solar farm. The land has the appearance of being open countryside despite butting up to the A48 and being adjacent to existing built development (housing to the west). The development of the site is likely to have some landscape impact but harm to the landscape could be mitigated through planting/screening.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	20 m. just outside the northern tip of the site is Hurst Farm which is a Grade II listed building. Impact on it's setting could be mitigated through design of development as well as planting/screening.	0
FoD Officers' conclusion:		
This is a large site which could have potential for employment or possibly mixed use development (housing and employment), provided that active travel options are integrated into the scheme (particularly across the A48 and leading through the nearby estates into town centre) and there should also be a local community complex (small shop, community centre) designed into the scheme. Impact on landscape could be mitigated and flood risk is minimal to the east of the site. Given that it is situated a distance out of the town centre (ca. 2km by road) there is an absolute need for active travel routes, bus facilities and the option of basic services nearby.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Hurst Farm (larger site), Lydney



Forest of Dean

Hurst Farm (larger site), Lydney

Scale: 1:20000

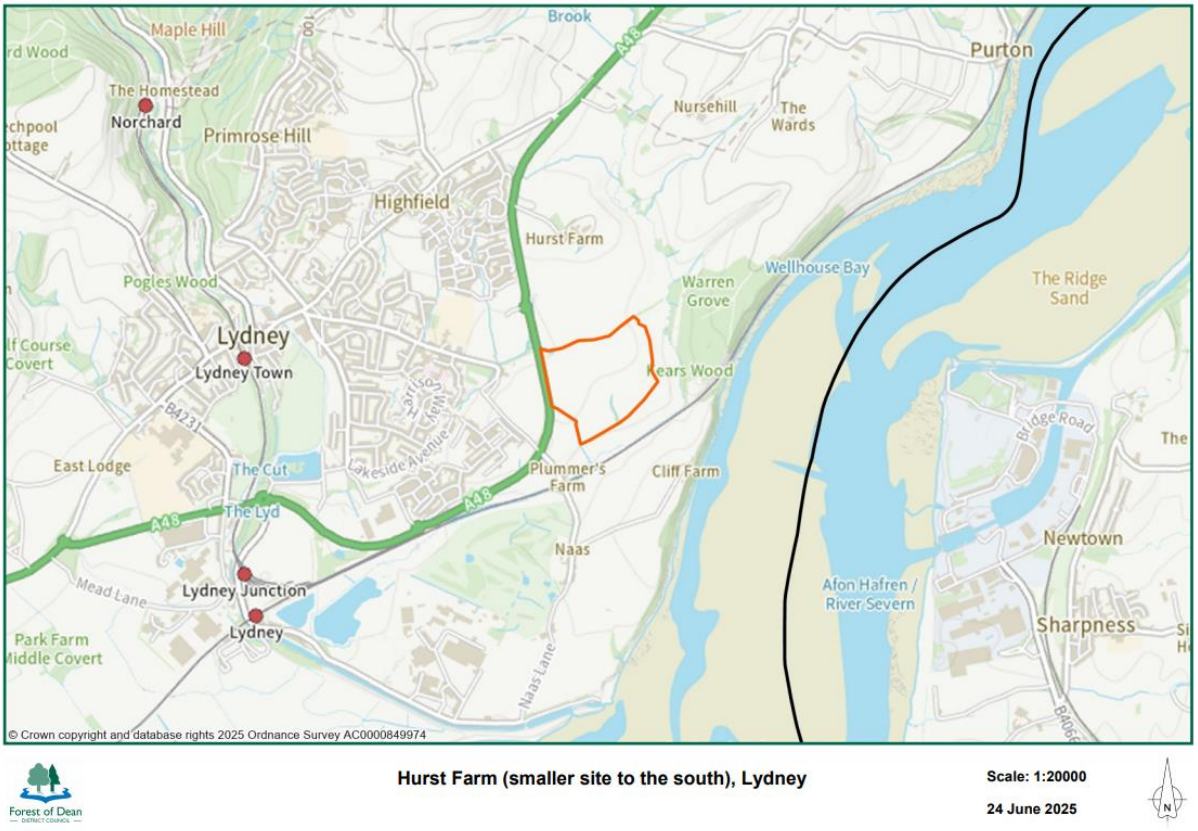
24 June 2025

Site policy reference	**LYDNEY 21**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Hurst Farm (smaller site to the south), Lydney	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural but Allocated for Employment Use (AP.47)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	21.18ha / mixed use or employment	Town centre by road	Ca. 1.9km to Lydney town village centre.
Relevant Planning History	SHLAA 2024 & 2025 and Lydney AP.47	Primary School by road	Ca. 0.3km to Severnbanks Primary School (walking via Naas Lane)
		GP by road	Ca. 1.8km to Lydney Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1.3km to Lydney Industrial area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access directly onto the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Poor active travel having to negotiate the A48 with no pavements or pedestrian paths/crossings into the housing estates to the west. Cycling would be along highways. Given this site is east of bypass, it is much less accessible as this forms a barrier and distance is also greater to the town centre from some parts of the assessment site.	-
Climate Change - Is there a flood risk?	Outside of flood zones. Flood zone 2 and 3 is within 50-90ms of the eastern and southern boundaries respectively.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mature boundary and some trees. An existing solar farm sits in the land to the north of the site.	0
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several Local Wildlife Sites nearby and the SSSI (River Severn).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors and potential to link towards the LWS adjacent to the site (to the east).	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land which at a similar ground level to the A48. It is well screened by existing mature hedging/trees along the boundary with the A48. The site is an existing allocation for employment and is adjacent to a solar farm. The land has the appearance of being open countryside despite butting up to the A48. The development of the site is likely to have some landscape impact but harm to the landscape could be mitigated through planting/screening.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets next to or within site. Hurst Farm Grade II listed is ca. 500m to the north.	+
FoD Officers' conclusion:		
This is a site which has already been allocated (albeit not developed) as an employment site in the existing Allocations Plan (AP.47). It retains its potential for employment or possibly be considered as a mixed use development (housing and employment), provided that active travel options are integrated into the scheme (particularly across the A48 and leading through the nearby estates into town centre) and there would also need to be access to a local community complex (small shop, community centre) designed into the scheme. Impact on landscape could be mitigated. Given that it is situated a distance out of the town centre (ca. 2km by road) if the site were to include housing development, there is an absolute need for active travel routes, bus facilities and the option of basic services nearby.		
Does the site meet SA criteria?	**MEETS SA CRITERIA as an employment use (and COULD MEET SA CRITERIA as a mixed use development)**	

Hurst Farm (smaller site to the south), Lydney

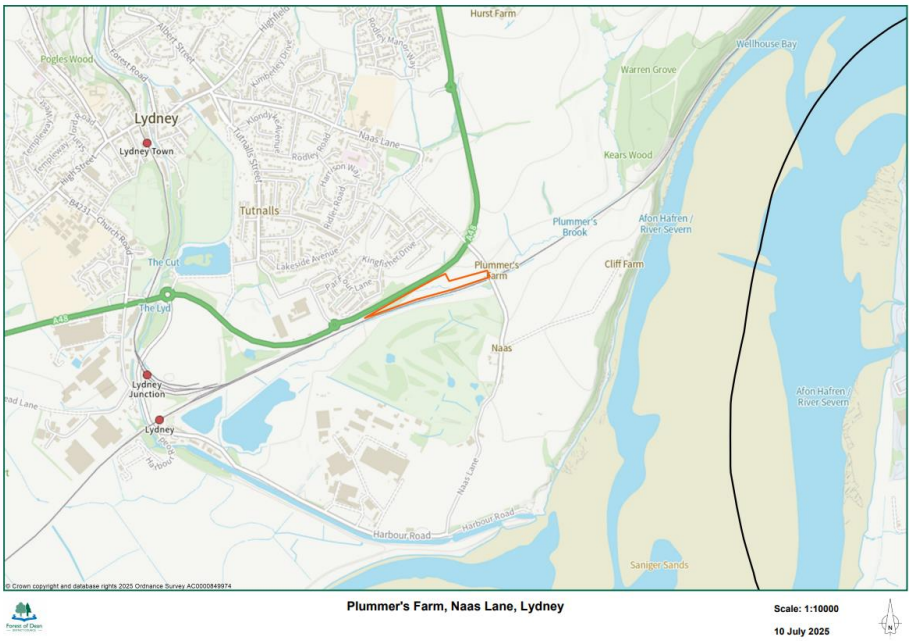


Site policy reference	**LYDNEY 22**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Plummer's Farm, Naas Lane	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.2ha / 66 dwellings or employment	Town centre by road	Ca. 2.5km to Lydney town village centre.
Relevant Planning History	SHLAA 2024 & 2025	Primary School by road	Ca. 3.5km (1.5 if you could travel along Naas Lane) to Severnbanks Primary School
		GP by road	Ca. 2.8km to Lydney Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 0.4km to Lydney Industrial area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – could access directly onto the A48. Existing access off Naas Lane (which is not such a good access)	+/++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Poor active travel having to negotiate the A48 with no pavements or pedestrian paths/crossings into the housing estates to the north. Cycling would be along highways. Given this site is east of bypass, it is much less accessible as this forms a barrier and distance is also greater to the town centre from some parts of the assessment site.	-
Climate Change - Is there a flood risk?	Plummers brook runs through the site and flood zone 2 and 3 running along the southern boundary.	--
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some mature boundaries with trees throughout the site.	0
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several Local Wildlife Sites nearby and the SSSI (River Severn).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a narrow linear parcel of land which is at a similar ground level to the A48. It is well screened by existing mature hedging/trees along the boundary with the A48. The land has the appearance of being open countryside despite butting up to the A48. The development of the site is likely to have some landscape impact but harm to the landscape could be mitigated through planting/screening. The railway line runs along the southern boundary.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets next to or within site. Naas Farm (Grade II) is some 330m to the south and Naas House (Grade II) is some 630m to the south.	+
FoD Officers' conclusion:		
Betwixt the railway line to the south and the A48 to the north, this is a narrow irregular shaped site which is currently accessed off Naas Lane. This is a poor access for increased traffic and currently offers little active travel potential. The site is prone to issues with flooding and noise (by-pass and railway track). This site would not be suitable for housing, but could have limited employment potential.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA as an employment use**	

Plummer's Farm, Naas Lane, Lydney

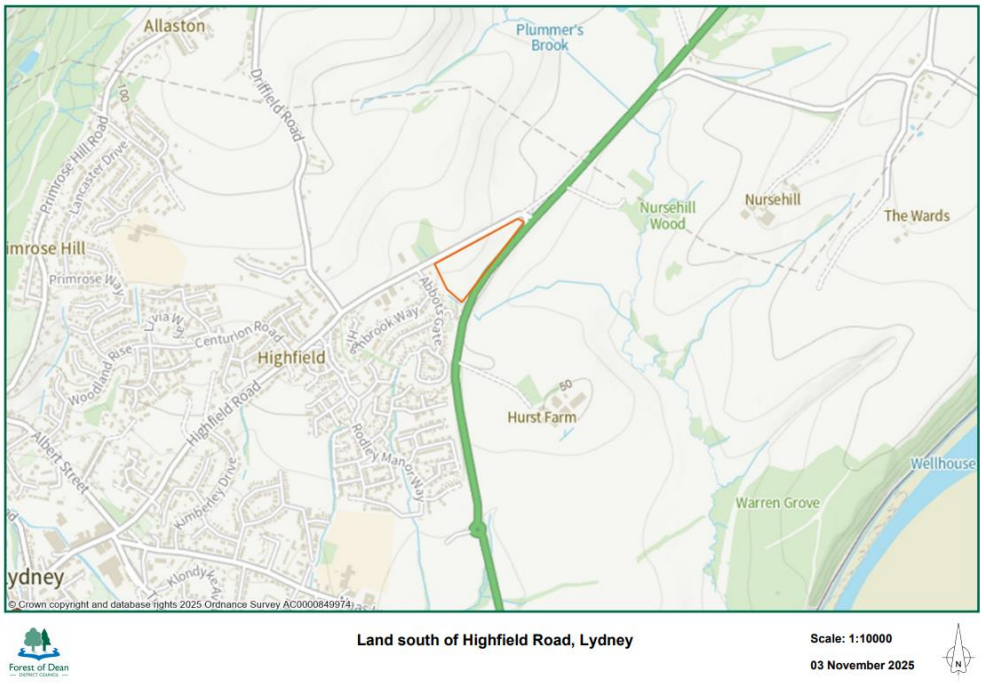


Site policy reference	**LYDNEY 23**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of Highfield Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.3ha/ 69 dwellings (at 30 per ha).	Town centre by road	1.23km from the Lydney town centre.
Relevant Planning History	SHLAA 2025	Primary School by road	Ca. 1km from Primrose Hill Church of England Primary school (direct line).
		GP by road	The site is 1.45km by road to Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.7km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access onto Highfield Rd and then onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprises a triangular shaped agricultural field between the A48 and Highfield Road. Well bounded by trees/hedging. Backdrop of housing estate to the west.	0
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is on the urban edge is well related to housing site adjacent and forms a triangular parcel of land before the junction to the A48, thus 'rounding off' development in this location.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Nearest Listed Building is Hurst Farm (Grade II) some 422m across the A48 and fields to the south. No negative impacts on heritage assets.	+
FoD Officers' conclusion:		

Location with very good vehicular access onto Highfield Road and A48. On the outskirts of the town and therefore a long walk into the town centre, but a garage/convenience store on adjacent site. Potential for accessing facilities using public bus. Well related to housing site adjacent and forms a triangular parcel of land before the junction to the A48, thus 'rounding off' development in this location. Less harm to landscape and character of area, and mitigation could be gained through landscaping. Would need a buffer for noise off A48.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

Land south of Highfield Road, Lydney



Land south of Highfield Road, Lydney

Scale: 1:10000

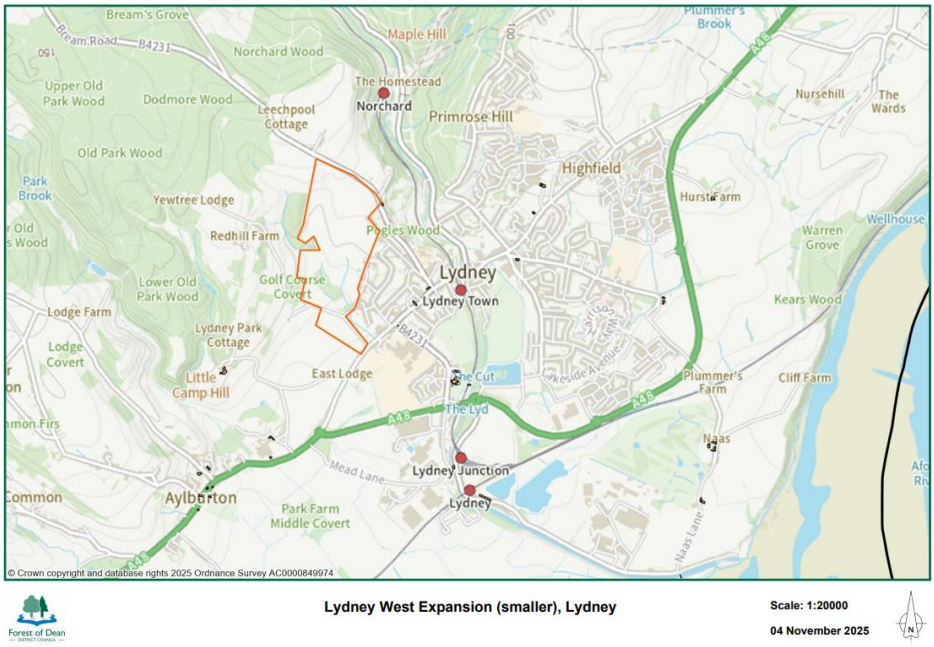
03 November 2025

Site policy reference	**LYDNEY 24**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney West Expansion (smaller site)	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	38.5ha/Evaluation for housing or mixed development site.	Town centre by road	100m from Lydney's town centre.
Relevant Planning History	SHELAA 2024 & 2025	Primary School by road	1.1km by road to the Lydney Community School.
		GP by road	1.6km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from the B4231	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not in any floodzones.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Some mature hedgerows and large clusters of trees. Is located in a prominent landscape on rising land especially prominent in north. However, there are some mitigation opportunities - with good design and landscaping, it could ensure that the most sensitive landscape areas are kept for open area/landscaped, reducing overall harm to the character of the area.	–
Land quality	Mixture of Grade 3 (good) and Grade 2 (very good)	– –
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	The site is adjacent to existing housing estates and although the land rises to the north/northwest, with sensitive design and landscaping, the harm could be mitigated. Development of a reasonable scale and design would be in-keeping with the built environment to the east.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 82m from Lydney Conservation area which contains a number of Listed buildings, however, there is existing housing development in between.	0
FoD Officers' conclusion:		
Smaller site. Potential for development as a scale which is in keeping with eh existing built form to the east and opportunities for landscaping to have open areas for the most sensitive landscape. Site is near to town centre with possibilities for active travel and public transport to reach services. Sustainable location.		
Does the site meet SA criteria?	**NOT EXCLUDING SA CRITERIA.** Could be developed with sensitive design and landscaping mitigation.	

Lydney West Expansion, Lydney



Site policy reference	**LYDNEY 25**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Driffield Road, (opposite Tree Tops), Lydney	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.58 ha / 17 dwellings (at 30 per ha)	Town centre by road	1.3 km to Lydney Town centre.
Relevant Planning History	SHLAA 2025 No relevant planning history.	Primary School by road	1.8km to Primrose Hill Primary School
		GP by road	1.35 km to Lydney Health Centre
Relationship to DSB	Outside DSB	Public Transport	**Potential to access bus route?** Yes, in walking distance (773m). Allaston Road. Lydney bus Station is also located 1300 m from the site. **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low Risk Development Area	Employment Area (direct line)	4 km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

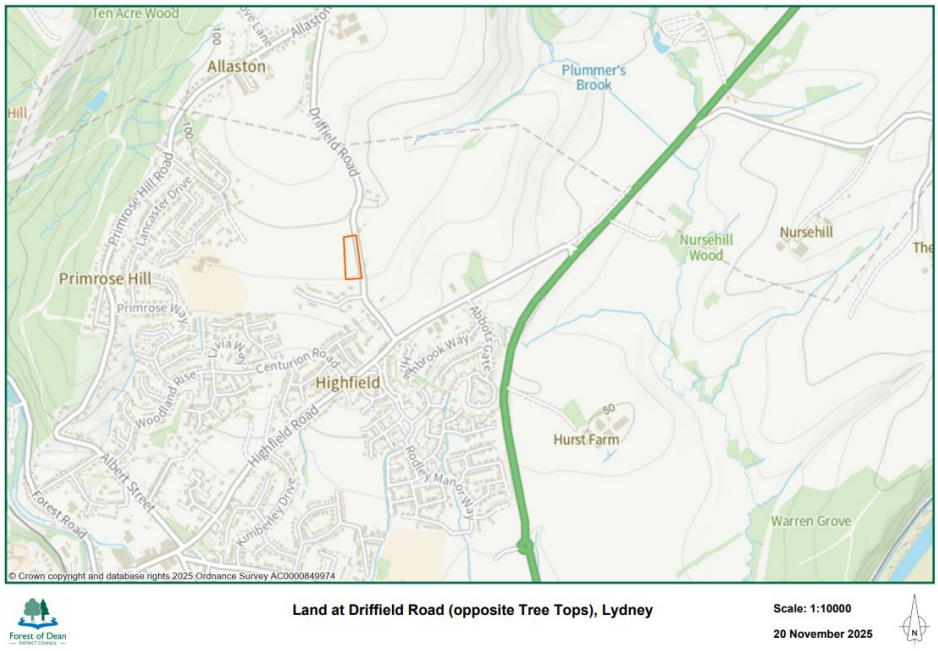
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Difficult access. Average. Driffield road is a narrow unclassified highway. The junction of Driffield road exits onto the class 3 highway.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor along Driffield Road. Steep banked verges, no footways, walking and cycling potential would be along the highways. Driffield Road does connect onto the class 3 highway, where pedestrian access is good with access to public pavements.	0
Climate Change - Is there a flood risk?	No floodzones on the site. Risk of flooding from surface water. Ground water vulnerability minor	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprises of an agricultural field and is bounded by hedgerows and several large mature trees. The site is not clearly visible to Driffield Road, as the site is steeply banked to the lane. The site slopes gently undulating to the south. The site is bounded by other agricultural fields to north and west.	-
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby Key Wildlife Site (KWS) within 1.6 km of the site and other SAC, SPA and SSSI 2 km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerows and trees could provide a basis for recreational GI corridor	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of this site may impact on the open countryside character in this location though contiguous with existing urban edge.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is	No Listed buildings within close proximity of the site. Nearest listed building The Rocklands is situated some 556 m away and not viewed in	+

the site likely to have archaeological interest?	context with this site. Separated by areas already developed.	

FoD Officers' conclusion:
Could be developed in association with land to west but otherwise separate and part of open countryside. May be harder to access so may need to be developed at the same time/ in conjunction with adjoining land, in order to have good access. Not good access along Driffield Rd. risk of separation from the existing settlement unless developed as part of adjoining land or having access through it. Loss of greenfield and harm to landscape.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**

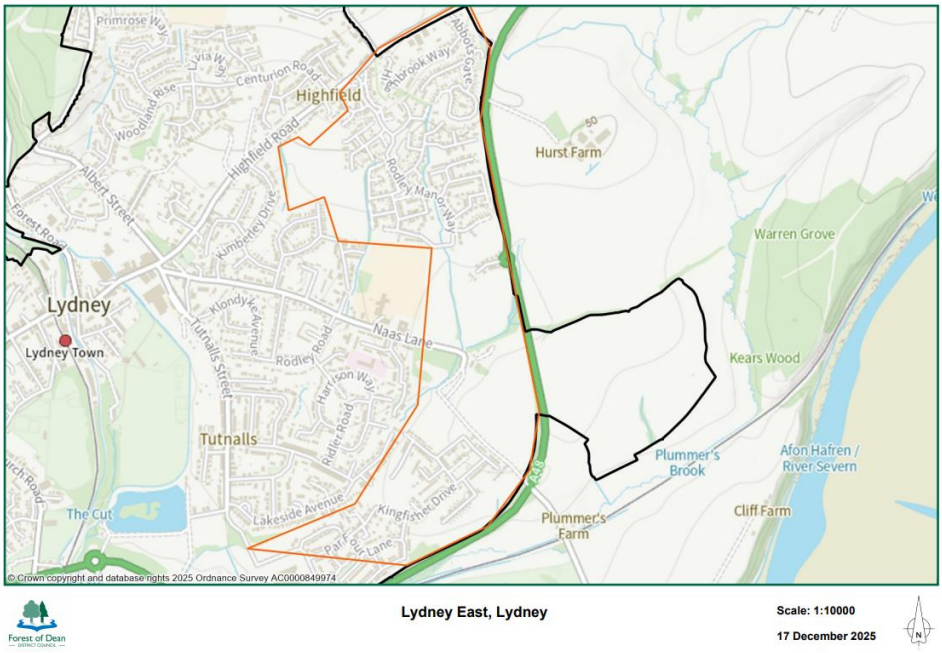
Land at Driffield Road, (opposite Tree Tops), Lydney



Site policy reference	**LYDNEY 26**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney East (as allocated in AP)	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Other Mixed use & agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	73.1ha/Evaluation for mixed development site. (mainly houses)	Town centre by road	1200 m from Lydney's town centre.
Relevant Planning History	Housing Allocation AP.47. Part of site is Employment Generating Use AP47. Includes New Recreation Space Mixed history including housing and employment. Including P0745/18/OUT & P0876/23/APP - Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale), for the delivery of circa 200 homes pursuant to following outline planning permission (ref: P0745/18/OUT) for mixed use development comprising up to 320 residential dwellings, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping. Granted 23.02.2024. SHLAA 2023 & 2007 forms part of site.	Primary School by road	Next to Severnbanks Primary School within 800m
		GP by road	698 m from Lydney practice.
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - The area would be accessed from the A48, Highfield road, Naas Lane or from the estate roads within the existing development.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public rights of way cross the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area from some parts of the site. Cycling is possible on the roads within and around the town. Areas east of bypass are much less accessible as this forms a partial barrier and distance is also greater to the town centre from some parts of the assessment site.	+
Climate Change - Is there a flood risk?	Groundwater Vulnerability Minor. Assessment site adjoins an area of Flood zone 2 & 3.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mature hedgerows and some clusters of trees with TPO's. located in part in a prominent landscape on rising land. Mature hedgerow screens to bypass.	–
Land quality	Mixture of Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby. Assessment site touches Key wildlife site Lydney Town Marsh and Sidings.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Parts of the site have been developed with mainly housing located to the north and south. Remainder is a large open area of land with the north of the site being located on rising land and therefore visually prominent. The site is located in the settlement boundary adjacent to the open countryside. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. Impact varies across the site. Also seen as a continuation of existing development and built form.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is in close proximity to a Grade II Listed Building Hurst Farm, as well as others being close to the western boundaries.	–
FoD Officers' conclusion:		
These areas will need to be considered as part of the revised LP strategy. Current allocations and developed areas are included in this broad assessment.		
Does the site meet SA criteria?	**NOT EXCLUDED COULD MEET SA terms, sustainable location, requires consideration as smaller parcels. Some areas with potential, some developed or allocated at present but distance and accessibility to remainder of town are important considerations. Mitigation including landscaping is an important consideration and suitable design.**	

Lydney East (as allocated in AP)



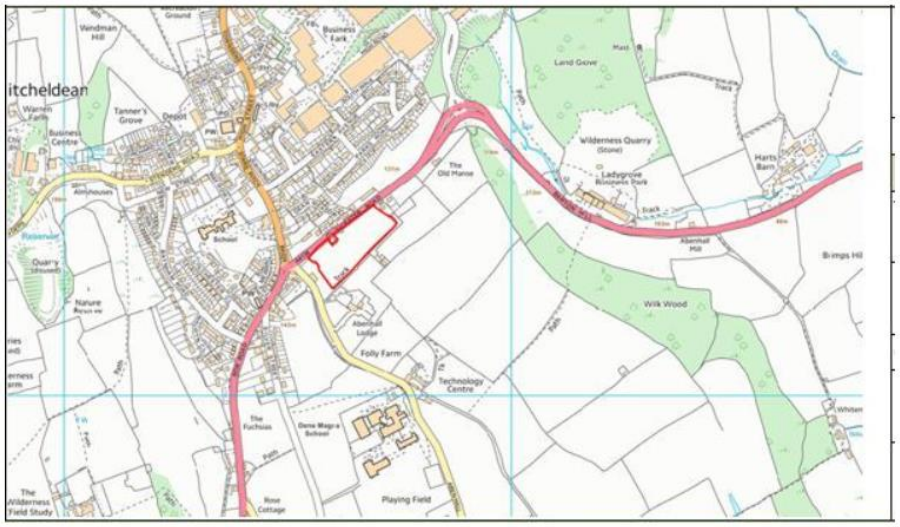
Mitcheldean

MITCHELDEAN 1	Land off Gloucester Rd, Mitcheldean
MITCHELDEAN 2	Land north of Abenhall Road, Mitcheldean
MITCHELDEAN 3	Land north of Carisbrook Road, Mitcheldean
MITCHELDEAN 4	Land north of Lining Wood House
MITCHELDEAN 5	Silver Street sites
MITCHELDEAN 6	Behind Old Coach depot
MITCHELDEAN 7	Old Coach depot (St Michael's Close)
MITCHELDEAN 8	Old Coach depot and land to rear
MITCHELDEAN 9	Building 5 - Vantage Point
MITCHELDEAN 10	Land at Vantage Point
MITCHELEAN 11	High Street (Former George Hotel)

Site policy reference	**MITCHELDEAN 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Gloucester Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.58ha/107 (at 30 per ha)	Town centre by road	428m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	324m to Mitcheldean Primary School.
		GP by road	511m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (356m to Stenders Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	224m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The area would be accessed from A4136.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield, on sloping land. Mature hedgerows and stone boundary wall to highway.	–
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This parcel of land is isolated from the rest of the village and has the character and appearance of being in open countryside.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Mitcheldean Conservation Area.	–
FoD Officers' conclusion:		
Isolated from the rest of the village, almost an open countryside location. Could lead to further development encroaching in open countryside. Site located on good access and close to village centre.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land off Gloucester Road, Mitcheldean



Site policy reference	**MITCHELDEAN 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land north of Abenhall Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.26ha/37 (at 30 per ha)	Town centre by road	623m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	509m to Mitcheldean Primary School.
		GP by road	680m to Mitcheldean surgery..
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (535m to Stenders Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	542m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The area would be accessed from Abenhall Road, which is a narrow land already busy from school traffic.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield parcel of land with mature hedgerows and trees.	–
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This parcel of land is more isolated from the rest of the village and has the character and appearance of being in open countryside.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Near the Mitcheldean Conservation Area.	–
FoD Officers' conclusion:		
Isolated from the rest of the village therefore could harm the character of the area, especially close to the Conservation Area. Despite being close to a main highway route, the site is separate from main village and the lane already gets busy with traffic to the school.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

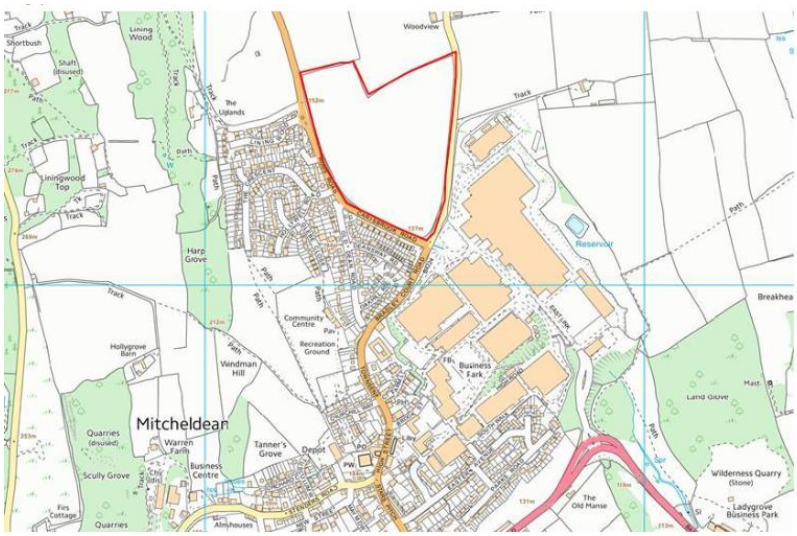
Land north of Abenhall Road, Mitcheldean

Site policy reference	MITCHELDEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Carisbrook Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.4ha/162 (at 30 per ha)	Town centre by road	532m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2018 & 2023 P1994/18/OUT: Outline planning permission for the erection of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Carisbrook Road and associated ancillary works. All matters to be reserved except for means of access - Refused	Primary School by road	793m to Mitcheldean Primary School.
		GP by road	418m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Directly opposite Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good- The area would be accessed from Carisbrook Road (B4224) or Bradley Court Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are wide verges and a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large agricultural field with mature hedgerows	–
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential possibly towards Lining Wood.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent parcel of land within the local and wider landscape. Located on the junction between Carisbrook Road and Bradley Court Road at the northern tip of the village. Slight slope on the northern section of the site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area but separted by development.	+
FoD Officers' conclusion:		

Site is relatively well related to the rest of the development in the settlement. Sustainable location but is greenfield and will have potential ecological issues. Landscape is also an issue. Mitcheldean is a sustainable location in its own right. Site reasonable related to village centre and access. Good potential for GI enhancement. Would require bat assessment and GI plan to support any allocation.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

Land north of Carisbrook Road, Mitcheldean

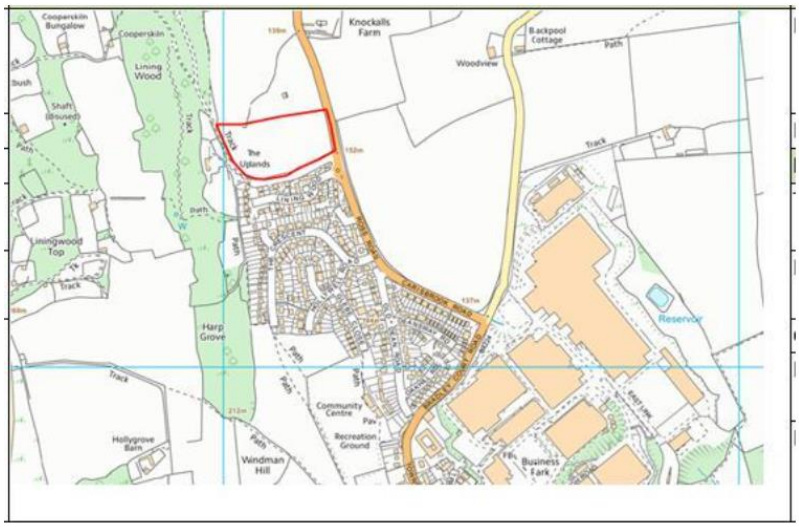


Site policy reference	**MITCHELDEAN 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land north of Lining Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2ha/61 (at 30 per ha)	Town centre by road	979m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	1.2m to Mitcheldean Primary School.
		GP by road	939m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (481m to Bradley Court Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	481m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good- The area would be accessed from Carisbrook Road (B4224).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no immediate footpaths along this part of the B4224, but would join up with walkways from Lining Wood to the south, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large agricultural field with mature hedgerows and trees along boundary. It adjoins Lining Wood to the west.	–
Land quality	Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area. Moreover, the site is adjacent to Lining Wood, so there is likely to be bat activity and other ecological impacts.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential to link to Lining Wood.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Site is large and sloping (steep to the west). It currently has the character and appearance of being in the countryside (edge of village) with a woodland background. Large development could harm the local and wider landscape.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area but separated by development.	+
FoD Officers' conclusion:		
Adjacent to settlement, good access to services. some landscape impact, steep site, so could constrain the site and will have ecological issues. Very close to bat site SAC: unlikely to be easily developed even if desirable.		

Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.

Land north of Lining Wood, Mitcheldean

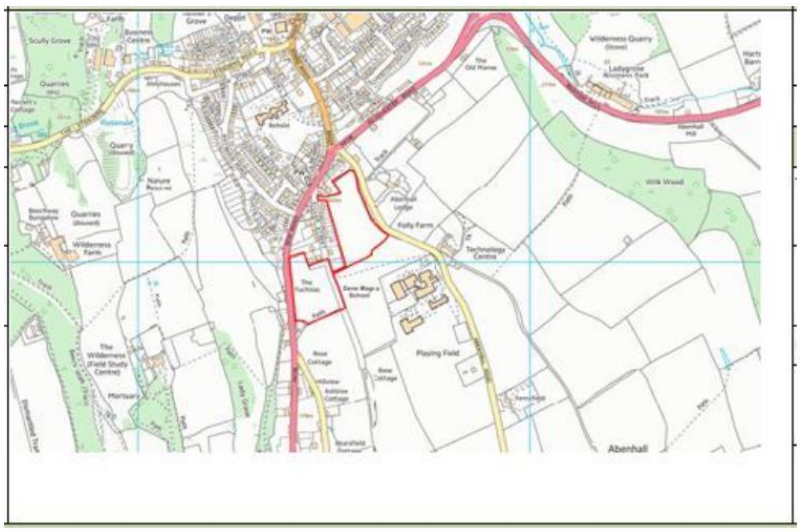


Site policy reference	**MITCHELDEAN 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Silver Street sites	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.58ha (north) and 1.68ha (south) /158 (at 30 per ha)	Town centre by road	470m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	317m to Mitcheldean Primary School.
		GP by road	540m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (382 to Stenders Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	349m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average to good- The parcels of land could be accessed from New Road, Silver Street or Abenhall Road (poorer access in terms of it being a narrow lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good from both sites with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	2 large parcels of greenfield undulating land with mature boundary hedgerows/trees.	–
Land quality	Mainly non-agricultural with the southern portion of the site along New Road being Grade 3 (good quality)	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large parcels of land in prominent locations and undulating land.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	–
FoD Officers' conclusion:		
Very undulating landscape. Would be attached to the rest of the rest of the settlement therefore would not look out of place. Conservation Area could be sensitive to change and generally prominent, thus requiring careful design. Good access to services. NE part is better located than area nearer the rising ground of Plump Hill. Prominent, and needs access improvements. Potential to establish wider GI corridor. Southern site not supported to take further.		

Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.

Silver Street sites, Mitcheldean

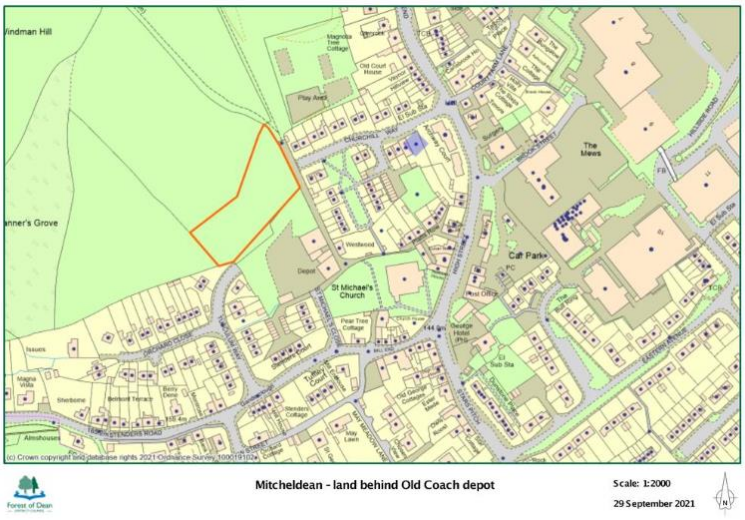


Site policy reference	MITCHELDEAN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Behind Old Coach depot	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca.0.38ha /11 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020 P1617/23/FUL: Erection of 9 dwellings - Approved	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (140m to nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	400m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of a much larger green open land on rising ground, which is adjacent to the former brownfield bus depot. Mature hedgerows with sporadic trees along the boundaries.	–
Land quality	While classified as non agricultural land, a large part of the site is visually open green therefore the loss of this would be disappointing. The area adjacent which the former bus depot is located is brownfield therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	On rising ground and prominent because of that. Has character of an open countryside location.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	–
FoD Officers' conclusion:		

Agricultural land adjoins former depot but on rising ground with impact on Conservation area and listed Buildings. Not suitable	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**

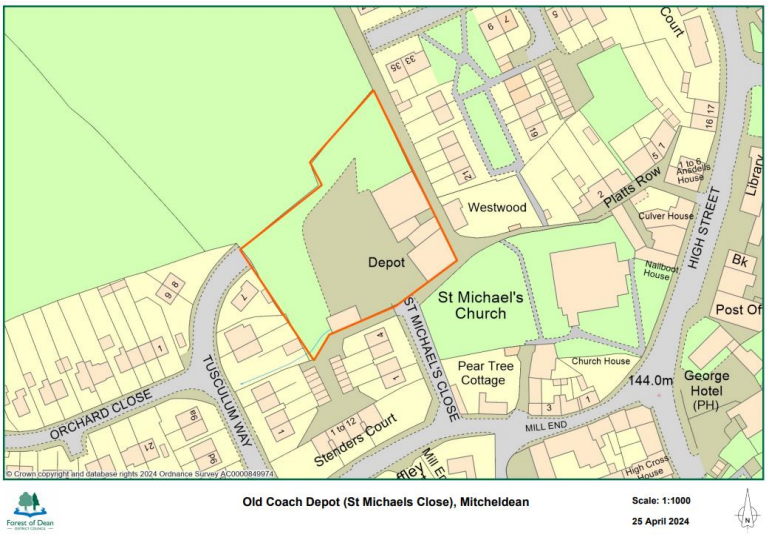
Behind Old Coach Depot, Mitcheldean



Site policy reference	**MITCHELDEAN 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Old Coach depot (St Michaels Close)	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca.0.4ha /12 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020 P1617/23/FUL: Erection of 9 dwellings - Approved	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (140m to nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	400m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former bus depot with run-down buildings on it and hardstanding.	++
Land quality	The site is a former bus depot (brownfield) therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Within the settlement but adjacent to the Conservation Area. Former bus depot with run-down buildings on it and hardstanding.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	–
FoD Officers' conclusion:		
Former depot within the settlement. Existing run-down buildings and hardstanding. Brownfield site. Near to village amenities.		
Does the site meet SA criteria?	**MEETS SA CRITERIA.**	

Old Coach Depot (St Michael's Close), Mitcheldean



Old Coach Depot (St Michaels Close), Mitcheldean

Scale: 1:1000

25 April 2024

Site policy reference	**MITCHELDEAN 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Old Coach depot and land to rear	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield and agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.23ha /67 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020 P1617/23/FUL: Erection of 9 dwellings - Approved	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (140m to nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	400m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	A very large prominent green open land on rising ground, which includes the former brownfield bus depot. Mature hedgerows with sporadic trees along the boundaries.	– –
Land quality	While classified as non agricultural land, a large part of the site is visually open green therefore the loss of this would be disappointing. The area adjacent which the former bus depot is located is brownfield therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	On rising ground and very prominent because of that. Has character of an open countryside location.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	–
FoD Officers' conclusion:		

Prominent open land and former depot. Development will impact on Conservation Area and Listed buildings as well as landscape. Not suitable for development except for depot which is allocated.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA.**

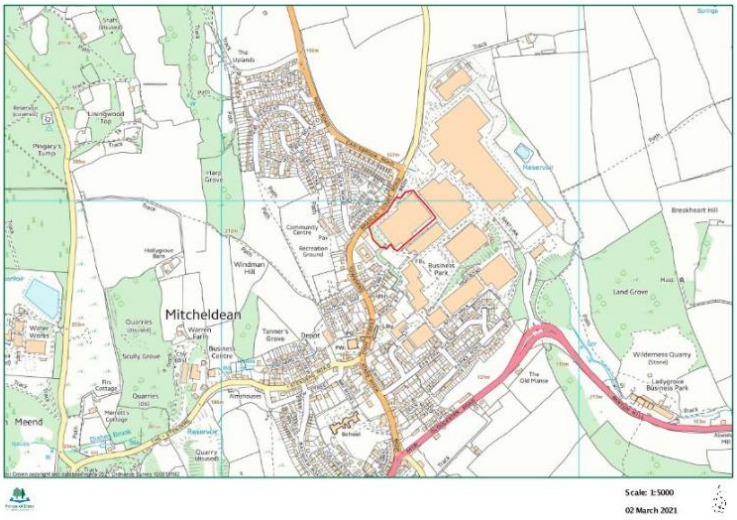
Old Coach Depot and Land to Rear, Mitcheldean

Site policy reference	MITCHELDEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Building 5, Vantage Point	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Employment	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.56ha /47 (at 30 per ha)	Town centre by road	ca. 200m to Mitcheldean village centre.
Relevant Planning History	N/A	Primary School by road	ca. 600m to Mitcheldean Primary School.
		GP by road	ca. 300m to Mitcheldean surgery..
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is opposite entrance) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is within the Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Current access is through the main entrances to the employment site. Access is good but would be combined with traffic using the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large industrial type building on brownfield site in close proximity to other large and busy business units.	0
Land quality	The land is classified as Grade 2, however, it is a brownfield industrial unit.	++
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	–
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large scale business unit on a much larger employment site. It's development would not harm the character of the village, but may look at odds with the adjoining business units and could cause amenity issues (noise).	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	50m from Mitcheldean Conservation Area.	0
FoD Officers' conclusion:		
Used for employment but currently allocated for housing- not well located in relation to adjoining employment uses because of amenity- preferable to retain for employment.		

Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.

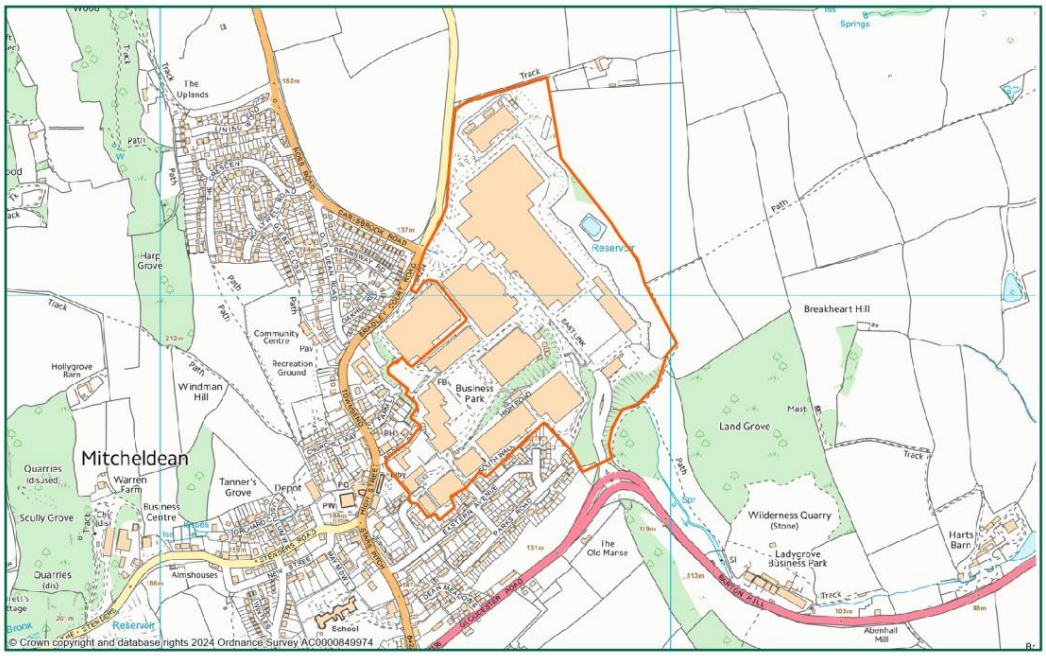
Building 5 Vantage Point, Mitcheldean



Site policy reference	**MITCHELDEAN 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Vantage Point	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Employment / Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	28.94ha	Town centre by road	ca. 200m to Mitcheldean village centre.
Relevant Planning History	N/A	Primary School by road	ca. 600m to Mitcheldean Primary School.
		GP by road	ca. 300m to Mitcheldean surgery..
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is opposite entrance) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is within the Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Current access is through the main entrances to the employment site. Access is good but would be combined with traffic using the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large industrial type building on brownfield site.	0
Land quality	The land is classified as Grade 2, however, it is a brownfield industrial unit.	++
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	–
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large scale business unit on a much larger employment site. It's development for employment would not harm the character of the village,	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	50m from Mitcheldean Conservation Area.	0
FoD Officers' conclusion:		
Used for employment and preferable to retain as such. Good access, No harm to character of the village.		
Does the site meet SA criteria?	**MEETS SA CRITERIA.**	

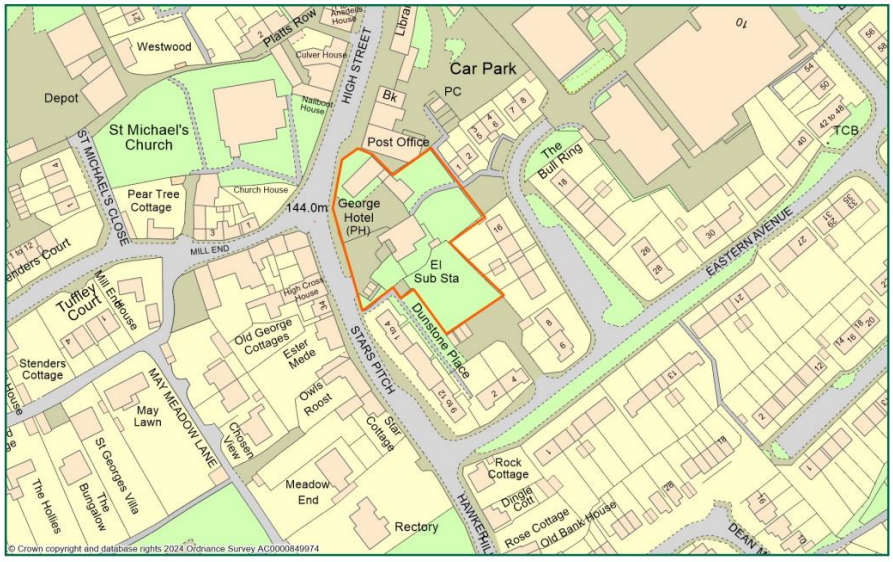
Land at Vantage Point, Mitcheldean



Site policy reference	**MITCHELDEAN 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	High Street (former George Hotel)	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca.0.31ha /9 (at 30 per ha)	Town centre by road	Within village centre
Relevant Planning History	Several applications for housing. P2066/21/OUT – Erection of 8 no 3 and 4 bed detached dwellings – Refused.	Primary School by road	ca. 100m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 50m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto High Sreet.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is very good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former hotel. Most of the site has been demolished. Some outbuildings still remain and hardstanding.	++
Land quality	The site is a former hotel sited within the village centre (brownfield).	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Within the village centre in the Conservation Area. The site is in a very poor state being partially demolished and comprising of hardstanding and debris. Prominent site within the CA.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within the Mitcheldean Conservation Area and opposite St Michaels Church (Grade I) and some other listed buildings.	–
FoD Officers' conclusion:		
Former hotel which is now partially demolished and is in a very poor state. It is in the centre of the village in a very prominent location, which also impacts on the CA and other listed buildings. The site is in such a poor state that development in an appropriate manner would be a betterment. Highly sustainable location and good for active travel.		
Does the site meet SA criteria?	**MEETS SA CRITERIA.**	

High Street (Former George Hotel), Mitcheldean



Newent

NEWENT 1	Land south east of Newent
NEWENT 2	Water Treatment Works Site
NEWENT 3	Land North of Ross Road, Newent
NEWENT 4	Ross Rd/Horsefair Lane site
NEWENT 5	Culver Street site
NEWENT 6	17 The Scarr
NEWENT 7	Land West of Newent (Larger Site)
NEWENT 8	South east of Newent (smaller site 1)
NEWENT 9	South east of Newent (smaller site 2)
NEWENT 10	Land from Ross Road to Watery Lane (West of Newent smaller area)
NEWENT 11	Conigree Court
NEWENT 12	Cleeve Mill Lane
NEWENT 13	Chamberlain Nurseries, B4215, Newent
NEWENT 14	Land North of Southend Lane, Newent
NEWENT 15	Land at Coxmore Farm, Malswick

Site policy reference	NEWENT 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south east of Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	114ha /potential mixed use	Town centre by road	655m to town centre.
Relevant Planning History	P0584/23/OUT - Outline application for mixed Use development i) up to 375 residential dwellings. ii) 1 form entry primary school including nursery. iii) employment area (up to 7,800 sq m gross internal floor area within Use Classes E(g), B2, and B8). iv) local centre (up to 865 sq m gross internal floor area within Use Classes E(a), E(b), E(c), E(d), E1 and hot food takeaway (Sui Generis). Associated works. SHLAA 2023/2024	Primary School by road	2km to Picklenash Primary School
		GP by road	1.44km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 321m on Onslow Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m to Newent business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land with farm buildings within the site.	–
Land quality	Half Grade 1 (very good) and half Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the	+

	western boundary next to more recent development or northern boundary near to the main road and industrial units.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the assessment area is the Newent Conservation Area. A significant number of properties within this area are listed. The majority are Grade II with one Grade I Church. 2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm. Nellfields Farm (Listed) within site. These listed buildings have a high probability of being harmed if their settings are changed due to being agricultural buildings with surrounding rural land which contribute to their setting. Archaeological investigation necessary.	–
FoD Officers' conclusion:		
Planning permission on part of the site (north). Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

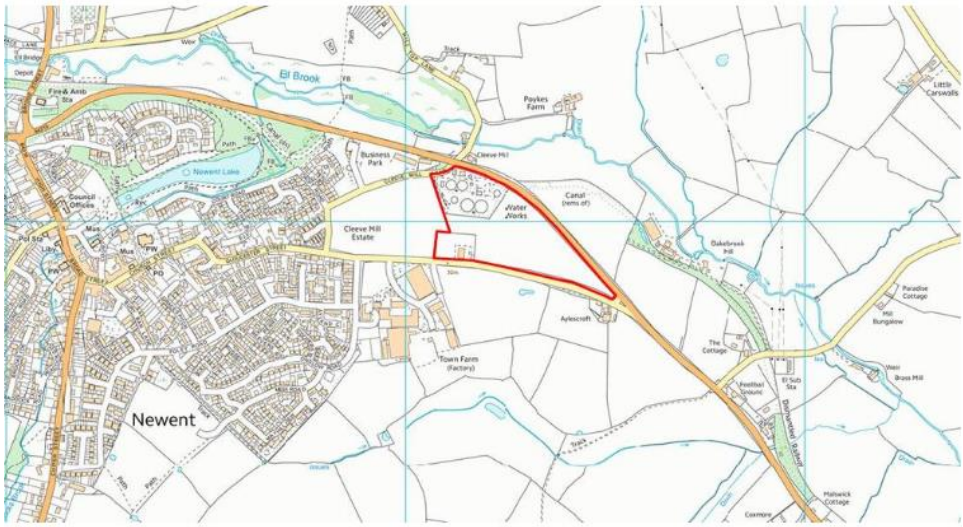
Land South East of Newent

Site policy reference	NEWENT 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Water Treatment Works Site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.81ha/ca. 204 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	Shlaa 2023	Primary School by road	2.4km to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop on Gloucester Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins Newent business park (separated by Gloucester Street).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained along wide verges to provide pathways along B4215 and Gloucester Street. Public Right of Way crosses the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Triangular parcel of agricultural land bounded by mature hedgerow with some trees. Site is adjacent to the sewage treatment works and the filling station is on the land adjacent to the south. Site is also separated from the countryside landscape by the bypass.	0
Land quality	Grade 1 (very good) and Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is not well related to the existing town, and is separated by Cleeve Mill Estate allocation. It could be better related as part of a larger expansion.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 2 listed buildings close to the northern boundary of the assessment area with little development separating them. Within the Canal and River Trust Consultation Area.	–
FoD Officers' conclusion:		
Local landscape site not well related to existing town, but could be better related as part of larger expansion. Sewage treatment works is a limiting constraint. Site is potentially sustainable location which may bring some local harm to landscape but separated from countryside by bypass.		

Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

Water Treatment Works Site, Newent

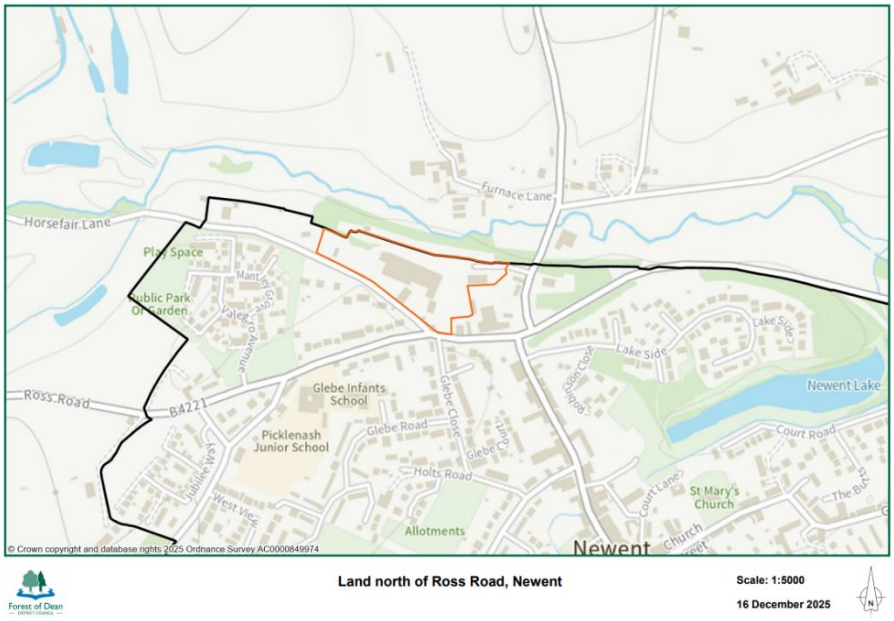


Site policy reference	**NEWENT 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land north of Ross Road, Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Brownfield, Factory	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.35 ha / ca. 70 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	804m to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is Ross Road, adjacent) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low Risk Development Area	Employment Area (direct line)	1.07km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4221 and Horsefair Lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area. Groundwater Vulnerability Major.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a brownfield site in use as an employment site wit various buildings and hardstanding.	+
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is some development which separates the assessment area from the conservation area in the town centre. This is a brownfield site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 listed buildings close to the northern boundary of the assessment area and 3 close to the southern. A former railway separates those to the north while a road and some housing development separates those to the south.	0
FoD Officers' conclusion:		

Suitable development could enhance area and relate to canal and nearby housing but loss of employment site would need to be compensated for. Potentially could become a mixed use site. Good location for development considering its location and an improvement to the appearance of the site. Good opportunities for GI improvement along canal border. Need for ecological surveys and safeguarding of canal TPO etc.	
Does the site meet SA criteria?	**Acceptable for SA to consider but significant employment site. COULD MEET SA CRITERIA.**

Land North of Ross Road, Newent

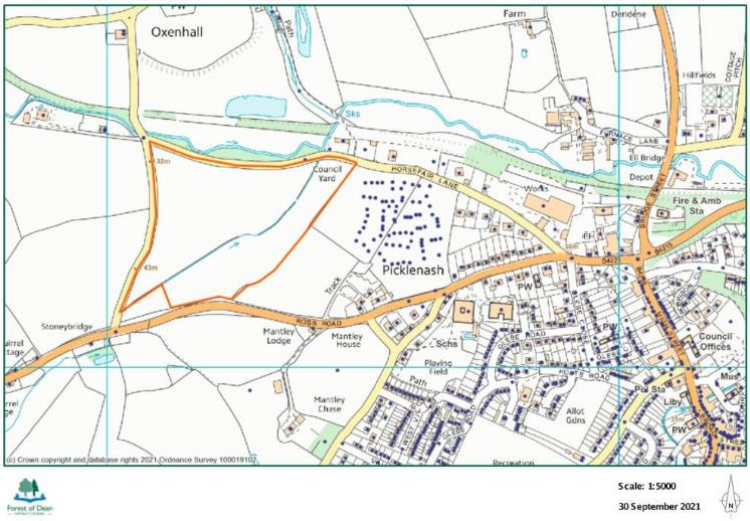


Site policy reference	**NEWENT 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Ross Road/Horsefair Lane site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	8.15 ha / ca. 244 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	Shlaa 2020	Primary School by road	449m to Picklenash Primary School
		GP by road	965m to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Ross Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.76km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 (Ross Road) to the north, with potential for access to Horsefair Lane (although Horsefair is a poor narrow lane for heavy traffic).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	Floodzone 3 is adjacent to the northern boundary of the assessment area.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Agricultural land bordered by trees and hedgerows.	–
Land quality	Grade 1 (excellent) and 2 (very good).	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius and a LWS some 200 m. to the south.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Despite being adjacent to a new housing estate, the site has a predominantly rural character. It is disconnected from the town, near to Listed Buildings and development would harm this edge of town setting given it's appearance of being open countryside.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings within 200m of the assessment area separated by open fields. Development has the potential to harm the open setting of these.	–
FoD Officers' conclusion:		
Rural character in contrast to some other sites being evaluated on edge of town albeit adjoins current development site. Disconnected from the town, near to Listed Buildings. Almost open countryside so landscape adversely affected though be adjacent to recent development off Ross Road. Sustainable location but ecology may be prevalent.		

Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA- not well related to existing town less suitable for development.**

Ross Road/Horsefair Lane, Newent



Site policy reference	**NEWENT 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Culver Street site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.6 ha / ca. 138 dwellings (at 30 per ha)	Town centre by road	1.28km to town centre.
Relevant Planning History	Shlaa 2017	Primary School by road	1.98km to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, but not close (1.28km from site) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.03m from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - connected to Culver Street, but this is already a congested narrow road and any further development may have an adverse impact on the overall congestion of the road into the town centre and beyond.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	Floodzone 3 is 160m away from the western boundary of the assessment area.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Agricultural land bordered by trees and hedgerows, with 1 TPO on boundary with Southend Lane Nursery.	–
Land quality	Grade 1 (excellent) and 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The character is presently a rural one separated from the town, albeit adjoining some recent development.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are three listed buildings close to the eastern boundary of the assessment area and one to the west. This could also limit the number of houses which can be built on the site.	–
FoD Officers' conclusion:		
Peripheral site with possibly difficult access. Site seems disconnected from the rest of the town therefore could be encroachment into the open countryside. Culver Street is not a good access for more traffic or pedestrians/ cyclists.		

Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA - neither well related to town nor easily accessible**

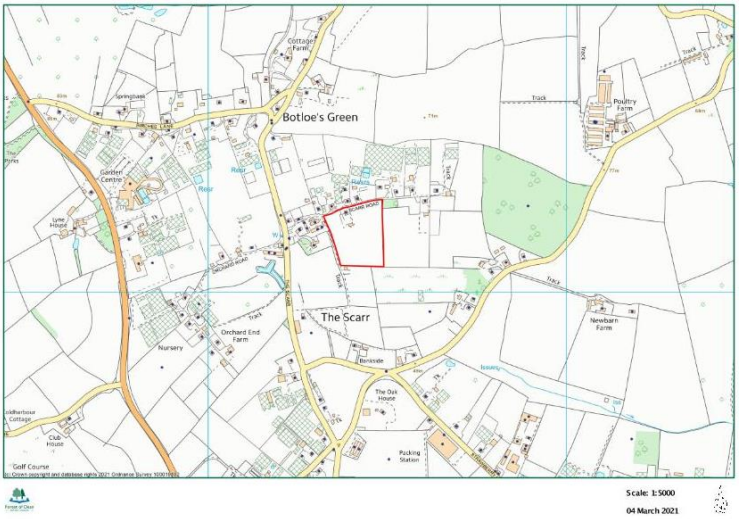
Culver Street Site, Newent

Site policy reference	**NEWENT 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	17 The Scarr	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.48ha / ca. 74 dwellings (at 30 per ha)	Town centre by road	3km to town centre.
Relevant Planning History	N/A	Primary School by road	2.7km to Picklenash Primary School
		GP by road	2.7km to Newent surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No, a bus service operates from Newent (3km away) **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - connected to Culver Street, but this is already a congested narrow road and any further development may have an adverse impact on the overall congestion of the road into the town centre and beyond.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Whilst there are some public rights of way, there are no pavements or lighting in the area which will prevent walking in darker hours. Cycling would be along highways, but the lanes are narrow which may be a deterrent to cyclists.	–
Climate Change - Is there a flood risk?	There are no areas of floodzone within or close to the area.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site has hedges and trees along with grass coverage.	–
Land quality	Grade 1 (excellent).	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Yes. It is a green field with hedges leading into further agricultural land which acts as a linkage.	0
Character (built and natural) - Could development harm or enhance the character of the area?	A small number of buildings could be accommodated on the site with relevant use in relation to agriculture/ horticulture or other appropriate purpose. A large development will however be harmful.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0
FoD Officers' conclusion:		
Unique area to FoDD, business uses and horticulture etc would be expected. Origins in Land Settlement Assn.		

Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA - for most uses as isolated from the town but in an area where there may be potential for appropriate business uses.**

17 The Scarr, Newent

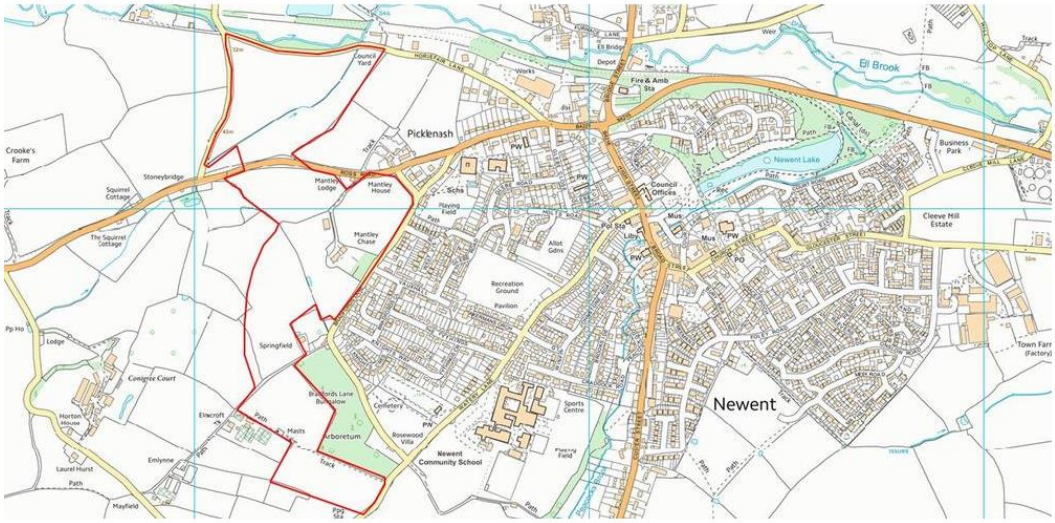


Site policy reference	**NEWENT 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land West of Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	28ha / ca. 840 dwellings (at 30 per ha)	Town centre by road	1.6km to town centre.
Relevant Planning History	Large mixed area includes some new development but chiefly rural undeveloped to the west of the town	Primary School by road	0.6km to Picklenash Primary School
		GP by road	1.3km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** No, a bus service operates from Newent town centre (1.6km away) **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.25km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - connected to Ross Road, Bradfords Lane (& also to Horsefair Lane which is a poorer narrow lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site and some nearby highways include pavements and street lighting providing quick and safe access to the town by foot. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Floodzone 3 runs along the northern boundary. Development will therefore require mitigation to avoid increasing this risk.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows. The entire site is greenfield with some significant hedges and trees.	– –
Land quality	Grade 1 (excellent) and Grade 2 (very good).	–
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and there are several LWS and a RIG within a 2km radius.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are some Listed Buildings in close proximity of the site therefore development would need to be appropriately designed.	–
FoD Officers' conclusion:		

Landscape is complex and vulnerable to change. Contains areas considered above, and one now being developed.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA overall, but potential exists for smaller areas well related to existing town- such as current development underway.**

Land West of Newent



Site policy reference	**NEWENT 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	South East of Newent (smaller area 1)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	45ha / ca. 1350 dwellings (at 30 per ha)	Town centre by road	655m to town centre.
Relevant Planning History	2020 and 2021 SHLAA- see Newent 1	Primary School by road	2km to Picklenash Primary School
		GP by road	1.4km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 321m on Onslow Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m from Newent Business Park

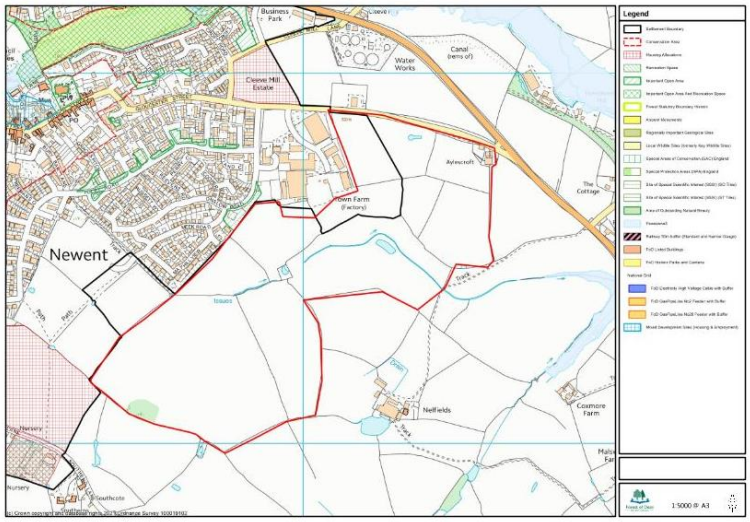
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street. Large scale development would need to consider congestion in town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site leading into the town centre. Cycling would be along highways although a cycle route could be a possibility.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 1 (excellent) and Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units. Due to the size of the site there will be an impact upon the landscape but owing to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage - Does the site include a listed building or fall within the setting of a	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the	–

listed building? Is the site likely to have archaeological interest?	assessment area is the Newent Conservation Area. A significant number of properties within this area are listed. The majority are Grade II with one Grade I Church. 2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm. Nellfields Farm (Listed) to the east boundary. Archaeological investigation necessary.	

FoD Officers' conclusion:
Large area within which there is potential for mixed development- variation of site assessed above and considered to have potential. Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA - land within this area is likely to be suitable for mixed development.**

South East of Newent (smaller area 1)



Site policy reference	**NEWENT 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	South East of Newent (smaller area 2)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	21.7ha / ca. 651 dwellings (at 30 per ha)	Town centre by road	655m to town centre.
Relevant Planning History	2020 and 2021 SHLAA- see Newent 1	Primary School by road	2km to Picklenash Primary School
		GP by road	1.4km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 321m on Onslow Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m from Newent Business Park

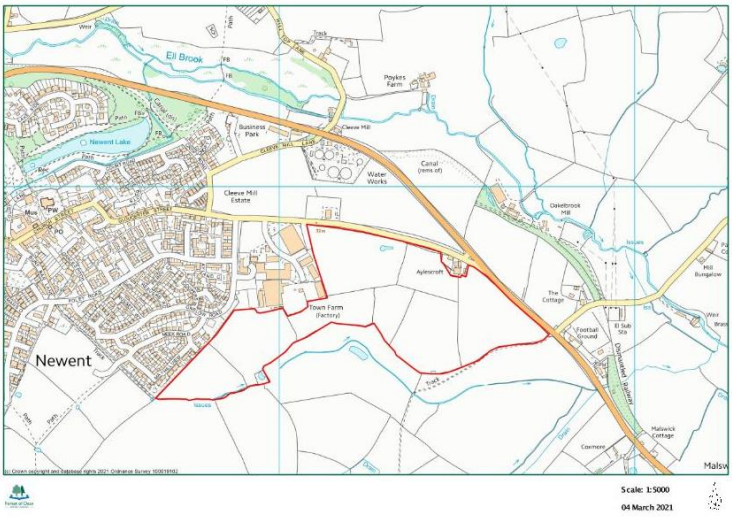
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street. Large scale development would need to consider congestion in town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site leading into the town centre. Cycling would be along highways although a cycle route could be a possibility.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern and south eastern boundary of the assessment area.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 1 (excellent) and Grade 2 (very good)	– –
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units. Due to the size of the site there will be an impact upon the landscape but owing to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage - Does the site include a listed building or fall within the setting of a	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the	–

listed building? Is the site likely to have archaeological interest?	assessment area is the Newent Conservation Area. A significant number of properties within this area are listed. The majority are Grade II with one Grade I Church. 2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm. Nellfields Farm (Listed) to the east boundary. Archaeological investigation necessary.	

FoD Officers' conclusion:
Large area within which there is potential for mixed development- variation of site assessed above and considered to have potential. Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.

Does the site meet SA criteria?	**COULD MEET SA CRITERIA - land within this area is likely to be suitable for mixed development.**

Land East of Newent (smaller area 2)

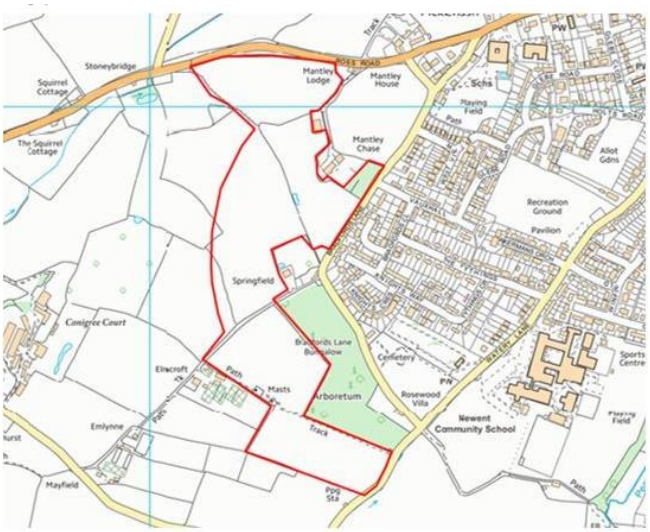


Site policy reference	**NEWENT 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land from Ross Road to Watery Lane (West of Newent smaller site)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	17.24ha / ca. 840 dwellings (at 30 per ha)	Town centre by road	1.6km to town centre.
Relevant Planning History	Large mixed area includes some new development but chiefly rural undeveloped to the west of the town. SHLAA 2013	Primary School by road	0.6km to Picklenash Primary School
		GP by road	1.3km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** No, a bus service operates from Newent town centre (1.6km away) **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.25km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - connected to Ross Road & Bradfords Lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site and some nearby highways include pavements and street lighting providing quick and safe access to the town by foot. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is not within a flood zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows. The entire site is greenfield with some hedges and trees.	– –
Land quality	Grade 1 (excellent)	– –
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and the site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are some Listed Buildings in close proximity of the site therefore development would need to be appropriately designed.	–

FoD Officers' conclusion:	
Really a series of sites with the common theme of a western expansion to the town. As an alternative the SE is less constrained and better shaped. Landscape on west is more vulnerable. Appears fairly separate from the rest of the town therefore could be out of place. Highways could be an issue if Watery Lane is chosen as an entrance. As a whole site this is very large not accessed easily for some areas and also separated from the town centre in some areas. Complex landscape and likely adverse impacts. Significant potential for GI provision and should be borne in mind when considering GI Strategy.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Land from Ross Road to Watery Lane (West of Newent smaller site), Newent



Site policy reference	NEWENT 11	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Conigree Court	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 35ha / ca. 1050 dwellings (at 30 per ha)	Town centre by road	1.1km to town centre.
Relevant Planning History	SHLAA 2022	Primary School by road	777m to Picklenash Primary School
		GP by road	1.36km to Newent surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No, a bus service operates from Newent town centre (ca. 1.1 km away) **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - connected to Ross Road (and Watery Lane & Court Lane which are not so suitable for heavy traffic).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way run along the eastern and southern boundaries. Ross Road does not have paths or street lighting. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not within a flood zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Congigree Court Bank, Stonybridge Cottage Meadows, (and Mantley Chase Orchard is adjacent) which are daffodil meadows. The entire site is greenfield with some hedges and trees.	– –
Land quality	Grade 1 (excellent) and Grade 2 (very good)	– –
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and the site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside. Potential to link the LWS sites inside the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is quite isolated from the town. Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed, which are closer to the existing built development (to the east).	–

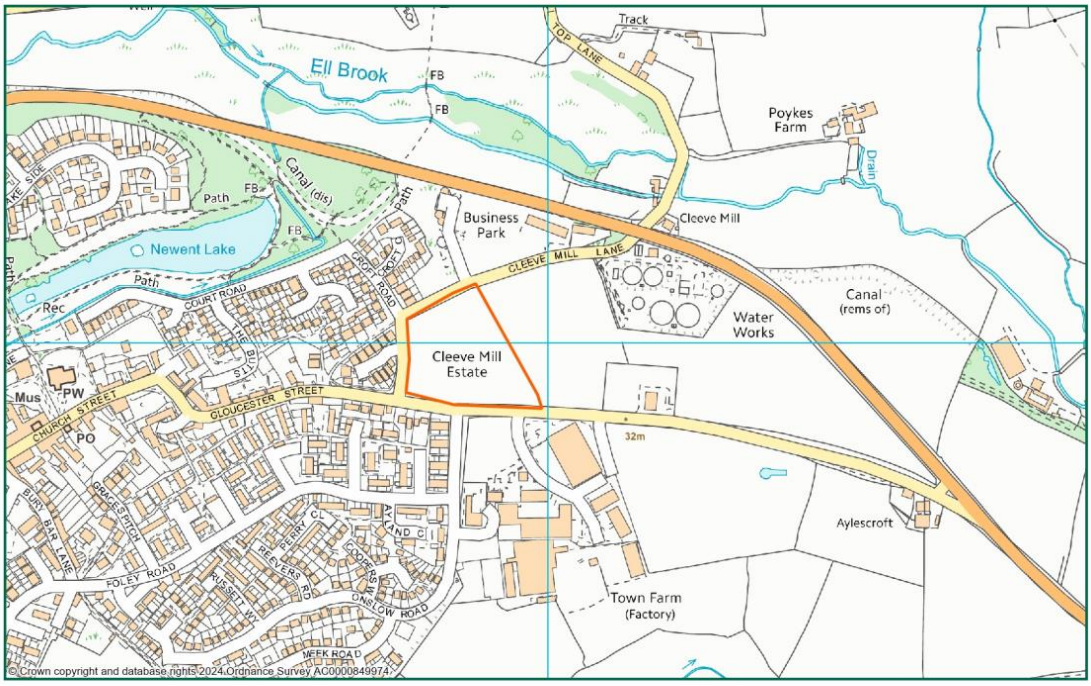
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a listed building inside the site (Conigree Court) therefore development would need to be appropriately designed.	–
FoD Officers' conclusion:		
The landscape in this area is predominantly rural and the site appears separate from the rest of the town and therefore could be out of place. Complex landscape and likely adverse impacts. Some potential for GI provision and should be borne in mind when considering GI strategy.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Conigree Court, Newent

Site policy reference	**NEWENT 12**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Cleeve Mill Lane	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.9ha/ca. 57 dwellings (at 30 per ha)	Town centre by road	1km to town centre.
Relevant Planning History	Policy AP 76 Allocated for Housing in Allocations Plan. Shlaa 2007 & 2010	Primary School by road	2.3km to Picklenash Primary School
		GP by road	1.2km to Newent surgery
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes (nearest bus stop on Gloucester Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins Newent business park (separated by Gloucester Street).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained along wide verges to provide pathways along B4215 and Gloucester Street. Public Right of Way crosses the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is not within a flood zone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of flat agricultural land bounded by a mixture of mature hedgerow, some trees and wire fencing surrounded on 3 sites by building development.	0
Land quality	Grade 1 (very good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Well related to the existing town, and housing to the south and west with the business park to the north of Cleeve Mill.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings nearby. Adjacent to the Canal & River Trust Consultation Area)	+
FoD Officers' conclusion:		
Currently allocated for housing. Potential for open space to east. Well related to existing built development and would not be so harmful to local landscape.		
Does the site meet SA criteria?	**MEETS SA CRITERIA.**	

Cleeve Mill Lane, Newent

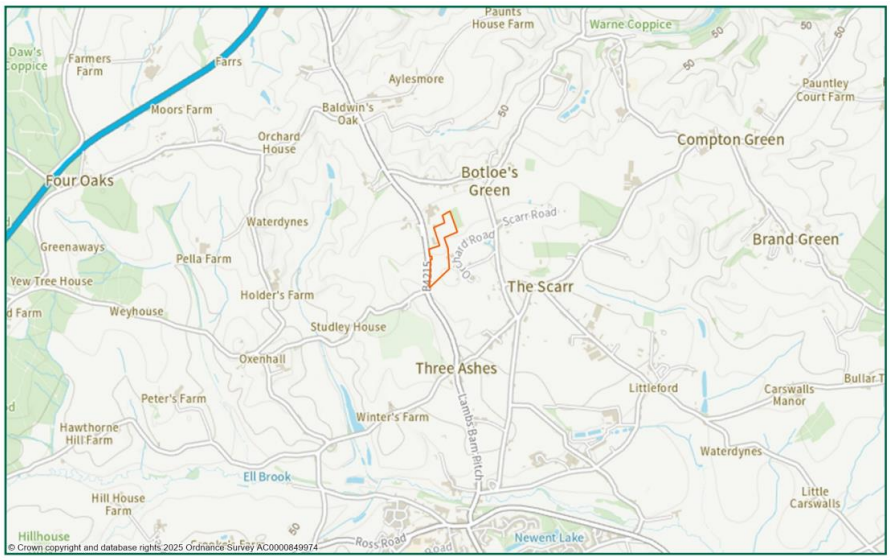


Site policy reference	**NEWENT 13**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Chamberlain Nurseries, B4215, Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Brownfield (horticultural plant centre and nurseries)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.3ha / ca. 129 dwellings (at 30 per ha)	Town centre by road	Ca. 1.8km to Newent town centre.
Relevant Planning History	Shlaa 2024	Primary School by road	Ca. 2km to Picklenash Primary School
		GP by road	Ca. 2km to Newent surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes, bus stop at adjacent site (Three Shires Garden Centre) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.2km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good. Access off B4215 which leads to Newent to the south and Dymock to the north.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Whilst there is a public right of way running through the site. there are no pavements or lighting in the area which will prevent walking in darker hours. Cycling would be along highways.	–
Climate Change - Is there a flood risk?	There are no areas of floodzone within or close to the area. However, some risk of surface water flooding to the north of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is higher than the adjacent B4215 highway. It is almost completely covered by hardstanding, polytunnels and other buildings. Some trees/hedging to boundary.	+
Land quality	Grade 1 (excellent), however, the site is brownfield.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Yes. Although the site is almost completely covered by hardstanding, polytunnels and other buildings, it is adjacent to a small wooded copse to the east.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is currently almost completely covered with either hardstanding, polytunnels or buildings related to its use as a nurseries/plant centre. However, given the rural nature of this location, polytunnels etc. are not considered to be overly harmful. Whereas a large expanse of housing in this prominent yet rural location could be harmful to the rural character.	–
Heritage - Does the site include a listed building or fall within the setting of a	No	+

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Brownfield site with good vehicular access. However, it is a rural location with a rural character and given distances to the town of Newent, this is not a sustainable location for housing in terms of active travel options. Business uses and horticulture/agriculture would be expected in this location.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA - for housing development as isolated from the town but in an area where there may be potential for appropriate business uses.**	

Chamberlain Nurseries, B4215, Newent

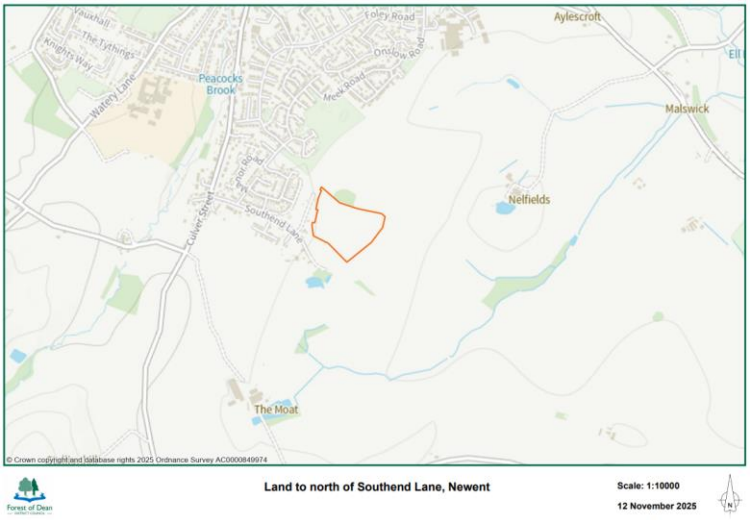


Site policy reference	**NEWENT 14**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to north of Southend Lane, Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.48ha /134 (at 30 dwellings per ha)	Town centre by road	Ca. 1km to town centre.
Relevant Planning History	SHLAA 2023	Primary School by road	2km to Picklenash Primary School
		GP by road	1.44km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	700m to Newent business park (if accessed through adjacent allocation site)

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	No frontage to highway. Access could be either off an allocated site to the north or through neighbouring properties off Southend Lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	Not within any floodzone.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land. Bounded by hedgerows/trees.	0
Land quality	Majority of site is Grade 1 (very good) and a small portion to the east is Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Around 53m from south western boundary of the assessment area are 3 grade II listed buildings (with intervening land which has planning permission). Approximately 570m west of the assessment area is the Newent Conservation Area. However, there is intervening new development. Archaeological investigation necessary.	0
FoD Officers' conclusion:		

Small site which would need to be accessed through either the allocation site to the north, or though adjacent development schemes.
Does the site meet SA criteria? | **COULD MEET SA CRITERIA subject to access.**

Land to north of Southend Lane, Newent



Site policy reference	**NEWENT 15**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Coxmore Farm, Malswick	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	13.59 ha / ca. 407 dwellings (at 30 per ha)	Town centre by road	1.8km to town centre.
Relevant Planning History	SHELAA site 2025. No relevant planning history	Primary School by road	2.5km to Picklenash Primary School
		GP by road	2.1km to Newent surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 1200m on Onslow Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes small part inside. Mainly outside.	Employment Area (direct line)	1087m from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - well connected to the B4215. Large scale development would need to consider congestion in town centre. Public footpath runs through site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site leading into the town centre. Cycling would be along highways although a cycle route could be a possibility.	++
Climate Change - Is there a flood risk?	Flood Zone 2 & 3 on part of site. Risk of flooding from surface water. Ground water Vulnerability Minor. Original route of Hereford and Gloucester Canal.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Exiting mature hedgerows and trees on site. Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Series of fields with mature hedgerow some trees. Includes Coxmore Farm and associated farm buildings. Other sites have been assessed above, in isolation due to the size of the site there will be an impact upon the landscape and spread into the open countryside. However, if viewed in relation to adjoining sites there could be some potential for mixed development. Site is	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary within 300 metres of the assessment area is a listed building Nellfields. Other listed building are also situated within 1000m – 1300m from the assessment site.	0
FoD Officers' conclusion:		

Other sites have been assessed above, in isolation due to the size of the site there will be an impact upon the landscape and spread into the open countryside. However, if viewed in relation to adjoining sites assessed above, there could be some potential for mixed development. Sensitive landscape with some flood issues, heritage issues however, balanced against potential for development in support of the town. No major constraints but design, landscaping and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. In a reasonably sustainable location public footpaths run through site and connect to the town centre. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. If looked at with other assessment sites would be an area where a master planned approach would be essential.

Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA - land within this area is likely to be suitable for mixed development.**

Land at Coxmore Farm, Malswick

Newnham-on-Severn

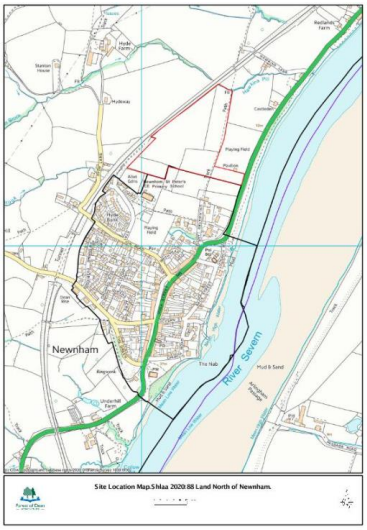
NEWNHAM ON SEVERN 1	Land North of Newnham
NEWNHAM ON SEVERN 2	Victoria Hotel

Site policy reference	NEWNHAM ON SEVERN 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Newnham	Is the site SAC?	No
Parish	Newnham	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.96ha / ca. 239 dwellings (at 30 per ha)	Town centre by road	500m to centre of Newnham.
Relevant Planning History	SHLAA 2020	Primary School by road	Adjacent to site
		GP by road	450m. to Newnham surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 250m away) **Is this on an existing bus route?** Yes Lydney train station is 14km away.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Cinderford employment area is 9.3km away and Mitcheldean employment area is 8.9km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - Access would be available off the A48. The Adjoining site now under construction has an access which would be utilised.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a footpath running along the eastern boundary to the site Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There is no risk from floodzones, however, surface water flooding is likely to be an issue and will need to be addressed through an FRA and suitable SUDs.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS (the Newnham on Severn Shore being particularly close) along with RIGS, SACS and SSSIs within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	There would be some impact to the landscape character, owing to the frontage with the A48 and the topography of land, however, the site is closely related to adjacent development (currently under construction).	+
Heritage - Does the site include a listed building or fall within the setting of a	The Conservation Area is some 70m to the south. The nearest Grade II listed building is some 70m. away to the south. The	0

listed building? Is the site likely to have archaeological interest?	proposal is unlikely to have a significant adverse impact on the setting of the nearest listed buildings or the Conservation Area, as there is built development between the site and the heritage assets (with more housing to be constructed under a recent planning permission for an allocated site). Nevertheless, sensitive design would be required, particularly with regards to the Conservation Area and the character of the village as a whole.	
FoD Officers' conclusion:		
Logical expansion of existing site, likely to require comprehensive ecology survey and mitigation.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Land north of Newnham, Newnham



Site policy reference	NEWNHAM ON SEVERN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Victoria Hotel	Is the site SAC?	No
Parish	Newnham	Is the site SSSI?	No
Existing Use	Former hotel - currently vacant	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.35ha / ca. 11 dwellings (at 30 per ha)	Town centre by road	Site is in the centre of Newnham.
Relevant Planning History	Shlaa 2022. Allocated site under Allocations Plan AP.99 P0123/03/FUL: Erection of a two storey extension to existing property. (Demolition of existing kitchen extension) - Approved P0201/03/LBC: Listed Building Consent for the erection of a two storey extension, comprising kitchen, two bedrooms and alterations to the existing bar area. (Demolition of existing kitchen) - Approved Currently on Buildings at Risk Register	Primary School by road	680m to Newnham Primary School
		GP by road	320m. to Newnham surgery
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is opposite the site) **Is this on an existing bus route?** Yes Lydney train station is 14km away.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Cinderford employment area is 9.3km away and Mitcheldean employment area is 8.9km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be available off the High Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is located in the High Street (centre of the village) with public footpaths and easy access to services on foot. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is no risk from floodzones.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Brownfield. Buildings and hardstanding.	+
Land quality	Grade 3 (good), however, the site is within a built environment and currently hardstanding.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS (the Newnham on Severn Shore being particularly close) along with RIGS, SACS and SSSIs within a 2km. radius.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent location as you enter the settlement from the south along the A48, which is essentially a gateway to the village and High Street. Moderate to high landscape impact owing to the historic character, heritage assets and prominent location as the entrance to the settlement., but any development could be sensitively designed to be of an appropriate density and design to enhance the character of the site and surrounding area.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is a Grade II listed building within the Conservation Area. The Victoria Hotel has fallen into disrepair, and is on the Buildings at Risk register. Development of the assessment area has the potential to have an impact upon heritage assets. Design will be very important to any development here, and an appropriate density necessary.	–
FoD Officers' conclusion:		
Conversion of listed building- allocated at present. Must provide secure future for former hotel.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Victoria Hotel, Newnham

Redmarley

REDMARLEY 1	Glynchbrook, Redmarley
REDMARLEY 2	Glynchbrook (larger site), Redmarley

Site policy reference	REDMARLEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Glynchbrook	Is the site SAC?	No
Parish	Redmarley D'Abitot	Is the site SSSI?	No
Existing Use	Greenfield (Open countryside)	Filter 2: Distance to services rating	
Site Area & Potential capacity	1508ha / ca. 2500+ dwellings (at 30 per ha) mixed development	Town centre by road	9km to Ledbury town centre
Relevant Planning History	SHLAA 2020	Primary School by road	2.12km to Redmarley primary school
		GP by road	9km to Ledbury surgeries
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is on Ledbury Road, adjoining site) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes (partly)	Employment Area (direct line)	9km to Ledbury town.

This site is evaluated as a single large new settlement (proposed during the consultation process).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability			
Site Assessment Criteria derived from SA Objectives	**Comments (as per existing situation – without considering opportunities for mitigation)**	**Aggregate Rating**	**UPDATE:** **Opportunities for mitigation and potential improved rating**
Vehicular Access & Connectivity	Good - The assessment area is adjacent to the M50 as well as the A417 (Ledbury Road) and Pendock Road. Development of the assessment site would need assessment of transport and travel. The assessment area is 19.15km from the city of Gloucester and 127.69km from Tewkesbury.	+	+ A masterplan and negotiation with the GCC Highways authority can ensure that vehicular access is to a good standard, with at least 2 or more access points. The nearby road network may also be improved where required.
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of way around the site. Cycling would be along highways, although a cycle route could be provided in a new settlement. Otherwise occupiers may rely on the use of the private car to travel along the M50.	0	+ A masterplan and negotiation with GCC Highways can ensure that there are cycle routes and footpaths integrated within the site and connecting externally. A masterplan and the integration of services within the settlement can ensure a higher level of self-containment.
Climate Change - Is there a flood risk?	Floodzone 2 and 3 pass from the top western corner of the site, through the centre and passes out the bottom western corner. It also occupies the top eastern corner of the site. Risk of Flooding from Surface Water. Ground water Vulnerability Minor.	–	0 Masterplanning can ensure that the settlement is designed to avoid built development on flood areas (using those as areas for green open space and/or drainage). Sustainable drainage methods can be incorporated to ensure that

			mitigation is acceptable and the development does not exacerbate existing situations elsewhere.
DfT Connectivity Score	TBC	TBC	TBC
Landscape - Significant physical features	Malvern Hills National Landscape on the opposite side of the M50, site is within setting. Large area mainly comprising parcels of agricultural land. A watercourse running through. Mature hedgerows and trees.	–	RANGES BETWEEN – AND + Masterplanning and good design/landscaping can help to mitigate negative impacts on the setting of the Malvern Hills National Landscape. It is inevitable that built development on the greenfield land will change the landscape, however, masterplanning can significantly mitigate by ensuring that good design, landscaping, open spaces, GI, etc, blend the development into the landscape around it.
Land quality	Grade 3 (good).	–	– The loss of good agricultural land is difficult to mitigate, However, more work could be done on assessing whether this is Grade 3a or Grade 3b land.
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated sites within a 2km. radius.	–	0 Masterplanning, BNG, ecology mitigation, open area and GI as well as good design, can all be successfully implemented to mitigate against negative impacts on local ecology.
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is large and contains a stream which could provide the basis of a GI corridor.	+	+ Masterplanning can ensure that GI links are included where possible.
Character (built and natural) - Could development harm or enhance the character of the area?	Key landscape sensitivities: Historic character of nearby heritage assets Open nature of site but not always visible from distance Habitats/ National Landscape nearby The main impact will be on the open character of the area. Heritage assets and habitats are well distanced away therefore can be appropriately mitigated. There is no real variation over the assessment area which is relatively flat.	– –	RANGES BETWEEN – AND + Masterplanning, good design and landscaping can offer multiple opportunities to mitigate/remove any negative impacts on the character of the area. This can particularly be achieved over time.
Heritage - Does the site include a listed building	Four Listed Buildings adjacent to the site along with those further	–	0

or fall within the setting of a listed building? Is the site likely to have archaeological interest?	out within Redmarley and Lowbands. Malvern Hills National Landscape on the opposite side of the M50, site is within setting. Lowbands Conservation Area to the South. Redmarley Conservation Area South West. Moated Enclosure and Fishpond Ancient monument to the south. These listed buildings have the potential to be harmed if development takes place in close proximity due to surrounding space which adds to their settings.		Masterplanning, good design and landscaping can help mitigate any negative impacts on heritage assets.
FoD Officers' conclusion:			**FoD Officers' conclusion:**
Although in close proximity to the M50, site could cause landscape harm and potential harm to heritage assets. Could lead to high reliability on transport by car. Poorly located for low carbon access to services. Evaluate against other potential new settlement sites. Near National Landscape. Development would need to demonstrate a high degree of self containment in respect of services and employment. Potential may be limited as a new settlement.			It is recognised that the site is currently greenfield land in a rural area of the district. However, there are opportunities for mitigation to ameliorate/remove some of the more significant impacts on sustainability. The main way of doing this is through masterplanning. Good design, landscaping, ecology mitigation, sustainable drainage methods, etc along with securing funding/contributions for the relevant infrastructure and ensuring that the development is phased in the most appropriate way to provide as much self-containment within a new settlement as possible. Furthermore, the site will provide a large number of dwellings and mixed uses (including infrastructure) to help achieve the significant increase in housing required in the District.
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA as assessed.**		**NOT EXCLUDED BY SA CRITEIRA subject to masterplanning, appropriate methods of migitation and planned phasing of development with the necessary infrastructure.**

Glynchbrook, Redmarley

Cross
55
M50
Bury Court
Park Fm
Grimer's
Fm
Resr
Lynch Brook
38
49
94
34
Dobshill
Playley
Green
MP
PH
Lowbands
Gadfield
Elm

Site policy reference	**REDMARLEY 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Glynchbrook (larger site)	Is the site SAC?	No
Parish	Redmarley D'Abitot	Is the site SSSI?	No
Existing Use	Greenfield (Open countryside)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	197.ha / ca. 3000+ dwellings mixed development	Town centre by road	9km to Ledbury town centre
Relevant Planning History	SHLAA 2020	Primary School by road	2.12km to Redmarley primary school
		GP by road	9km to Ledbury surgeries
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is on Ledbury Road, adjoining site) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes (partly)	Employment Area (direct line)	9km to Ledbury town.

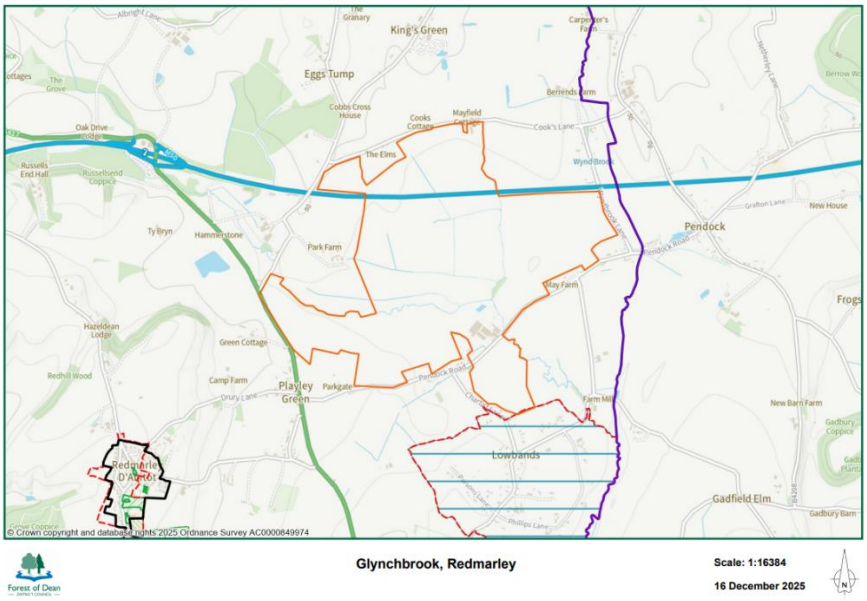
This site is evaluated as a single large new settlement (proposed during the consultation process).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability			
Site Assessment Criteria derived from SA Objectives	**Comments (as per existing situation – without considering opportunities for mitigation)**	**Aggregate Rating**	**UPDATE:** **Opportunities for mitigation and potential improved rating**
Vehicular Access & Connectivity	Good - The assessment area is adjacent to the M50 as well as the A417 (Ledbury Road) and Pendock Road. Development of the assessment site would need assessment of transport and travel. The assessment area is 19.15km from the city of Gloucester and 127.69km from Tewkesbury.	+	+ A masterplan and negotiation with the GCC Highways authority can ensure that vehicular access is to a good standard, with at least 2 or more access points. The nearby road network may also be improved where required.
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of way around the site. Cycling would be along highways, although a cycle route could be provided in a new settlement. Otherwise occupiers may rely on the use of the private car to travel along the M50.	0	+ A masterplan and negotiation with GCC Highways can ensure that there are cycle routes and footpaths integrated within the site and connecting externally. A masterplan and the integration of services within the settlement can ensure a higher level of self-containment.
Climate Change - Is there a flood risk?	Floodzone 2 and 3 pass from the top western corner of the site, through the centre and passes out the bottom western corner. It also occupies the top eastern corner of the site. Risk of Flooding from	–	0 Masterplanning can ensure that the settlement is designed to avoid built development on flood areas (using those as areas for green open space and/or

	Surface Water. Ground water Vulnerability Minor.		drainage). Sustainable drainage methods can be incorporated to ensure that mitigation is acceptable and the development does not exacerbate existing situations elsewhere.
DfT Connectivity Score	TBC	TBC	TBC
Landscape - Significant physical features	Malvern Hills National Landscape on the opposite side of the M50, site is within setting. Large area mainly comprising parcels of agricultural land. A watercourse running through. Mature hedgerows and trees.	–	RANGES BETWEEN – AND + Masterplanning and good design/landscaping can help to mitigate negative impacts on the setting of the Malvern Hills National Landscape. It is inevitable that built development on the greenfield land will change the landscape, however, masterplanning can significantly mitigate by ensuring that good design, landscaping, open spaces, GI, etc, blend the development into the landscape around it.
Land quality	Grade 3 (good).	–	– The loss of good agricultural land is difficult to mitigate, However, more work could be done on assessing whether this is Grade 3a or Grade 3b land.
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated sites within a 2km. radius.	–	0 Masterplanning, BNG, ecology mitigation, open area and GI as well as good design, can all be successfully implemented to mitigate against negative impacts on local ecology.
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is large and contains a stream which could provide the basis of a GI corridor.	+	+ Masterplanning can ensure that GI links are included where possible.
Character (built and natural) - Could development harm or enhance the character of the area?	Key landscape sensitivities: Historic character of nearby heritage assets Open nature of site but not always visible from distance Habitats/ National Landscape nearby The main impact will be on the open character of the area. Heritage assets and habitats are well distanced away therefore can be appropriately mitigated. There is no real variation over the assessment area which is relatively flat.	– –	RANGES BETWEEN – AND + Masterplanning, good design and landscaping can offer multiple opportunities to mitigate/remove any negative impacts on the character of the area. This can particularly be achieved over time.

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Four Listed Buildings adjacent to the site along with those further out within Redmarley and Lowbands. Malvern Hills National Landscape on the opposite side of the M50, site is within setting. Lowbands Conservation Area to the South. Redmarley Conservation Area South West. Moated Enclosure and Fishpond Ancient monument to the south. These listed buildings have the potential to be harmed if development takes place in close proximity due to surrounding space which adds to their settings.	–	0 Masterplanning, good design and landscaping can help mitigate any negative impacts on heritage assets.
FoD Officers' conclusion:			**FoD Officers' conclusion:**
Although in close proximity to the M50, site could cause landscape harm and potential harm to heritage assets. Could lead to high reliability on transport by car. Poorly located for low carbon access to services. Evaluate against other potential new settlement sites. Near National Landscape. Development would need to demonstrate a high degree of self containment in respect of services and employment. Potential may be limited as a new settlement.			It is recognised that the site is currently greenfield land in a rural area of the district. However, there are opportunities for mitigation to ameliorate/remove some of the more significant impacts on sustainability. The main way of doing this is through masterplanning. Good design, landscaping, ecology mitigation, sustainable drainage methods, etc along with securing funding/contributions for the relevant infrastructure and ensuring that the development is phased in the most appropriate way to provide as much self-containment within a new settlement as possible. Furthermore, the site will provide a large number of dwellings and mixed uses (including infrastructure) to help achieve the significant increase in housing required in the District.
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA as assessed.**		**NOT EXCLUDED BY SA CRITEIRA subject to masterplanning, appropriate methods of migitation and planned phasing of development with the necessary infrastructure.**

Glynchbrook (larger site), Redmarley


King's Green
Eggs Tump
Pendock
Playley Green
Lowbands
Gadfield Elm
Redmarley D'Abitot
Park Farm
Hammerstone
Ty Bryn
Hazeldean Lodge
Green Cottage
Camp Farm
Parkgate
Cobbs Cross House
Cooks Cottage
Mayfield
The Elms
Berrends Farm
Wynd Brook
New House
Grafton Lane
Hay Farm
New Barn Farm
Gadbury Coppice
Gadbury Barn
Frogs
Russells End Hall
Russellsend Coppice
Oak Drive
Redhill Wood
Drury Lane
Pendock Road
Cook's Lane
Albright Lane
The Granary
The Grove
Carpenter's Farm
Farm Mill
Phillips Lane
© Crown copyright and database rights 2025 Ordnance Survey AC0000849974
Forest of Dean
Glynchbrook, Redmarley
Scale: 1:16384
16 December 2025
N

Ruardean

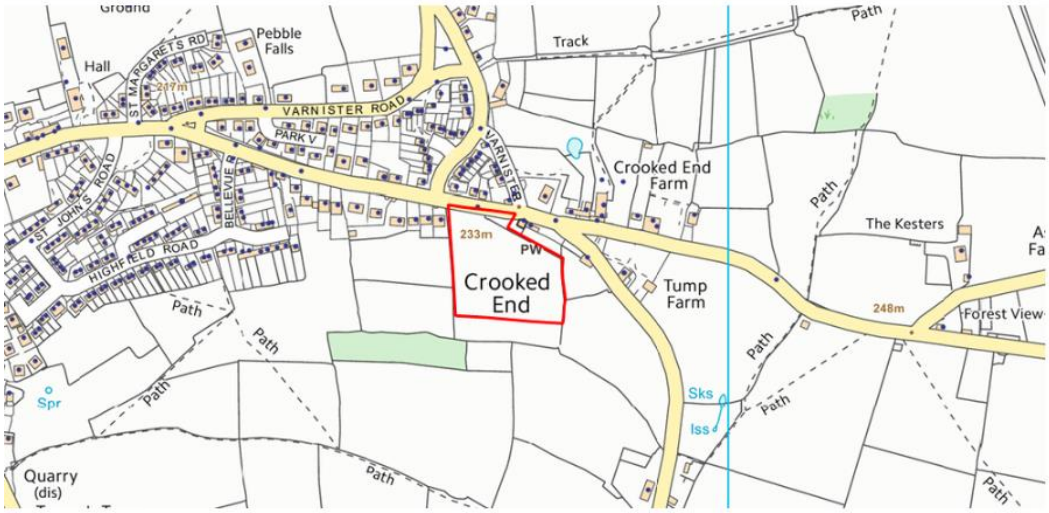
RUARDEAN 1	Farmland at Crooked End Farm
RUARDEAN 2	Farmland just off Highfield Road
RUARDEAN 3	Warfield Farm #1
RUARDEAN 4	Warfield Farm #2
RUARDEAN 5	Warfield Farm #3
RUARDEAN 6	West End
RUARDEAN 7	Land Rear of the Grange
RUARDEAN 8	Land to the South of Highfield Road
RUARDEAN 9	Rear of Tik Hai
RUARDEAN 10	Varnister Road

Site policy reference	RUARDEAN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Farmland at Crooked End Farm	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.3ha / ca. 39 dwellings (at 30 per ha)	Town centre by road	911m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	965 m to Ruardean primary school.
		GP by road	804m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is opposite site) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be onto Morse Road	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a footway on the opposite site of the road to the site leading to the village centre. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site which is open, but has a tree line on its eastern and western boundaries.	–
Land quality	Grade 3 (good) with a small area of Grade 4 (poor).	–
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is connected to the settlement boundary to the north but sporadic development/ open fields are to the south.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area is unlikely to have a large impact upon heritage assets due to the distance and development between the two variables.	0
FoD Officers' conclusion:		
As an isolated site juts out awkwardly into the countryside. Would appear as a poorly defined additional area of development, would be prominent and detrimental to character. Ecology could be prevalent.		

Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA

Farmland at Crooked End Farm, Ruardean

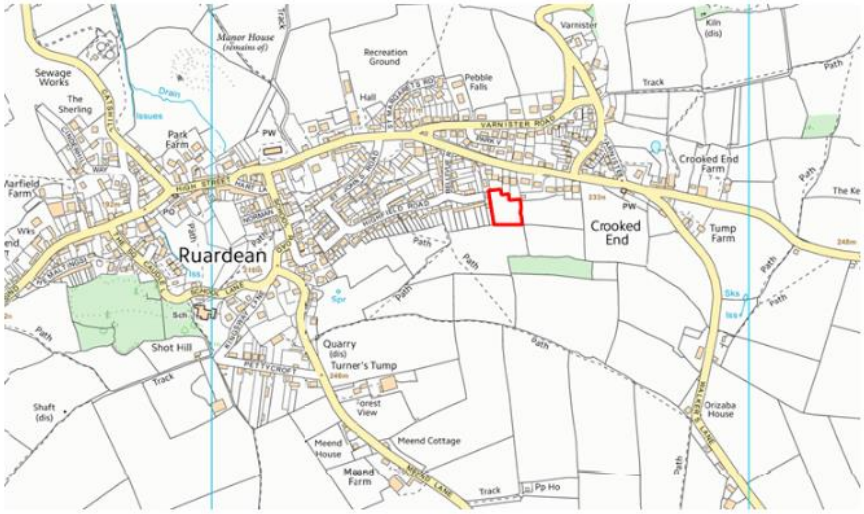


Site policy reference	**RUARDEAN 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Farmland just off Highfield Road	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.3ha / 9 dwellings (at 30 per ha)	Town centre by road	552m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	892 m to Ruardean primary school.
		GP by road	804m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 160m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The site does not have direct access onto a public highway, but would have to be accessed off the residential cul-de-sacs off Highfield Road and Belle Vue Road.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are public footpaths along the adjacent residential cul-de-sacs leading to the village centre. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield site with a tree line on its eastern boundary.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is attached to the settlement boundary to the north and west but it otherwise open therefore has the potential to harm the open character, although this is a small area and would continue a line of buildings. Ecology may be prevalent on the site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this.	0

	Development of the assessment area is unlikely to have a large impact upon heritage assets due to the distance and development between the two variables.	
FoD Officers' conclusion:		
With no direct road access, interaction with the rest of the village would be difficult. Visible from some areas nearby on hillside and possibly not easy access. Fewer constraints than some in village but not suitable for development do not take forward. Access is difficult.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Farmland just off Highfield Road, Ruardean

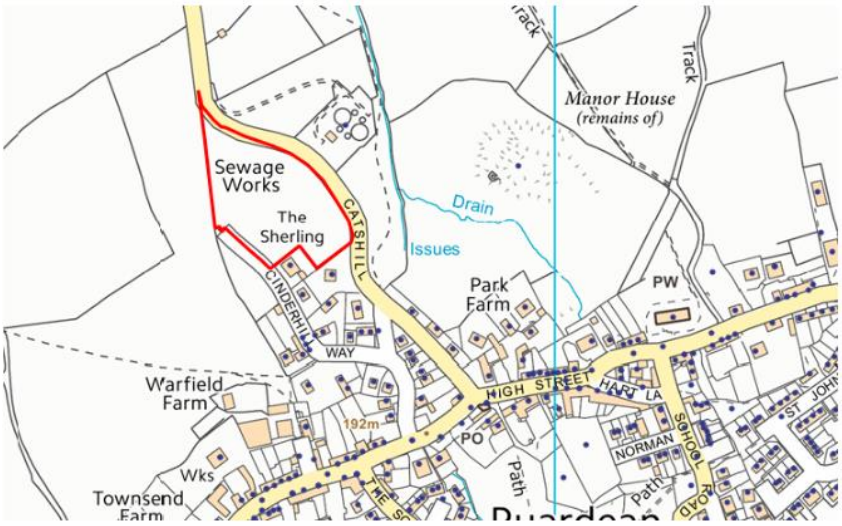


Site policy reference	**RUARDEAN 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Warfield Farm #1	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.23ha / 36 dwellings (at 30 per ha)	Town centre by road	354m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	570 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 192m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The site would be accessed off Catshill, which is a narrow rural lane.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, but no footpaths or lighting along the Cats Hill. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site has mature trees on its north eastern boundary. The assessment area is 224m west from the Wye Valley National Landscape.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area only has development to the south it is otherwise open and is very prominent. The proximity to the National Landscape and Ancient Monument could prevent development.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is125m east. Development of the assessment area may have an impact on the heritage assets.	–

FoD Officers' conclusion:	
This site is in open countryside heading towards the River Wye. Too prominent and close to the historical core with potential adverse landscape and heritage impact. Poor access along lane.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Warfield Farm #1, Ruardean

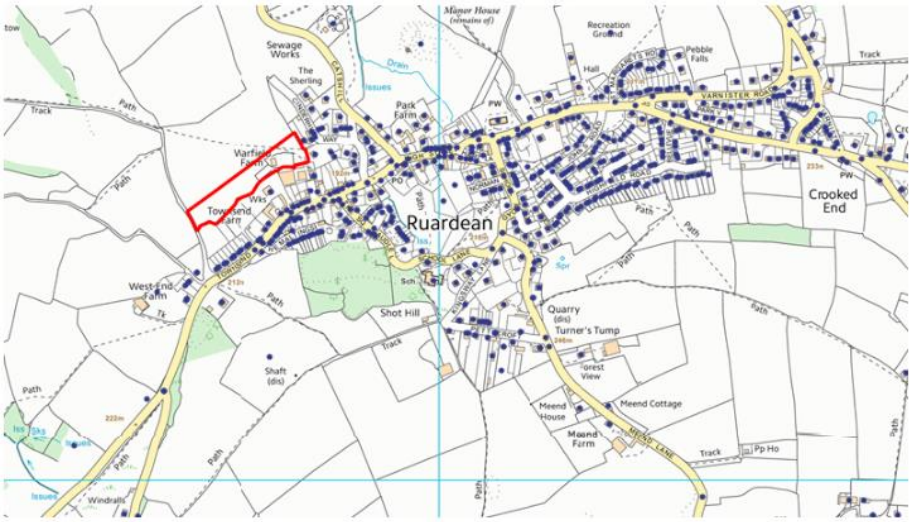


Site policy reference	RUARDEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Warfield Farm #2	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield, agricultural buildings and a slurry bed	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.1ha / 33 dwellings (at 30 per ha)	Town centre by road	363m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	553 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 192m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very poor - The site has no direct access onto a public highway.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, but no footpaths or lighting along the Cats Hill. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site has mature trees and is adjacent to the Wye Valley National Landscape.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is adjacent to the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area only has development to the south it is otherwise open. The closeness to the National Landscape could prevent development. No significant spatial variation in sensitivity across assessment area.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is 270m north east.	–

	Development of the assessment area may harm heritage assets however this would be minimal due to the separation.	
FoD Officers' conclusion:		
Site as assessed looks constrained, but it and any extension would be difficult to assimilate without adverse impact on area if it could be accessed. Does not follow pattern of development and no frontage to road. Constrained site, and access is difficult, potentially adverse landscape impact		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Warfield Farm #2, Ruardean



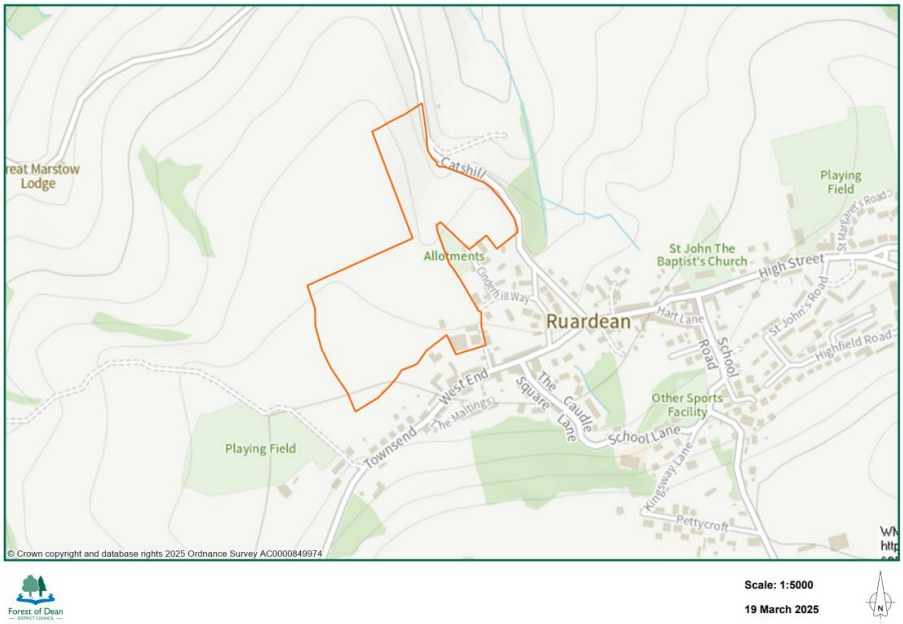
Site policy reference	**RUARDEAN 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Warfield Farm #3	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield, agricultural buildings and slurry bed	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	7ha /210 dwellings (at 30 per ha)	Town centre by road	363m to the Ruardean village centre.
Relevant Planning History	SHLAA 2020	Primary School by road	553m to Ruardean primary school
		GP by road	643m to Ruardean Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 192m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Forest Vale industrial area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site has direct access onto public highway (Catshill), but on bend in the road, so highway safety would be poor.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Narrow lanes and few pedestrian pavements on Chapel Hill. Cycling would be along highways. Public footpaths running through the fields.	-
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 2 and 3 ca. 260m east of the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Mature boundary and some trees.	-
Land quality	Grade 3 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located in a back land position and would expand the settlement into the open countryside. Existing development on the eastern and northern boundaries of the site to the south of the site, but to the north is open countryside with very different topography of land. Developing the northern section of the site would cause harm to the local character.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	30m west of the Conservation Area. There are 7 listed buildings within 150m. of the site.	0
FoD Officers' conclusion:		

Very large site and out of proportion with the existing settlement. Likely to be less sustainable than some options as only some basic services are close by. More harmful impact on the landscape and character of the village, particularly given the scale of development and the topography of the land.

Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**

Warfield Farm #3

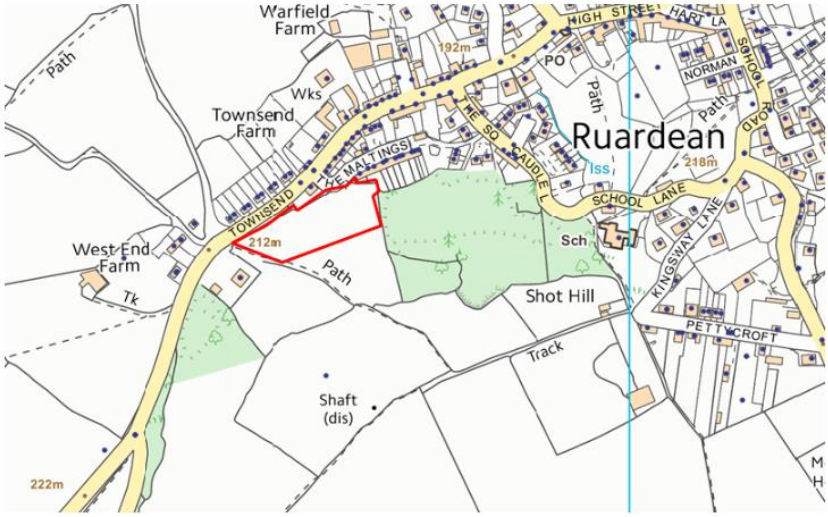


Site policy reference	**RUARDEAN 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	West End	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield, some outbuildings.	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.2ha / 36 dwellings (at 30 per ha)	Town centre by road	497m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	537 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 40m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - The site could be accessed off Townsend.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, and a public paved footpath on the opposite side of the road leading to village centre.Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site has mature trees along the boundaries and is adjacent to a woodland to the east. The site is close to the Wye Valley National Landscape (on opposite side of the road to the east). Sloping ground. Some outbuildings on the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is very close to the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site adjoins a fragment of woodlands at the sites eastern and western boundary so could provide connectivity through the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Higher ground level than the adjacent highway and would be prominent. Opposite existing row of dwellings.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is 270m north east Development of the assessment area may harm heritage assets however this would be minimal due to the separation.	–

FoD Officers' conclusion:	
Close to CA and on rising ground. Developable but possibly only as frontage and then on steep slope. Topography could lead to harmful impact though potential to allocate wider area for Green Infrastructure enhancement / mitigation.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

West End, Ruardean



Site policy reference	RUARDEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land rear of the Grange	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.8ha / 55 dwellings (at 30 per ha)	Town centre by road	178m to the Ruardean village centre.
Relevant Planning History	Shlaa 2014	Primary School by road	549 m to Ruardean primary school.
		GP by road	Adjacent to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 87m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.63km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The site is accessed off unmarked tracks.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way and track along the western boundary. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large greenfield site with mature trees along the boundaries.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is near the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large undeveloped area with a rural character, which would have a high impact on the Conservation Area, the Listed Church and the Ancient Monument.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area is highly likely to harm the setting of the ancient monument and church which may prevent development.	– –
FoD Officers' conclusion:		

Potential impact on National Landscape, Ancient Monument, listed Church and Conservation Area rules this site out, and it would be a large intrusion into an undeveloped area. Ecology will be prevalent. Access is poor.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

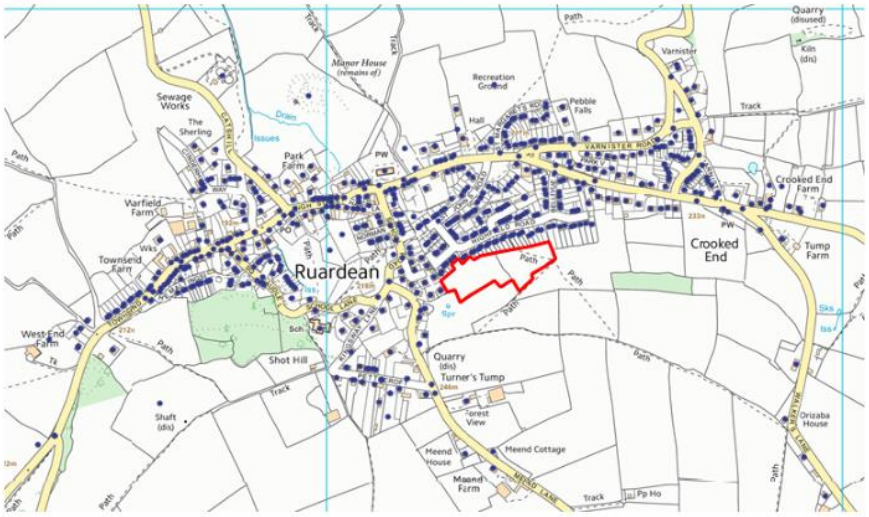
Land Rear of the Grange, Ruardean

Site policy reference	RUARDEAN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the South of Highfield Road	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.27ha / 38 dwellings (at 30 per ha)	Town centre by road	622m to the Ruardean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	960m to Ruardean primary school.
		GP by road	321m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 232m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.6km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The site does not have direct access onto a public highway.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways run through and along boundary to site. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains mature and significant tree lines and hedgerows around the boundaries of the site and through the centre.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is within 670m of the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is adjacent to the settlement but there is sporadic development and open fields to the south and the character of the area when viewing from the south is rural. However, new dwellings could sit behind the existing housing along Highfield Road.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area may have impact on the setting of the heritage assets, however there is new development separating the assessment area from heritage assets thus limiting overall harm.	–
FoD Officers' conclusion:		

Access is poor. Some harm to character and setting of heritage assets. Ecology may be an issue.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Land to the South of Highfield Road, Ruardean

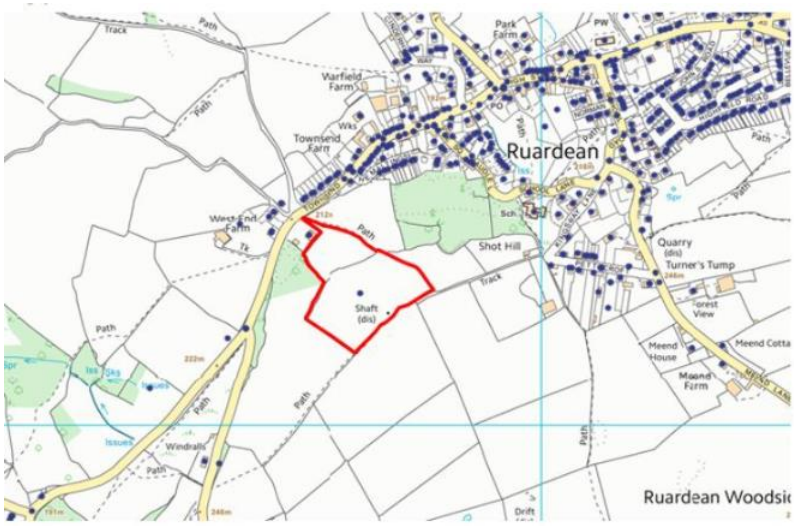


Site policy reference	RUARDEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Tik Hai	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	3ha /90 dwellings (at 30 per ha)	Town centre by road	550m to the Ruardean village centre.
Relevant Planning History	Shlaa 2019	Primary School by road	580m to Ruardean primary school.
		GP by road	800m to Ruardean surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 120m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - Very limited access onto Townsend.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways run along the boundaries. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Mature boundary hedges and trees. Woodland on adjacent land to the northeast. Tik Hai dwelling is to the northwest of the site adjacent to the entrance.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The assessment area is close to the Wye Valley National Landscape (on the opposite side of the road to the northwest). While the site is not within a designated ecological site, there is a LWS close to the site and others within the 2km. buffer, as well as woodland adjacent to the northeast. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a prominent location on a hillside and is poorly related to the existing dwelling, being set apart by various parcels of greenfield and woodland. Development here would not follow the existing pattern of development.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Although the distance and intervening field may limit the harm to the heritage setting.	–
FoD Officers' conclusion:		

Prominent location on hillside, not well related to existing settlement. would be out of character and does not follow existing pattern of development. Ecology issues.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

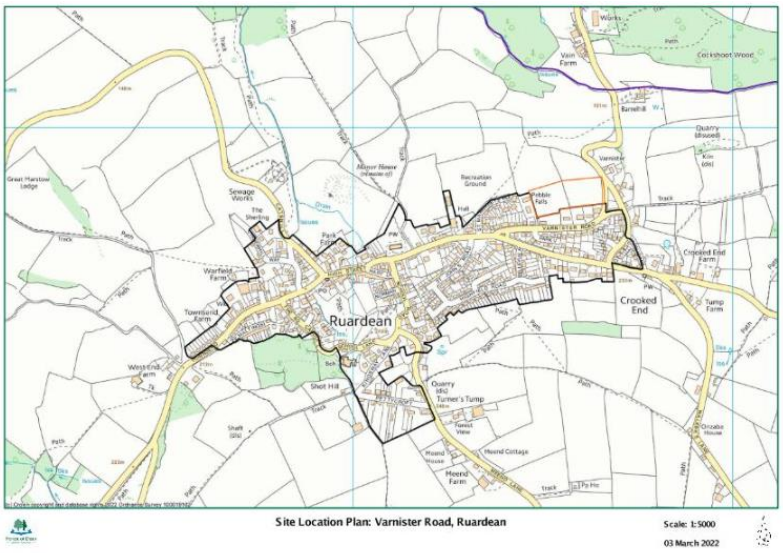
Rear of Tik Hai, Ruardean



Site policy reference	**RUARDEAN 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Varnister Road	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.21ha /36 dwellings (at 30 per ha)	Town centre by road	550m to the Ruardean village centre.
Relevant Planning History	None	Primary School by road	580m to Ruardean primary school.
		GP by road	800m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is 120m away on High Street) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor – Access off Varnister Road (unclassified lane).	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways pass near the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield. Parcels of land with mature boundary hedges.. Existing development to the south.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is connected to the settlement with existing development to the south, with sporadic development and open fields to the south. Existing newer development prevents harm to heritage assets.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is not in such close proximity to heritage assets to cause harm.	0
FoD Officers' conclusion:		
May have limited potential.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Varnister Road, Ruardean



St Briavels

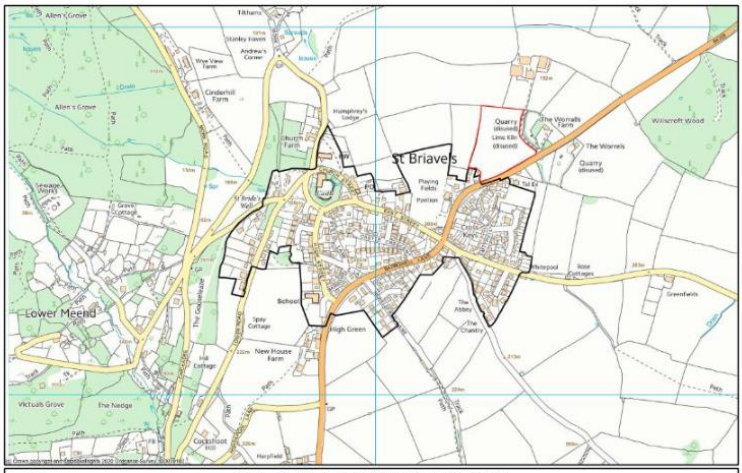
ST BRIAVELS 1	Bucket's Field, St Briavels
ST BRIAVELS 2	Bream Road
ST BRIAVELS 3	Bream Road (larger site)
ST BRIAVELS 4	Hewelsfield Lane, St Briavels
ST BRIAVELS 5	Hewelsfield Lane Larger Site, St Briavels

Site policy reference	ST BRIAVELS 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bucket's Field	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.35ha / 70 dwellings (at 30 per ha)	Town centre by road	492m to St Briavels village centre
Relevant Planning History	SHLAA 2019	Primary School by road	595m to St Briavels primary school
		GP by road	321m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 193m away) **Is this on an existing bus route?** Yes, but it is an infrequent service
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	7.72km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be onto B4228.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no footpaths leading to the village centre, but there is a wide verge.	0
Climate Change - Is there a flood risk?	There are no floodzones on the site although there is an area to the southwest of the site and to the east (outside of the site) is at risk of surface water flooding.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large open agricultural field with mature hedgerows bound the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is within a National Landscape and is a large prominent site.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 150m from the Conservation Area, and there are two listed buildings within a 250m. radius.	0
FoD Officers' conclusion:		

Good access and low risk to ecology (with sensitive design). 0pen aspect and large but could be developed if required. Not a lot of services within this village so not sure whether this large development would be proportionate to its overall function. Constitute harmful significant development in a National Landscape.	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Bucket's Field, St Briavels



Site policy reference	ST BRIAVELS 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bream Road	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.74ha / 22 dwellings (at 30 per ha)	Town centre by road	573m to St Briavels village centre
Relevant Planning History	SHLAA 2008	Primary School by road	566m to St Briavels primary school
		GP by road	210m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 285m away) **Is this on an existing bus route?** Yes, but it is an infrequent service Lydney Rail Station is 10.62 km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - Access into the site is limited, and the site is quite constrained in terms of potential site layout and access through it. Bream Road is also narrow in places.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are some paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape 72m. to the northeast. Site is a long strip of land to the rear of existing housing with relatively few views from the public realm. Owing to the issues around the poor access to the site and the narrowness of the land, development of the land would need to be very well designed.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are is a listed building some 222m. to the southwest.	+

FoD Officers' conclusion:	
Access into the site is limited, and the site is quite constrained in terms of potential site layout and access through it. Possible access difficulties, could be part of larger site potentially but part of rural setting with no clear boundaries.	
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**

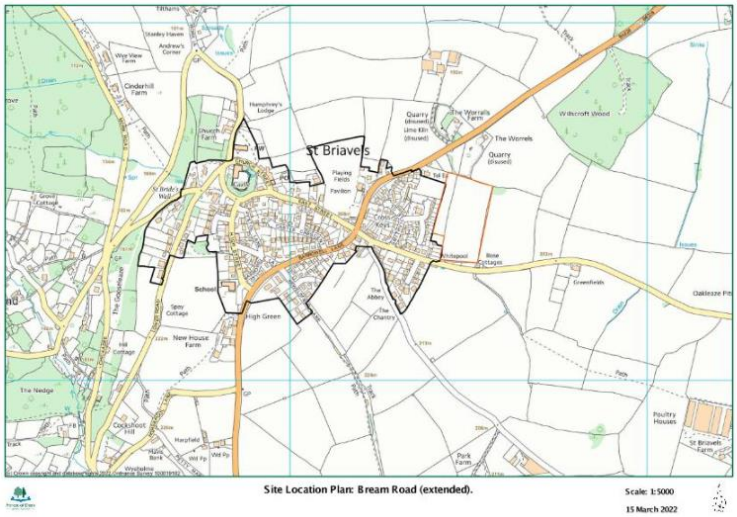
Bream Road, St Briavels

Site policy reference	ST BRIAVELS 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bream Road - larger site	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.95ha / 89 dwellings (at 30 per ha)	Town centre by road	573m to St Briavels village centre
Relevant Planning History	SHLAA 2008	Primary School by road	566m to St Briavels primary school
		GP by road	210m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 285m away) **Is this on an existing bus route?** Yes, but it is an infrequent service Lydney Rail Station is 10.62km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - Access into the site is better than the smaller site, as there is a frontage to the Bream Road, but this is a narrow rural lane in places.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are some paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape 72m. to the northeast. Site is very larger and is part of a wide exposed rural area with a highly rural character defining where the countryside begins and the village ends.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are is a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

Access into the site is limited, but some impact to rural character as the site is large.	
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA, but large.**

Bream Road - larger site, St Briavels

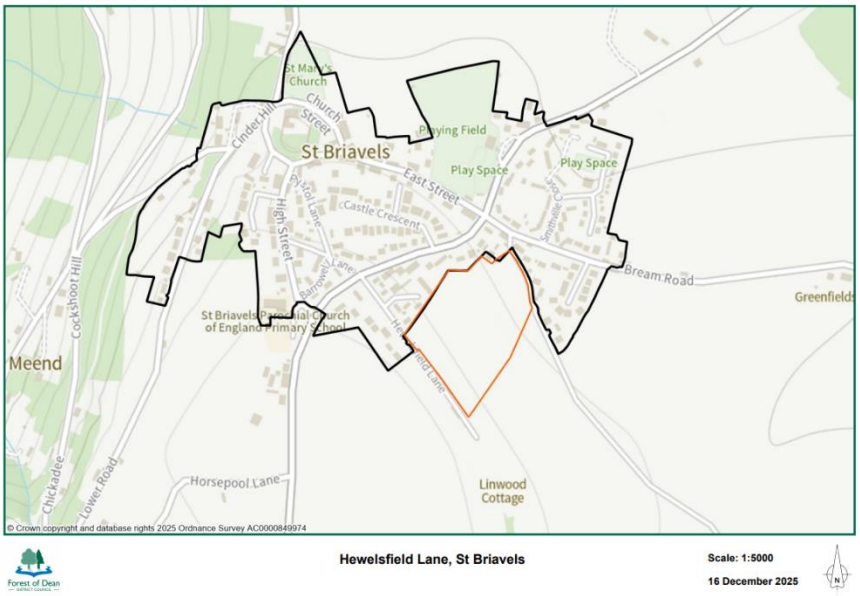


Site policy reference	ST BRIAVELS 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Hewelsfield Lane	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.42ha / 102 dwellings (at 30 per ha)	Town centre by road	357m to St Briavels village centre
Relevant Planning History	Shlaa 2021 & 2022. Considered during a settlement appraisal (undertaken by Local Plan team on 26th March 2019)	Primary School by road	288m to St Briavels primary school
		GP by road	227m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 40m away) **Is this on an existing bus route?** Yes, but it is an infrequent service Lydney Rail Station is 10.62km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8.2km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access into the site is off Hewelsfield Lane (although lane does narrow).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape is some 72m to north/east. As a large site, some landscape impact owing to open land, however, the site is closely related to existing dense modern development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are is a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

Good access, would fit with pattern of development with little ecological harm. Well related and not unduly prominent, however large. A smaller site in this location may be more appropriate due to villages lack of services and overall function in the hierarchy.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA, though potentially large site which may be less appropriate.**

Hewelsfield Lane, St Briavels

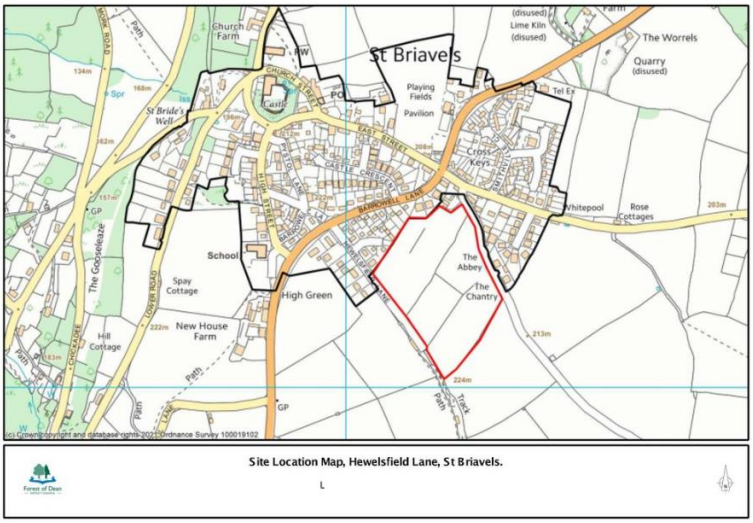


Site policy reference	ST BRIAVELS 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Hewelsfield Lane - larger site	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.9ha / 148 dwellings (at 30 per ha)	Town centre by road	357m to St Briavels village centre
Relevant Planning History	Considered during a settlement appraisal (undertaken by Local Plan team on 26th March 2019)	Primary School by road	288m to St Briavels primary school
		GP by road	227m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 40m away) **Is this on an existing bus route?** Yes, but it is an infrequent service Lydney Rail Station is 10.62km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8.2km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access into the site is off Hewelsfield Lane (although lane does narrow).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape is some 72m to north/east. As a large site, some landscape impact owing to open land, however, the site is closely related to existing dense modern development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are is a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

Good access, would fit with pattern of development with little ecological harm. Well related and not unduly prominent, however very large. A smaller site in this location may be more appropriate due to villages lack of services and overall function in the hierarchy.
Does the site meet SA criteria? **UNLIKELY TO MEET SA CRITERIA as site is too large**

Hewelsfield Lane (larger site), St Briavels



Staunton (Coleford)

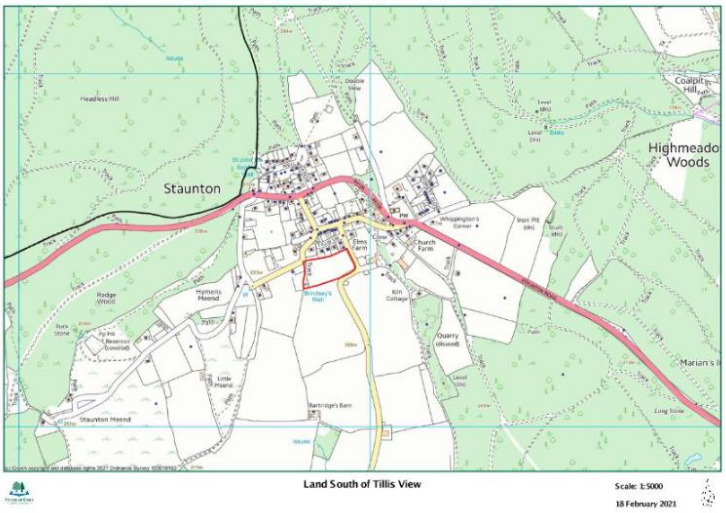
STAUNTON (COLEFORD) 1	Land south of Tillis View
STAUNTON (COLEFORD) 2	Land south of the Elms Farm
STAUNTON (COLEFORD) 3	Land at Whippingtons Corner

Site policy reference	STAUNTON (COLEFORD) I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land South of Tillis View	Is the site SAC?	No
Parish	Staunton, Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.93ha / 28 dwellings (at 30 per ha)	Town centre by road	The village has very few services. The nearest towns are Coleford (3.54km) and Monmouth (7.72km). Berry Hill is also 3.8km away.
Relevant Planning History	None	Primary School by road	St Johns Primary (Coleford) is 2.7km away and Berry Hill Primary is 3.8km away.
		GP by road	3.2km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 250m away) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Coleford is some 3.54km away and Monmouth is some 7.72km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Access into the site would be off the lane to the east of the site, but this is a narrow rural lane in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no footpaths from site (the nearest paved footpaths leading to the village centre begins at Tillis View). A Public Right of Way runs around the western and southern boundaries of the site. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Rectangular parcel of agricultural land bounded by mature hedgerow, sited to the south of residential development.	0
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius. Within the National Landscape.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a rural character being part of the wider countryside landscape to the south of the village, and accessed by a narrow rural lane. Any development may impact the National Landscape and Conservation Area as well as the landscape. The size of the site is also large in comparison the existing development in the village.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is partially within the Staunton Conservation Area. 2 Grade II Listed Buildings within 120 m. of the site.	+
FoD Officers' conclusion:		
Large site in comparison with village, could harm rural character.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land South of Tillis View, Staunton (Coleford)



Site policy reference	STAUNTON (COLEFORD) 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land South of the Elms Farm	Is the site SAC?	No
Parish	Staunton, Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.54ha / 16 dwellings (at 30 per ha)	Town centre by road	The village has very few services. The nearest towns are Coleford (3.54km) and Monmouth (7.72km). Berry Hill is also 3.8km away.
Relevant Planning History	None	Primary School by road	St Johns Primary (Coleford) is 2.7km away and Berry Hill Primary is 3.8km away.
		GP by road	3.2km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stop is 250m away) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Coleford is some 3.54km away and Monmouth is some 7.72km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Access into the site would be off the lane to the west of the site, but this is a narrow rural lane in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No footpaths leading from the site (the nearest footpath begins at Tillis View).	0
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land bounded by mature hedgerow, sited to the south of existing residential development. Agricultural building in the southeast corner of the site.	0
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius. Within the National Landscape.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a rural character being part of the wider countryside landscape to the south of the village, and accessed by a narrow rural lane. Any development will have a high impact on the National Landscape and Conservation Area as	– –

	well as the landscape. The size of the site is also large in comparison the existing development in the village.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Half of the site is within the Staunton Conservation Area. Several Listed Buildings are within 70m of the site and it is adjacent to the Important Open Area (The Pound).	– –
FoD Officers' conclusion:		
Large site in comparison with village, rural character partly within the Conservation Area. Close to protected open space and heritage assets.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

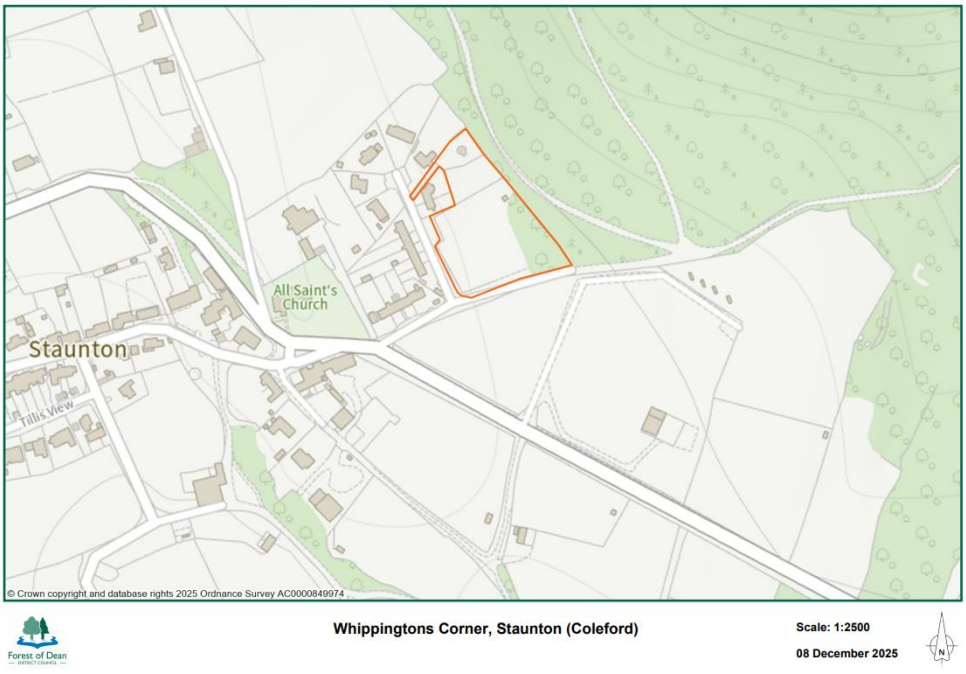
Land South of the Elms Farm, Staunton (Coleford)

Site policy reference	**STAUNTON (COLEFORD) 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Whippington's Corner, Staunton	Is the site SAC?	No
Parish	Staunton, Coleford	Is the site SSSI?	No
Existing Use	Non agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.71 ha / 21 dwellings (at 30 per ha)	Town centre by road	The village has very few services. The nearest towns are Coleford (3.2km) and Monmouth (6,4km). Berry Hill is also 3.4km away.
Relevant Planning History	P0168/06/COU - Change of use of agricultural land to recreational area. Granted permission 2006. Shlaa 2026. Suggested by Councillor.	Primary School by road	St Johns Primary (Coleford) is 3km away and Berry Hill Primary is 4km away.
		GP by road	3.5km to Coleford Health Centre. 3.18 km to new approved Surgery,
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (nearest bus stops are 168m & 480m away) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Low Risk Area	Employment Area (direct line)	Tufthorn Industrial Estate Coleford is some 3.71 km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Access into the site would be off the lane to the south of the site, but this is a narrow rural lane in places. To the east is the unclassified estate road to Whippington's Corner and Forest Close, access could be provided off this unclassified road as there is a current turning area abutting the site.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Verges and footpaths leading from the site both in Whippington's Corner and Forest Close. Cycling would be off the main A4136 through the village.	0
Climate Change - Is there a flood risk?	There are no flood zones on the site. Ground Water Vulnerability Major.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of agricultural land bounded by mature hedgerow and trees to the northeast, sited in close proximity to existing residential development which bounds the land on two sides. The site is more open and visible to the adjacent housing to the northwest.	0
Land quality	Non agricultural	0
Biodiversity - existing habitat	The site is not within designated ecological/geological sites, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius. Within the National Landscape.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a rural character being part of the wider countryside landscape to the east of the village. Any development may have an impact on the National Landscape and adjoining Conservation Area, as well as the landscape. Directly adjoins the SB and existing modern housing which is a later addition to the village. The site forms a natural progression rounding off the settlement.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site abuts modern housing estate, which is also adjacent to Staunton Conservation Area, this acts as a buffer to the site. Several Listed Buildings are within 125m of the site, including All Saints Church and Church Farm. The site would not be viewed in context with the Listed buildings because of the relationship of the existing housing estate to which it adjoins.	0
FoD Officers' conclusion:		
Village has a general lack of services. Site abuts the settlement boundary and is well related to and in close proximity to an existing residential estate of modern mixed housing, could round off the settlement boundary and be viewed in context with this existing built form. Some impact to the rural character situated in the National Landscape, sympathetic landscaping and materials would be necessary to assimilate any development into the landscape. Located outside of the Conservation Area and in close proximity to heritage assets, although unlikely to be viewed in context with the heritage assets, given the position and relationship with the existing housing.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA**	

Land adjoining Whippington's Corner, Staunton (Coleford)



Staunton & Corse

STAUNTON & CORSE 1	Land west of Gloucester Rd, Snigs End (large site)
STAUNTON & CORSE 2	Land west of Gloucester Rd, Snigs End (smaller site)
STAUNTON & CORSE 3	Land at Brook Farm
STAUNTON & CORSE 4	Treona Nursery
STAUNTON & CORSE 5	Princes Way/Jubilee Crescent
STAUNTON & CORSE 6	Land at Swan Inn
STAUNTON & CORSE 7	North of Prince Crescent
STAUNTON & CORSE 8	Staunton Court
STAUNTON & CORSE 9	Land at Stonewalls Farm (west side of Malvern Road), Staunton
STAUNTON & CORSE 10	Land at Stonewalls Farm (east side of Malvern Road) Corse

Site policy reference	**STAUNTON & CORSE 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land West of Gloucester Road, Snigs End (large site)	Is the site SAC?	No
Parish	Corse	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	10.51ha / 315 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2020 P1307/21/OUT- 50 Dwellings- Allowed at Appeal	Primary School by road	431m to Staunton primary school
		GP by road	342m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (site fronts Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	706m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access into the site is off Gloucester Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The development is adjacent to and partially within floodplain therefore development should ensure that this is maintained.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of cleared land with some sparse trees and hedgerows on the site boundaries. Sited to the south of residential development. Inside the Locally Valued Landscape.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of this site would adversely impact upon the setting of the Conservation Area and listed buildings. Prominent in the locally valued landscape and detrimental to Snigs End Farm and barn as well.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Corse Conservation Area as well as a number of Listed Buildings.	– –
FoD Officers' conclusion:		
Development of this large site would adversely impact upon the setting of the Conservation Area and listed buildings, as well as the Locally Valued Landscape. Prominent in the landscape and detrimental to Snigs End Farm and barn as well.		

Good opportunities for active travel within the village but other services more distant. However, it is noted that the eastern portion of this site has been allowed at appeal for 50 dwellings, and therefore that section of the site will be included in the local plan as an allocation.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**

Land west of Gloucester Road (large site), Staunton & Corse

Site policy reference	**STAUNTON & CORSE 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land West of Gloucester Road, Snigs End (smaller site)	Is the site SAC?	No
Parish	Corse	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.2ha / 96 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2020 P1307/21/OUT- 50 Dwellings- Allowed at Appeal	Primary School by road	431m to Staunton primary school
		GP by road	342m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (site fronts Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	706m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access into the site is off Gloucester Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within the site. Some surface water flooding areas and flood risk areas (2 and 3) on adjoining land.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land bounded by mature hedgerow, sited to the south of residential development. Inside the Locally Valued Landscape. Note Inspector's comments during recent appeal: - taking account of the site's value and susceptibility in the context of its surroundings, its sensitivity might fairly be described as medium. - the site is not particularly significant or prominent in landscape vistas or views. - visually the site is not 'deeply rural' - clear potential for landscaping to moderate visual effects.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	0

	Inspector for planning appeal considered ecology issues were resolved by signing up to the GCN licensing scheme.	
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is much smaller than the larger assessed site, thus reducing overall impacts on character of the area. However, development of this site would impact upon the setting of the Conservation Area and listed buildings. However, the Inspector during the planning appeal for 50 dwellings agreed that the generally flat nature of the area means that the extent or layout of the Chartist settlement is not readily appreciable in surrounding views or vistas. Additionally, the Inspector considered that there is a now characteristic sense of enclosure around the site, agreeing that 'around Gloucester Road, this section is almost entirely enclosed from the busy main road by hedgerows on either side with trees interspersed sporadically in the hedgerows. The dwellings are screened by the hedges and can be glimpsed over the hedgerows in places or through the gateways. In sections there are high Cupressus hedges which are an alien feature in comparison to the more traditionally managed hedgerows.' The development of this site therefore could, with sensitive design, ensure that the character of this particular part of the settlement is not harmed.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Corse Conservation Area as well as a number of Listed Buildings. However, in a similar vein to the section above, the Inspector for the appeal for 50 dwellings considered that 'the development proposed, rationally, is of a different typology to the Chartist settlement allowing for a distinction between the two (and would, by virtue of landscaping, assimilate reasonably with the enclosed character of its surroundings over time)'. Therefore, development of this parcel of land would have a less than substantial harm to the CA and Listed Buildings.	– –
FoD Officers' conclusion:		
Good opportunities for active travel within the village but other services more distant. Some strong concerns regarding impact on the Locally Valued Landscape as well as the heritage. However, it is noted that this site has been allowed at appeal for 50 dwellings, as the Inspector decided that the lack of 5 year housing land supply outweighed the disbenefits to the heritage and landscape, and also considered that any impact on ecology could be successfully mitigated. It is also considered that the development would provide economic benefits through employment and social benefits through social affordable housing. Therefore this site will be included in the local plan as an allocation.		
Does the site meet SA criteria?	**MEETS SA CRITERIA (has planning permission for 50 dwellings)**	

Land west of Gloucester Road (smaller site), Staunton & Corse

Lawn Farm
A417
Staunton
B4213
Laurel Cottage
Chartist Way
Newlands Barn
Prince Crescent
School Crescent
Snig's End
Bayliss' Farm
Pitt's Mill
Gloucester Road
B4211
Lawn Farm
Red Barn
Corse
Oridge Street
© Crown copyright and database rights 2025 Ordnance Survey AC0000849974
Land east of Gloucester Road, Snigs End (smaller site)
Scale: 1:10000
06 May 2025
N

Site policy reference	STAUNTON & CORSE 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Brook Farm	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Farmstead & agricultural buildings	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.5ha / 136 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2014	Primary School by road	881m to Staunton primary school
		GP by road	786m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (611m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	125m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average - Access into the site is off Prince Crescent which can be narrow in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre. Public Footpaths lead to the north and south of the site joining up with routes in and around the village. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 which passes and partially crosses onto the western boundary of the assessment area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains a farm house and many agricultural buildings. It has scattered trees and hedgerows on the boundary.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, RIGS and SSSI within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is disconnected from the settlement boundary and close to the former chartist settlement, Conservation Area and Listed Buildings which are susceptible to change. Development is therefore likely to harm the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Corse Conservation Area as well as a number of Listed Buildings.	– –

FoD Officers' conclusion:	
Issues with flooding, ecology and heritage assets. Extends into open countryside disconnected from rest of settlement. Not considered good access for significant development and substantial impacts on conservation area and setting.	
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**

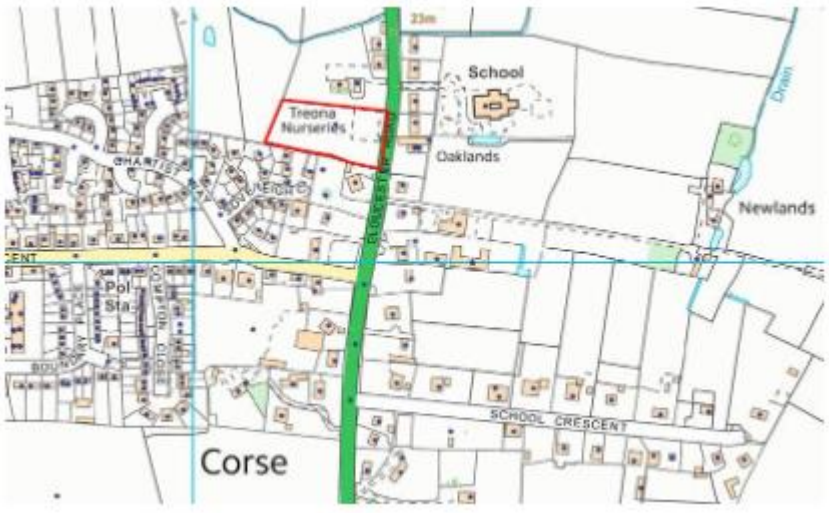
Land at Brook Farm, Staunton & Corse

Site policy reference	**STAUNTON & CORSE 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Treona Nursery	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Vacant former plant nurseries and greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.75ha / 22 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2012 P0085/13/FUL: Proposed erection of 18 dwellings with associated access, road, and formation of new vehicular and pedestrian access onto the A417 (Revised scheme). Refused and dismissed at appeal	Primary School by road	65m to Staunton primary school
		GP by road	121m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (frontage to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	820m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access into the site is off Gloucester Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The development is adjacent to and partially within floodplain therefore development should ensure that this is maintained.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of vacant cleared land (appears to be scrub) with boundary hedges. UPDATE: Since the original assessment of this site, there have been 2 applications approved by appeal in Staunton which are situated outside the Settlement Boundary, within the LVL and are near to the CA and Chartist properties. The Inspectors agreed that the LVL is not robust and the schemes would not harm the chartist settlements.	+
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	The site is an open feature within the landscape. It provides important views of the Chartist properties. UPDATE AND OPPORTUNITIES FOR MITIGATION: Since the original assessment of this site, there have been 2 applications approved by appeal in Staunton which are situated outside the Settlement Boundary, within the LVL and are near to the CA and Chartist properties. The Inspectors agreed that the LVL is not robust and the schemes would not harm the chartist settlements. As such, it is considered that there are opportunities for mitigation, such as design and landscaping to reduce negative impacts.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Corse Conservation Area and there are Listed Buildings around the area. It is also in close proximity to the Chartist Settlement, of which it is one of five remaining in the UK. UPDATE AND OPPORTUNITIES FOR MITIGATION: Since the original assessment of this site, there have been 2 applications approved by appeal in Staunton which are been situated outside the Settlement Boundary, within the LVL and are near to the CA and Chartist properties. The Inspectors agreed that the LVL is not robust and the schemes would not harm the chartist settlements. As such, there are opportunities to mitigate through design and landscaping to reduce negative impacts on heritage.	0
FoD Officers' conclusion:		
Site is accessible and close to village amenities. Some harm to setting of Conservation Area could occur, however, given the recent planning appeal decisions in the locality, it is judged that mitigation, such as good design and landscaping could be opportunities for mitigation to reduce such harm to the character of the area and heritage assets. The LVL in particular is not considered to be robust according to the recent planning appeal outcomes.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Treona Nursery, Staunton & Corse



Site policy reference	STAUNTON & CORSE 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Jubilee Crescent	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.08ha / 32 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2008 P2044/11/OUT: Outline application for the erection of 15 affordable dwellings and extension to existing estate road (Refused).	Primary School by road	882m to Staunton primary school
		GP by road	770m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (606m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	281m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access off Millennium cottages or Jubilee Place (estate roads).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel greenfield with a mixture of hedging and fencing around the boundary.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is attached to the settlement boundary but there is open land to the west and south. The assessment area is however small therefore would not look overly out of place if developed.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Conservation Area and Listed Buildings near to the assessment area however this is separated by development.	–
FoD Officers' conclusion:		

Less harm to setting of heritage assets and landscape than some options, access from minor road, less immediate obvious impact on listed building except Stone Cottage, in curtilage of another unlisted (Willow Bank).	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**

Princes Way/Jubilee Crescent, Staunton & Corse

Site policy reference	STAUNTON & CORSE 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Swan Inn	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.15ha / 34 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2015 P2119/21/FUL – 10 Market dwellings and 7 affordable dwellings – Refused (appeal dismissed) **UPDATE: MAY 2025** P0015/24/OUT - Outline application for erection of up to 17no. dwellings (up to 10no. self-build dwellings and 7no. affordable dwellings) with associated access, car parking and landscaping, play area, and improvements and external alterations to Staunton and Corse Community Hub (some matters reserved) – Allowed at Appeal	Primary School by road	300m to Staunton primary school
		GP by road	500m to Staunton Corse surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (frontage with Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	1.3km from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - Access off A417 and Gloucester Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature hedging along boundaries.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is large and prominent in the local landscape character of the village. It allows views of the chartist settlement. Development of the site would be harmful to the character of the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is located adjacent to the Conservation Area and there are a number of listed buildings in close proximity (within 100m). It is also in close proximity to the Chartist Settlement, of which it is one of five remaining in the UK. Development could harm the setting of these heritage assets.	– –
FoD Officers' conclusion:		
Likely to be harmful to Conservation Area which the site adjoins and its setting and also individual buildings. **UPDATE MAY 2025:** Outline planning permission has been granted (at appeal) for up to 17 dwellings with the Inspector concluding that the benefits of additional dwellings (given the lack of 5 year housing land supply) outweigh any harm to heritage and landscape. As such, this site will now be allocated in the local plan and the outcome of this assessment will change to MEETS SA CRITERIA.		
Does the site meet SA criteria?	**MEETS SA CRITERIA**	

Land at Swan Inn, Staunton & Corse

Site policy reference	STAUNTON & CORSE 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	North of Prince Crescent	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Some agricultural, some residential	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.6ha / 78 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2007 P0901/14/OUT- 45 Dwellings- dismissed at appeal	Primary School by road	800m to Staunton primary school
		GP by road	800m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (590m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	2.4km from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access off Prince Crescent or potentially through Chartist Way.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run through the site and along the western boundaries. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Flood zones 2 and 3 are in close proximity to the west of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield with mature hedging along boundaries.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The undeveloped area of this site has a rural character and reads as open countryside.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is located adjacent to the Conservation Area and there are a number of listed buildings.	–
FoD Officers' conclusion:		
Part developed and part open land, undeveloped area reads as open countryside whilst contributing to setting of the settlement and Conservation area which adjoins.		

Does the site meet SA criteria?	UNDEVELOPED AREA UNLIKELY TO MEET SA CRITERIA

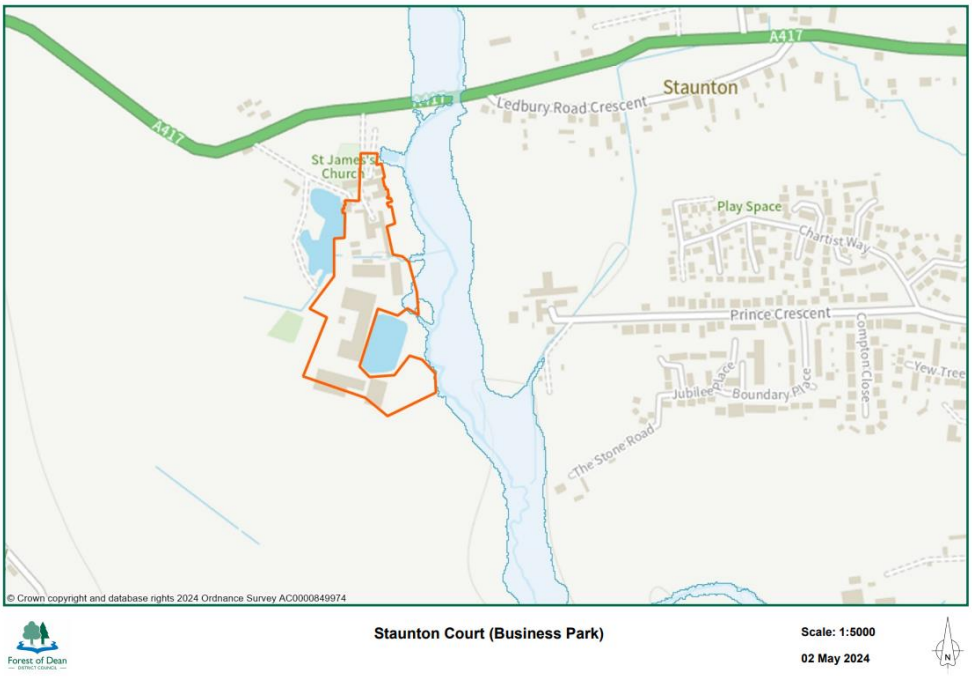
North of Prince Crescent, Staunton & Corse

Site policy reference	**STAUNTON & CORSE 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Staunton Court (Business Park)	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Brownfield (business park)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	3.44 - employment	Town centre by road	Site is on outskirts of village. There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	AP.109	Primary School by road	Ca. 1.5km to Staunton primary school
		GP by road	Ca. 1.5km to Staunton Corse surgery
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes (Staunton Cross junction) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - Access off A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run through the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Flood zones 3 just touches the eastern edge of some of the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Established business park complex with various buildings or different sizes (some are large steel clad), generally with low ridges and set within existing landscaping to minimise impact on the Locally Valued Landscape.	0
Land quality	Grade 3 (good), but the site is already built upon.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large established business park on the edge of a small settlement. It has been built up around Staunton Court (Listed Building(and around ponds on the stie. It comprises of several units, most of which are large steel clad buildings set within landscaping for screening. Any intensification would need to be within the site and sensitive to the landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a	Several Grade II listed buildings within the site and the church adjacent to the site is Grade II*.	– –

listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Site is on the edge of a settlement and meets SA criteria in terms of employment uses. Any other uses are unlikely to be sustainable. Good access. Any intensification of the employment site would need to be sensitive to the landscape and historic assets nearby and keep within the site boundaries.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as employment site**	

Staunton Court (Business Park)

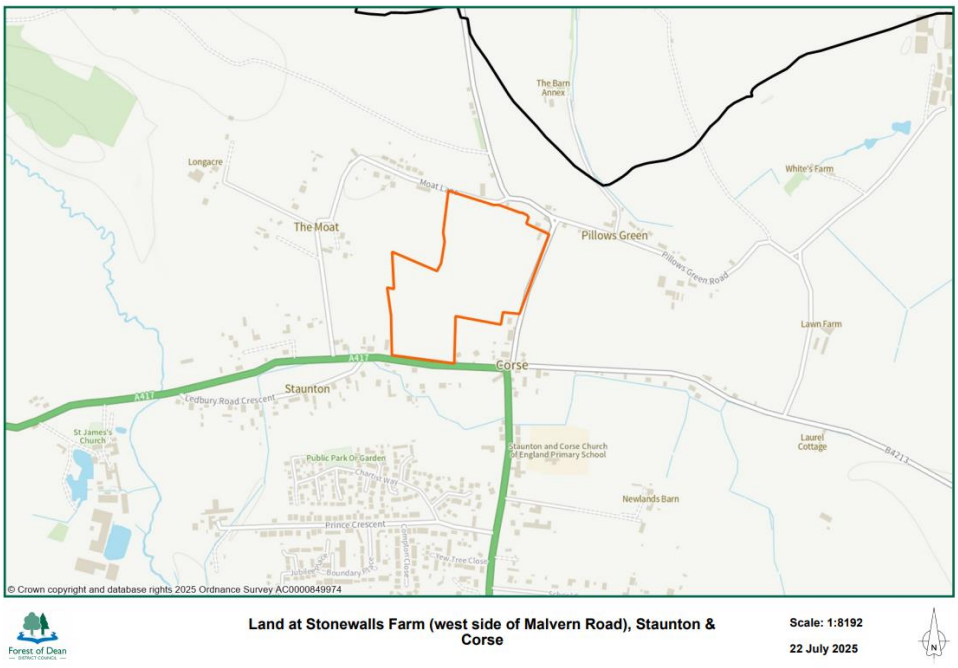


Site policy reference	**STAUNTON & CORSE 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Stonewalls Farm (west side of Malvern Road), Staunton	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	Ca. 9.8ha / 294 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is ca. 15km away.
Relevant Planning History	Shlaa 2025 AP.109 – Locally Valued Landscape	Primary School by road	Ca. 330m to Staunton primary school
		GP by road	515m to Staunton Corse surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (on A417) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 730m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - Access off A417 with possibilities of access off Moat Lane and Malvern Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run through the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is located within the Staunton and Corse Locally Valued Landscape (AP.109). It is a very large parcel of agricultural land which is located on the edge of the northern entrance to the village (but not adjacent to the settlement boundary). It is a large green field with mature hedging along boundaries. To the east of the site is the backdrop of the old garden centre which is now a small housing development.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is large and prominent in the local landscape character of the edge of the village. It is within a Locally Valued Landscape and adjacent to the Conservation Area, making it a highly sensitive site. If the whole site were to be developed, this would almost the same size of the existing settlement boundary to the south.	– –

	Therefore, developing the whole site would be out of scale and keeping with the existing village. If it was considered acceptable to develop a small part of the LVL, there may be some potential to develop a smaller section of the southern portion of the site. This could be designed to be in line with the adjacent garden centre redevelopment and to reflect the linear development on both the northern and southern sides of the A417.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is located adjacent to the Conservation Area and there are several listed buildings on the opposite side of the A417. The site is also close to the Chartist Settlement on Ledbury Road Crescent. Development has the potential to harm the setting of these heritage assets, but could be mitigate through high-quality design and the appropriate scale of development.	-
FoD Officers' conclusion:		
Very large parcel of agricultural land which is set outside the defined settlement boundary. Would be out of scale and keeping with the existing village and would harm the local landscape. There may be some potential to develop a smaller portion of the southern section of the site to reflect current linear development along the A417 subject to design and impact on the LVL and heritage assets.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA (could be improved if a much smaller scale site)**	

Land at Stonewalls Farm (west side of Malvern Road), Staunton & Corse

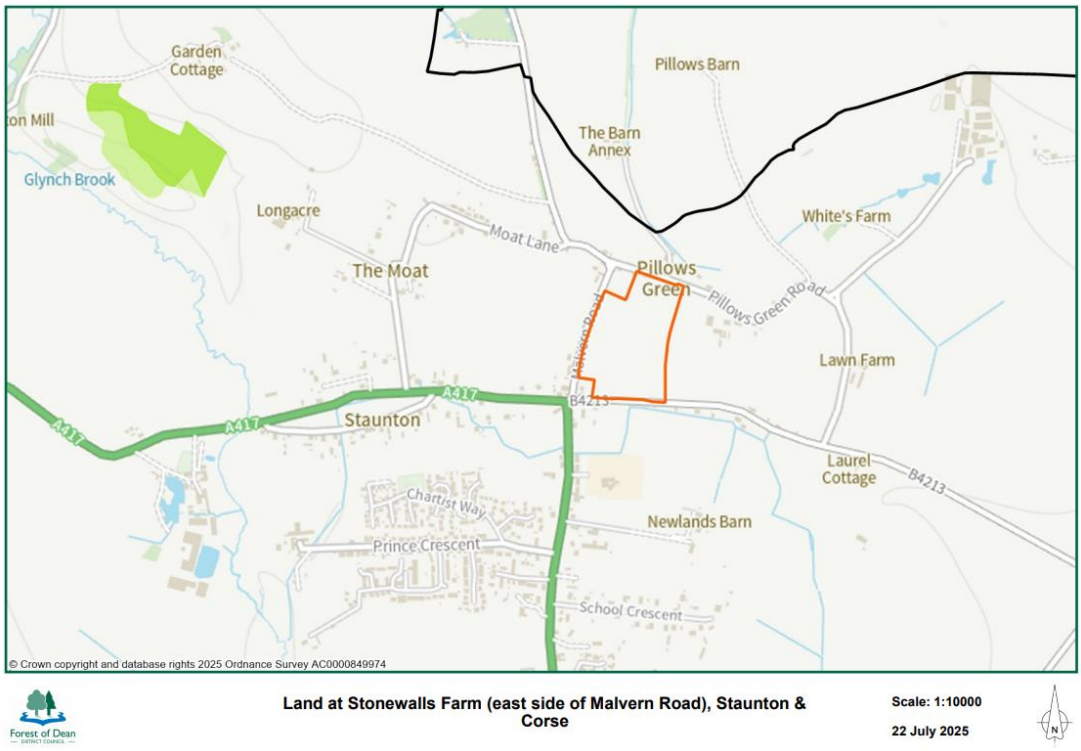


Site policy reference	**STAUNTON & CORSE 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Stonewalls Farm (east side of Malvern Road), Corse	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	Ca. 6.76ha / 202 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is ca. 15km away.
Relevant Planning History	Shlaa 2025	Primary School by road	Ca. 330m to Staunton primary school
		GP by road	515m to Staunton Corse surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (on A417) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 930m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good - Access off B4215 with possibilities of access off Pillows Green Road and Malvern Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths (on opposite side of B4215) lead into the village centre. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is located adjacent to (but not within) the Staunton and Corse Locally Valued Landscape (AP.109). The site is a very large parcel of agricultural land which is located on the edge of the northeast entrance to the village (but not adjacent to the settlement boundary). It has mature hedging along boundaries and some sporadic trees within the site. To the south of the site is sporadic linear development along the B4215.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is very large and prominent in the local landscape character of the edge of the village. It is adjacent to the Locally Valued Landscape. It has a very rural character being part of a	– –

	much wider countryside landscape, which is makes it a sensitive location. If the whole site were to be developed, this would almost the same size of the existing settlement boundary to the south. Therefore, developing the whole site would be out of scale and keeping with the existing village. Even if a smaller portion of the site were to be developed, it would still be out of keeping with the sporadic and rural nature of the site.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is some 400m. from the Conservation Area and the Chartist Settlement on School Crescent to the south. There are also some listed buildings, the nearest (Wayside Cottage) being less than 100m. Any proposal would need to take these heritage assets into account.	–
FoD Officers' conclusion:		
Very large parcel of agricultural land which is set outside the defined settlement boundary. Would be out of scale and keeping with the existing village and would harm the local landscape.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Stonewalls Farm (east side of Malvern Road), Corse



Tibberton

TIBBERTON 1	Land opposite Wynford Villas, Taynton
TIBBERTON 2	Land to east of Huntley Road, Tibberton
TIBBERTON 3	Land opposite Court Farm Estate, Tibberton

Site policy reference	TIBBERTON 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land opposite Wynford Villas, Taynton	Is the site SAC?	No
Parish	Tibberton	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 0.95ha / ca. 29 dwellings (at 30 per ha)	Town centre by road	ca.14km to Huntley village centre and ca. 6.2 km to Newent town centre.
Relevant Planning History	N/A	Primary School by road	ca.1.5km to Tibberton primary school
		GP by road	ca.5.7km to Highnam GP and ca. 6.5km to Newent Health Centre
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes, (nearest bus stop is adjacent to the site) **Is this on an existing bus route?** Yes, but infrequent
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 6.2km to Newent employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be onto Taynton Lane (although this is a rural lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of Way near the site. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site, however floodzone 2 and 3 are 135m south of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Part of a large open flat field. Mature hedgerow boundaries. Row of semi-detached/terraced dwellings on opposite side of the highway.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer. The site therefore has low ecological sensitivity. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or	Development of the site will be potentially harmful to the landscape as it would be a form of ribbon development in an area which mainly only has	– –

enhance the character of the area?	sporadic development. The development opposite is unusual to this open countryside location, further development would be harmful.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Development has the potential to be harmful to heritage assets, Development of the north and east of the site is particularly sensitive. Moorfields Farmhouse a Grade II Listed Building is 98m east of the site. Medieval Defensive and Settlement Complex Ancient monument is 177m north.	– –
FoD Officers' conclusion:		
Divorced from settlements of any size though close to small groups of dwellings, part of a large open flat field.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Land opposite Wynford Villas, Taynton

Site policy reference	**TIBBERTON 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land to east of Huntley Road, Tibberton	Is the site SAC?	No
Parish	Tibberton	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.27ha / ca. 188 dwellings (at 30 per ha)	Town centre by road	ca. 8km to Huntley village centre and ca. 11 km to Newent town centre.
Relevant Planning History	SHLAA 2024 & 2025	Primary School by road	ca.240m. to Tibberton primary school
		GP by road	ca.7km to Highnam GP and ca. 11km to Newent Health Centre
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes. The Robin bus stops next to the site. **Is this on an existing bus route?** Yes, but infrequent
Safeguarded/consultation area in Minerals Plan?	Yes (in part)	Employment Area (direct line)	Some 11km to Newent employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be onto either Tibberton Road or Huntley Road (although these are rural lanes).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of Ways through and near the site. Pavements are limited. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site, however there is a channel running through the centre of the site for potential surface water flooding.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Part of a large open field with the topography of the land rising to the south. Some mature hedgerow boundaries and trees. Small housing estate to the north and very small clusters of housing to the west. Bounded by agricultural land to the east and south.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer. The site therefore has low ecological sensitivity. The site is currently greenfield so could require some ecological mitigation.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	There is a small copse to the south of the site, so some GI potential.	+
Character (built and natural) - Could development harm or	Development of the site will be potentially harmful to the character of the landscape area, as the site	– –

enhance the character of the area?	would be out of scale with the small village (being at least half the size of the existing settlement). The site forms part of the rural landscape around the village, and developing the whole site would be out of keeping.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 4 listed buildings within 600m of the site with intervening land or properties in between (Old School ca. 200m, Church of Holy Trinity ca. 130m, Tibberton Court ca. 250m and Meredith ca. 580m away). Although the heritage assets would need to be assessed further, there would be limited potential for harm.	0
FoD Officers' conclusion:		
Out of scale and character with the existing settlement. Very few facilities in Tibberton which to service such a large development site.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

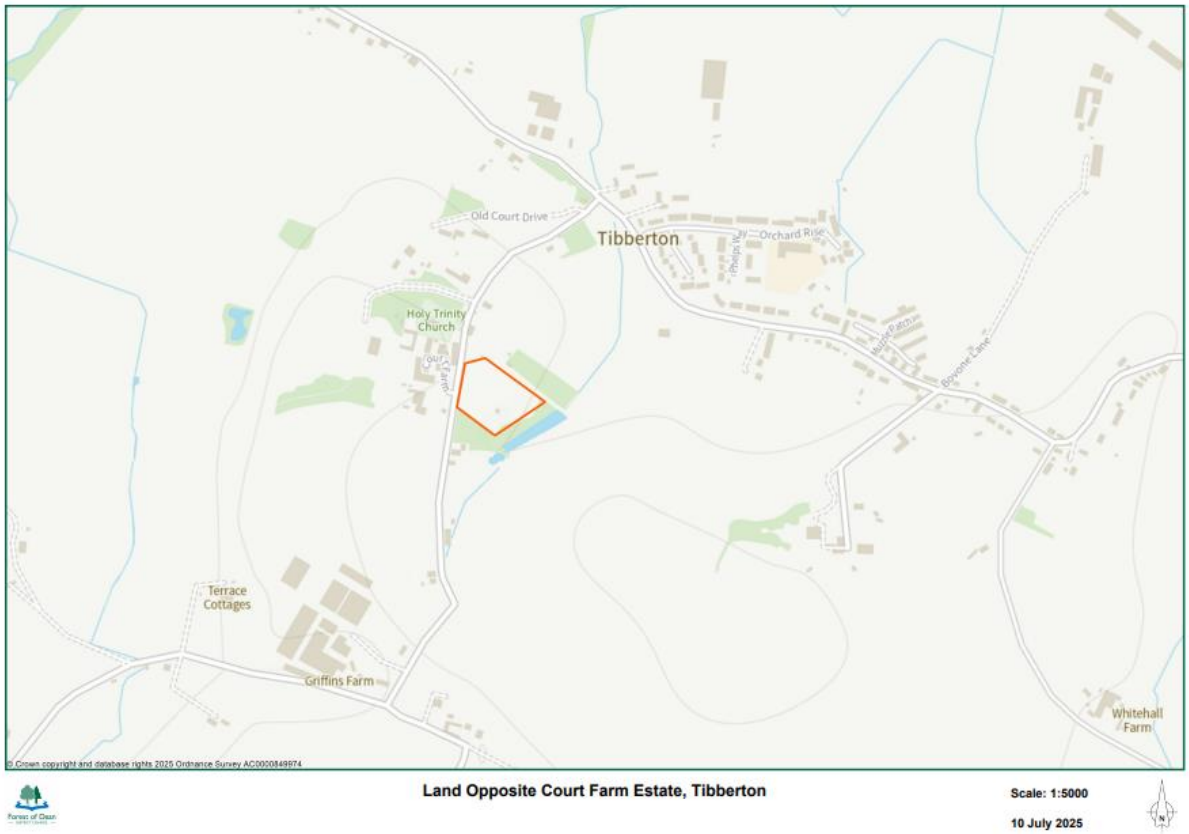
Land to east of Huntley Road, Tibberton

Site policy reference	**TIBBERTON 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land opposite Court Farm Estate, Tibberton	Is the site SAC?	No
Parish	Tibberton	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.14ha / ca. 34 dwellings (at 30 per ha)	Town centre by road	ca. 8km to Huntley village centre and ca. 11 km to Newent town centre.
Relevant Planning History	SHLAA 2024 & 2025	Primary School by road	ca.720m. to Tibberton primary school
		GP by road	ca.7km to Highnam GP and ca. 11km to Newent Health Centre
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes. The Robin bus stops ca. 400m. away. **Is this on an existing bus route?** Yes, but infrequent
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Some 11km to Newent employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access would be onto Huntley Road (although this is a rural lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way adjacent to the northern boundary of the site. Pavements are limited. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Field parcel currently used for grazing with a shed to the south. Relatively level land which is bounded by fencing with some trees both inside the site and around the boundaries. Could have formed part of a previous copse. Visible from Huntley Road. Court Farm and associated dwellings/ buildings on the opposite side of the road. The site has a very rural appearance being part of the wider agricultural landscape.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer. The site therefore has low ecological sensitivity. The site is currently greenfield so could require some ecological mitigation.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	There is a small copse bounding the north, east and south of the site of the site, so some GI potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site will be potentially harmful to the character of the landscape area, as the site has a highly rural character forming part of the wider agricultural landscape. The site does not appear related to the village, and whilst it is in close proximity to the Court Farm complex, that is a former farm with converted outbuildings. This site is a standalone parcel of land which would not appear in keeping or related to the existing built development in the area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest Listed Buildings to the site are the Church of Holy Trinity ca. 70m away and Tibberton Court ca. 145m away, both with intervening development. Although the heritage assets would need to be assessed further, there would be limited potential for harm.	0
FoD Officers' conclusion:		
Not well-related to the village or existing development. Development would harm the open landscape and rural character of the site and wider area. Also , very few facilities in Tibberton which to service the development and heavy reliance on the private motor vehicle.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Land opposite Court Farm Estate, Tibberton



Tidenham

TIDENHAM 1	Beachley Barracks
TIDENHAM 2	Sedbury Park
TIDENHAM 3	Land south of A48, Tutshill
TIDENHAM 4	Land off Sedbury Lane
TIDENHAM 5	Land north of A48, Tutshill
TIDENHAM 6	By the Lookout Tower
TIDENHAM 7	Land Adjacent to Wyedean School (Smaller area)
TIDENHAM 8	Land north of A48 (smaller area)
TIDENHAM 9	Land east of Tutshill
TIDENHAM 10	Dayhouse Quarry
TIDENHAM 11	Land at Loop Road, Beachley
TIDENHAM 12	Land west of Sedbury Lane

Site policy reference	**TIDENHAM 1**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Beachley Barracks	Is the site SAC?	Yes – Severn Estuary SAC & River Wye SAC
Parish	Tidenham	Is the site SSSI?	Yes – Severn Estuary SSSI
Existing Use	Army Barracks	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca. 132ha/mixed use current population 250	Town centre by road	3km to Sedbury village centre
Relevant Planning History	Shlaa 2020,2022,2023,2024 &2025	Primary School by road	3km to Offa's Dyke Mead Primary School
		GP by road	3km to Towngate surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (Beachley Road) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 2.88km to the Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average – Good. Access would be onto Beachley Lane. This is a single route in and out of the peninsula. Existing congestion.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements leading to Sedbury village centre. A public right of way runs along the river bank to the south. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 is immediately adjacent to the eastern, southern and western boundaries of the assessment area due to the River Severn. This also encroaches onto the western boundary of the assessment area.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Currently army barracks comprising sports fields, firing range, as well as numerous buildings.	+
Land quality	Urban	++
Biodiversity - existing habitat	The site includes 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	The site would contain some valuable GI opportunities due to its riverfront location on two sides, and extensive tree cover.	++
Character (built and natural) - Could development harm or enhance the character of the area?	The redevelopment of the site could take advantage of the current assets such as the main open areas, existing tree cover and buildings to be retained. Development should retain some of the existing character, although there is potential for the character of the area to be enhanced.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 grade II listed buildings within the assessment area. The Old Severn Bridge (Grade I) also passes over the top of the site. The Wye Valley National Landscape is 1km from site.	–
FoD Officers' conclusion:		
Site will be constrained for development owing to its potential harm to traffic congestion, habitat, listed buildings and drainage. However, there are good access routes to services and main highways, provided that it can be demonstrated that any increase in traffic can be satisfactorily accommodated or mitigated by alternative provision. Need to find a good use for this site once MOD abandons it. Brownfield development is generally preferable to greenfield as is the use of already developed (hard surfaced) areas within the site. Need to ensure good sustainable access to services. Appropriate for a mixed use. The site cannot be developed without being able to demonstrate that travel can be properly provided for, and that the adjoining SACs are properly protected. The potential is the previously developed element and the LP will need to propose a good mixed development of a high standard. Site is not well located for cycle and pedestrian/bus travel (relatively remote). Potential for significant effects on designated sites and species. Site would require comprehensive plan to demonstrate issues can be addressed and how the necessary infrastructure can be provided. Overall must be developed in accord with the principles above which are best set out in a masterplan.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA with appropriate policies. Requires further evaluation in the context of potential new development based uses.**	

Beachley Barracks

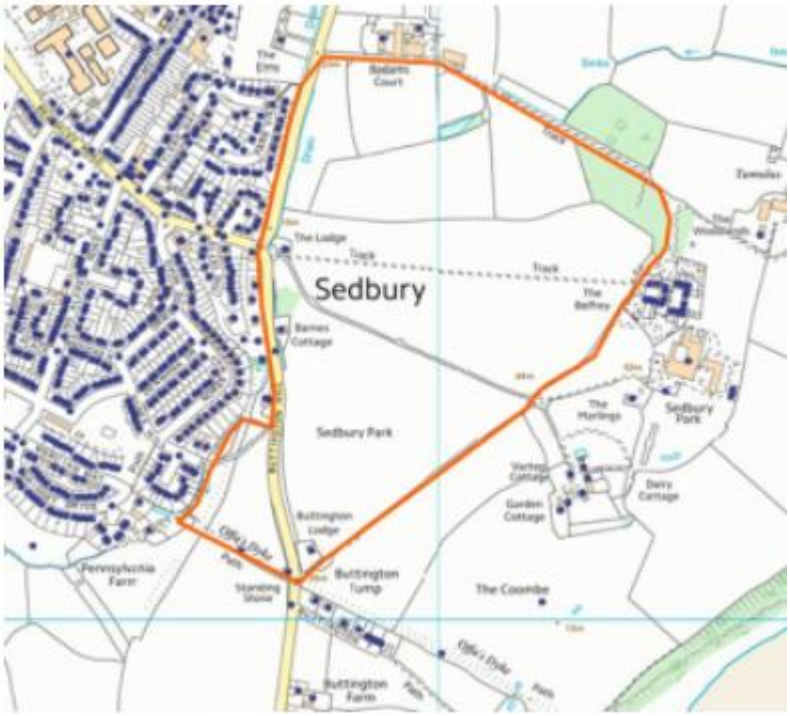
Area of Beachley Barracks (as currently developed) which could have more scope for future development:

Site policy reference	**TIDENHAM 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Sedbury Park	Is the site SAC?	No (but within 500m)
Parish	Tidenham	Is the site SSSI?	No (but within 500m)
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca. 31.8ha/954 dwellings (at 30 per ha)	Town centre by road	224m to Sedbury village centre
Relevant Planning History	Shlaa 2021covered most of the larger site	Primary School by road	446m to Offa's Dyke Mead Primary School
		GP by road	224m to Towngate surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (adjoins Buttington Hill) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins the Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average – Good. Well connected to Buttington Road. Existing congestion in the area.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements leading to Sedbury village centre. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	Not in any floodzones. Some surface water vulnerability in Sedbury Lane.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land.	+
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	The site is within 500m of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	There is GI potential in this site, particularly in allowing recreational access from existing residential areas of Sedbury with the riparian areas of the Severn.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape with heritage assets close by.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is adjacent to a Scheduled Ancient Monument (Offas Dyke) and Sedbury Park (Grade II*).	–

FoD Officers' conclusion:	
Sustainable location, as close to services. Site could have an adverse impact on traffic congestion, so that aspect would need to be well considered before development. Could harm the setting of listed buildings, thus constraining site and needing high regard to design and layout. Transport and infrastructure also need to be addressed. Greenfield area that feels like it encroaches into open countryside. This could have a major effect on Offas Dyke which is the start of a well walked National trail also an Ancient Monument. Undeveloped open part of the landscape	
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA, retain as undeveloped.**

Sedbury Park, Sedbury



Site policy reference	TIDENHAM 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of A48, Tutshill	Is the site SAC?	No (but within 1.3km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.3km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 18.9ha/567 dwellings (at 30 per ha)	Town centre by road	1.03km to Sedbury village centre and 1.3km to Chepstow town centre
Relevant Planning History	Shlaa 2020 P1574/19/OUT: Outline planning application for the erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and primary vehicular access point from the A48. (All matters reserved except for means of access).- Withdrawn P0826/25/OUT - Outline planning application for the erection of up to 190 dwellings (including affordable housing), with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (some matters reserved) – Pending consideration	Primary School by road	1km to Offa's Dyke Mead Primary School
		GP by road	751m to Tutshill surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (adjoins Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	462m to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, but would require some access points onto the A48 and is also close to highway pinchpoint.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would need serious consideration and design. A public right of way crosses the site. Cycling could be linked to cycle track.	+
Climate Change - Is there a flood risk?	Some possible surface water flooding on site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land.	+
Land quality	Grade 2 (very good) with small area of grade 3	–
Biodiversity - existing habitat	The site is within 1.3km of 2 x SAC and 1 x SSSI. There are other ecological designations within a	–

	2km buffer. The site therefore has high ecological sensitivity.	
Could the site form a Green Infrastructure linkage between habitat fragments?	The site may have some GI potential with hedgerows and trees adjoining.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Reasonably enclosed landscape, but can be seen from certain viewpoints.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Small number of Listed Buildings adjacent to the assessment area on the opposite side of the railway line including Meads Farm (II*). Development of the assessment area is unlikely to have a large impact upon heritage assets except potentially Meads farm. A buffer may be required between the assessment area and the closest Listed Buildings.	0
FoD Officers' conclusion:		
Sustainable location, close to good access routes and services, though close to highway pinchpoint. Mitigation may be necessary. There are green Infrastructure possibilities and link to cycle route. Reasonably enclosed landscape.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

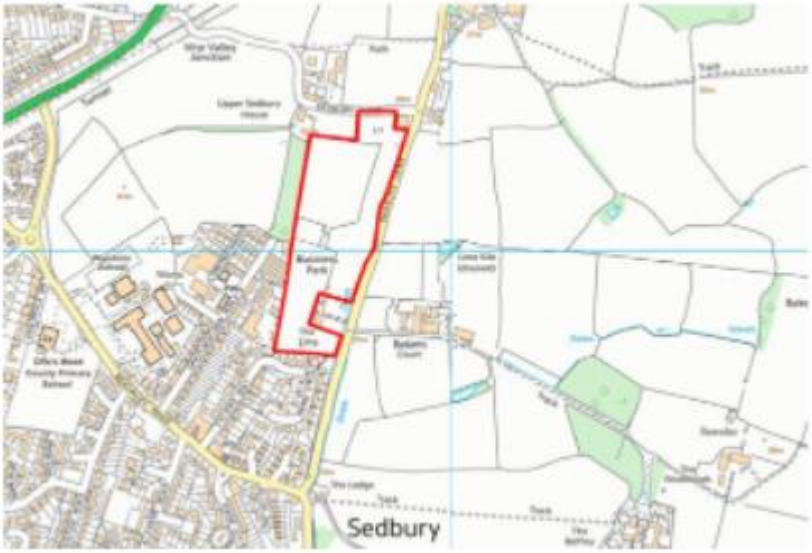
Land south of A48, Tutshill

Site policy reference	**TIDENHAM 4**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land off Sedbury Lane	Is the site SAC?	No (but within 1.1km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.1km)
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca. 5.53ha/165 dwellings (at 30 per ha)	Town centre by road	465m to Sedbury village centre and ca.1.3km to Chepstow town centre
Relevant Planning History	Shlaa 2020	Primary School by road	704m to Offa's Dyke Mead Primary School
		GP by road	505m to Towngate surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjoins Beachley Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site adjoins Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average, connected to Sedbury Lane but this is a narrow poor lane for access.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. A public right of way is near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site, although surface water flooding is maps on Sedbury Lane.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land with trees and hedgerow. The site wraps around 2 separate dwellings to the north and south of the land.	+
Land quality	Partly Grade 2 (very good) but a large portion is urban.	0
Biodiversity - existing habitat	The site is within 1.1km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open agricultural landscape, locally visible.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings north of the assessment area. Development of the assessment area is unlikely to harm heritage assets due to the distance between. Any issues could be overcome by a buffer.	0
FoD Officers' conclusion:		
Although it has access onto the A48 and beyond, Sedbury Lane is narrow and poor. Active transport could be encouraged owing to the proximity of the site to services.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

Land off Sedbury Lane, Tutshill



Site policy reference	**TIDENHAM 5**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land north of A48 Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	11.57ha/347 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Shlaa 2019	Primary School by road	649m to St John's on the Hill school
		GP by road	571m to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (264m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48 (although access onto Bishton Lane is poor).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land with mature hedgerow.	+
Land quality	Grade 2 (very good).	–
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. Could cause harm.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are a small number of listed buildings around the assessment area. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets. The rural nature and open character of the heritage assets are highly susceptible to change.	0

FoD Officers' conclusion:	
Sustainable location and good access to the south of the site. Bishton Lane is poor, so would not encourage further use of this. Site could be quite prominent and is not well related to rest of settlement- extends outwards awkwardly.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

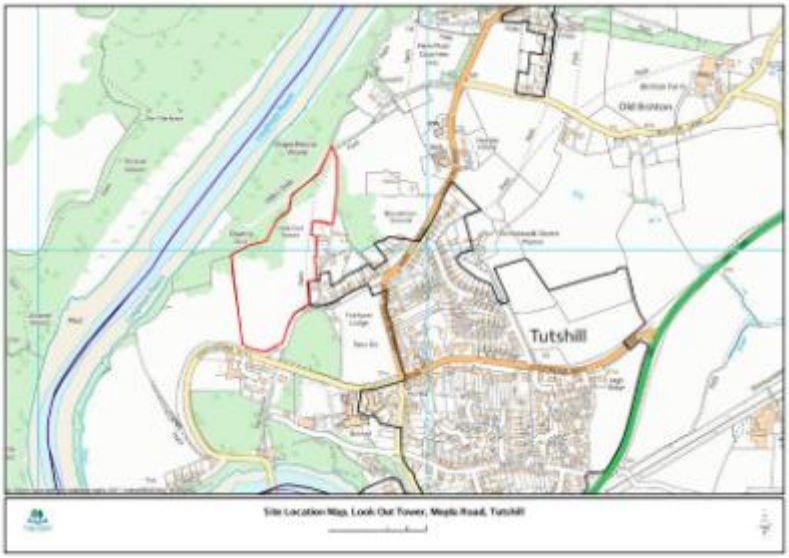
Land north off A48, Tutshill

Site policy reference	**TIDENHAM 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land near the Lookout Tower	Is the site SAC?	No (but within 2.6km)
Parish	Tidenham	Is the site SSSI?	No (but within 2.6km)
Existing Use	Greenfield (however, the land is graded as non agricultural/urban)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.78ha/203 dwellings (at 30 per ha)	Town centre by road	1.54km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Shlaa 2019	Primary School by road	300m to Tutshill School
		GP by road	Ca.1.7km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (180m to Coleford Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor– access onto Mopla Road or Castleford Hill.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good public transport links. A footpath runs adjacent to the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land with a copse of trees to the northeast and river beyond. The site is within the National Landscape.	– –
Land quality	Urban (even though the ground is agricultural).	0
Biodiversity - existing habitat	The site is within a National Landscape. The site is within 2.6km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	High landscape and heritage (Offa's Dyke). Could cause harm.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed	The proposal may have an impact on the setting of the Scheduled Ancient Monument (Offa's Dyke) which is within and adjacent to the site. Archaeology could be an issue with development.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Site is a very sensitive location unlikely to be developable to any significant degree, landscape and designations count against its use for most purposes.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA, retain as undeveloped land.**	

Land near the Lookout Tower, Tutshill



Site policy reference	**TIDENHAM 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Wyedean School	Is the site SAC?	No (but within 1.4km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.4km)
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.57ha/77 dwellings (at 30 per ha)	Town centre by road	900m to Sedbury village centre and ca.1.28km to Chepstow town centre
Relevant Planning History	P1119/13/EIA Screening Option Shlaa 2007,2008,2012,2024 & 2025	Primary School by road	1.6km to Offa's Mead School
		GP by road	Ca.1.7km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Beachley Rd is close by) Chepstow train Station is 1.12km away **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Sedbury Business Parka nd 1.28km from Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Average – Poor - either through existing site to southwest or off Sedbury Lane (which is poor).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A footpath runs across the site for access to the village centre. Cycling would be along the highway, but can also join up with the cycle track.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of agricultural land with a hedgerow along the boundaries. Site is adjacent to recent residential development site.	0
Land quality	Grade 2 (very good).	–
Biodiversity - existing habitat	The site is within 1.4km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development is attached to existing development therefore could be accommodated subject to appropriate design.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Meads Farmhouse (II* and C15 Barn (II), both Grade II* are located 260m north east of the site. The buildings are located with a large area of open space therefore further encroachment towards these buildings could be harmful to their settings.	0
FoD Officers' conclusion:		
Site could form extension of area currently being developed, lies within area that is mainly developed.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Land adjacent to Wyedean School, Tutshill

Site policy reference	**TIDENHAM 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land north of A48 (smaller site), Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.35ha/70 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	649m to St John's on the Hill school
		GP by road	571m to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (264m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Smaller parcel of agricultural land with mature hedgerow.	+
Land quality	Grade 2 (very good).	–
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Visible from the A48 given the low level hedgerow. However, this is a smaller site and sits adjacent to existing new housing estate and the highway.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Wirewoods Green Manor, Grade II, 380m north west. Bishton Farm and attached barn Grade II 400m north east.	0

FoD Officers' conclusion:	
In prominent landscape and less well related to remainder of settlement.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**

Land north off A48 (smaller site), Tutshill

Site policy reference	**TIDENHAM 9**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land east of Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	34.8ha/1044 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	649m to St John's on the Hill school & 1.1km to Offa's Mead School
		GP by road	0.9km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (264m to Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park & 1.77km to Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Several parcels of agricultural land with mature hedgerow, creating a large swathe of land.	– –
Land quality	Grade 2 (very good).	–
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside. This has the potential to harm the rural landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Wirewoods Green Manor, Grade II, 380m north west. Bishton Farm and attached barn Grade II 400m north east.	0

FoD Officers' conclusion:	
Large site extending into rural landscape. Likely to have an effect on SACs and be prominent.	
Does the site meet SA criteria?	**UNLIKELY (AND SOME PARTS UNABLE) TO MEET SA CRITERIA.**

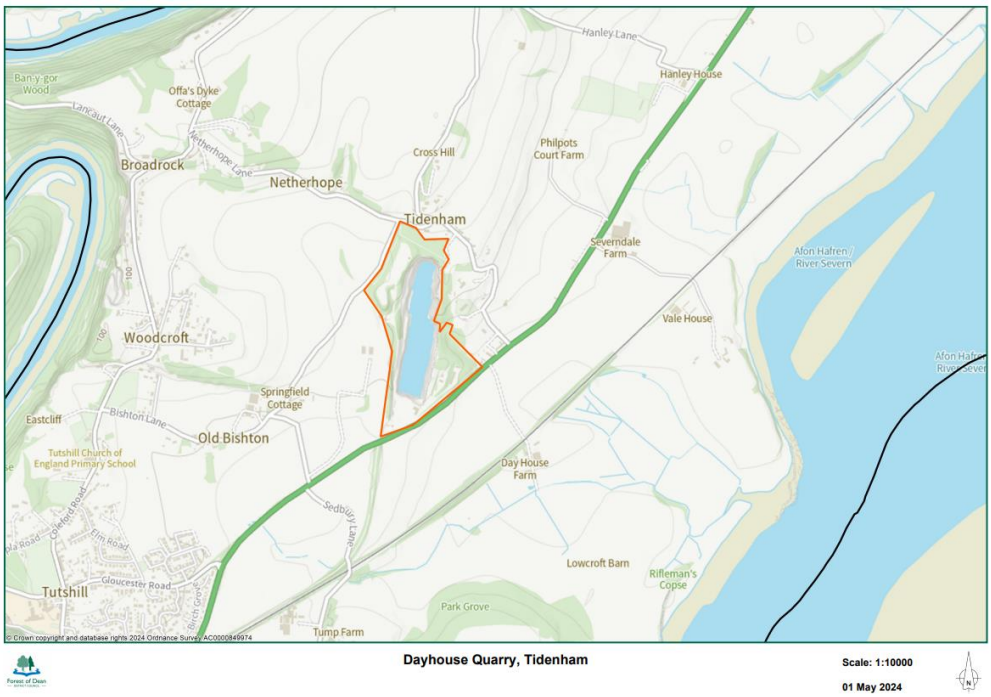
Land east of Tutshill, Tutshill

Site policy reference	**TIDENHAM 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Dayhouse Quarry	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Brownfield – former quarry	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	21.3ha	Town centre by road	Ca. 2.2km to Sedbury village centre.3km to Chepstow.
Relevant Planning History	AP 23	Primary School by road	Ca. 1.4km to Tutshill CofE.
		GP by road	Ca. 1.2km to Tutshill surgery
Relationship to DSB	Open countryside	Public Transport	**Potential to access bus route?** Yes (walking) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.2km to Sedbury Business Park and ca. 3km to Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No pavements. Public rights of way pass near the site. Cycling would be along the highway although there is a cycle track running alongside the western boundary to the site..	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Former quarry which has been filled with water. Associated buildings from former diving centre (tourism/recreation) use (these may have now been removed). Site is screened from A48 by embankment and planting.	+
Land quality	Former quarry.	+
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Some GI potential (blue infrastructure).	+
Character (built and natural) - Could development harm or enhance the character of the area?	Well screened site which features a large filled-in quarry. Any development would need to be small scale to fit within the landscape.	0
Heritage - Does the site include a listed building or fall within the setting of a listed	St Marys' and St Peters Church and Day House barns some 900m to the east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Large former quarry which was used for recreation until it has been recently purchased by a research company. Not a sustainable location for housing, but would meet SA criteria for recreation or small-scale (non retail) employment. Good access.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as employment/recreation use**	

Dayhouse Quarry, Tidenham

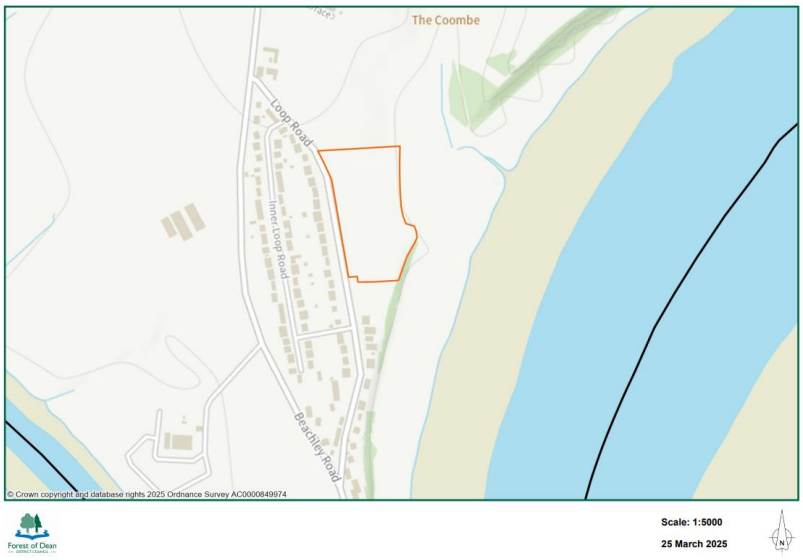


Site policy reference	**TIDENHAM 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Loop Road, Beachley	Is the site SAC?	Adjacent
Parish	Tidenham	Is the site SSSI?	Adjacent
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	ca. 2.96ha/89 dwellings (at 30 per ha)	Town centre by road	Ca. 1km to Sedbury village centre
Relevant Planning History	Shlaa 2022, 2023 & 2024 & Reg 18 (draft local plan) consultation	Primary School by road	Ca. 1.35km to Offa's Dyke Mead Primary School
		GP by road	Ca.2.4km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (on Loop Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1.6km to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good. Well connected to Loop Road, but there is existing congestion in the Sedbury area as there is only one road into/out of Beachley.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would need to be achieved (but is possible). There is no public footpath along Loop Road. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Adjacent to the Severn Estuary and Flood Zone 3 (although topography of land is noted).	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of greenfield land adjacent to Loop Road with some hedging and trees around boundaries.	0
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Adjacent to the Severn Estuary SAC, SSSI, RAMPSAR. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	The site may have some GI potential with hedgerows and trees adjoining as well as Severn Estuary to the east.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Highly visible parcel of land with views over the Severn Estuary and beyond. This site is adjacent to a small amount of ribbon development on the eastern side of Loop Road. On the western side of Loop Road is the formal layout of the Loop Road/Inner Loop Road housing estate. By developing this parcel	– –

	of land, it would significantly increase the size of the Beachley settlement (almost by 50%) and be very prominent in the landscape, having a detrimental impact on the rural nature of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No immediate heritage assets.	+
FoD Officers' conclusion:		
Unsustainable location given that there are currently no services in Beachley. The size and scale of development would be out of keeping with the current rural character of the area. Site is highly sensitive in terms of ecology being adjacent to the Severn Estuary.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land at Loop Road, Beachley

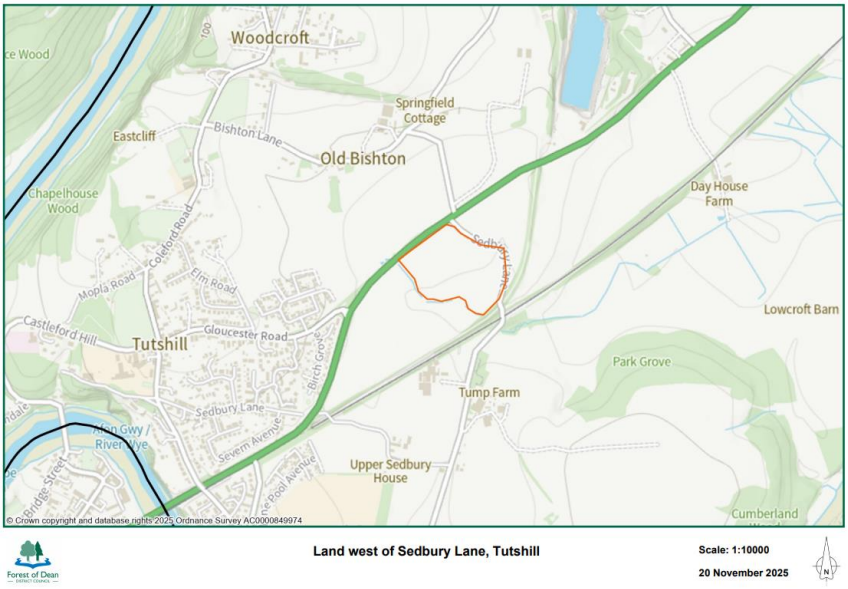


Site policy reference	TIDENHAM 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land West of Sedbury Lane, Tutshill	Is the site SAC?	No (but within 1.4km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.4km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 7.2/216 dwellings (at 30 per ha)	Town centre by road	1.6km to Sedbury village centre and 2.2 km to Chepstow town centre
Relevant Planning History	Shelaa 2025	Primary School by road	1.2km to Tutshill C of E Primary School, 1.3km to Offa's Dyke Mead Primary School
		GP by road	1 km to Tutshill surgery
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (adjoins Gloucester Rd) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.7 km to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good, but would require some access points onto the A48	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would need serious consideration and design. Large verge to site frontage with A48. Cycling could be linked to cycle track.	+
Climate Change - Is there a flood risk?	Small are in major Groundwater vulnerability. Some possible surface water flooding on site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land. Screened with mature hedgerows to Sedbury Lane, open and prominent to	+
Land quality	Grade 2 (very good) with small area of grade 3	–
Biodiversity - existing habitat	The site is within 1.4km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer including within 440 m of a Key Wildlife site. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site may have some GI potential with hedgerows and trees adjoining.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site gently slopes to the south east. Site is open and prominent when viewed from the A48. Reasonably enclosed landscape, mature hedgerow to Sedbury Lane, but can be seen from certain viewpoints.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Small number of Listed Buildings adjacent to the assessment area on the opposite side of the railway line including Meads Farm (II*). Development of the assessment area is unlikely to have a large impact upon heritage assets except potentially Meads farm. A buffer may be required between the assessment area and the closest Listed Buildings.	0
FoD Officers' conclusion:		
Sustainable location, close to good access routes and services. Mitigation may be necessary. There are green Infrastructure possibilities and link to cycle route. Reasonably enclosed landscaped to Sedbury Lane, open views to A48. Would work better in conjunction with the site to the south, so access and pedestrian access could serve the whole site.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA.**	

Land west of Sedbury Lane, Tutshill



Upleadon

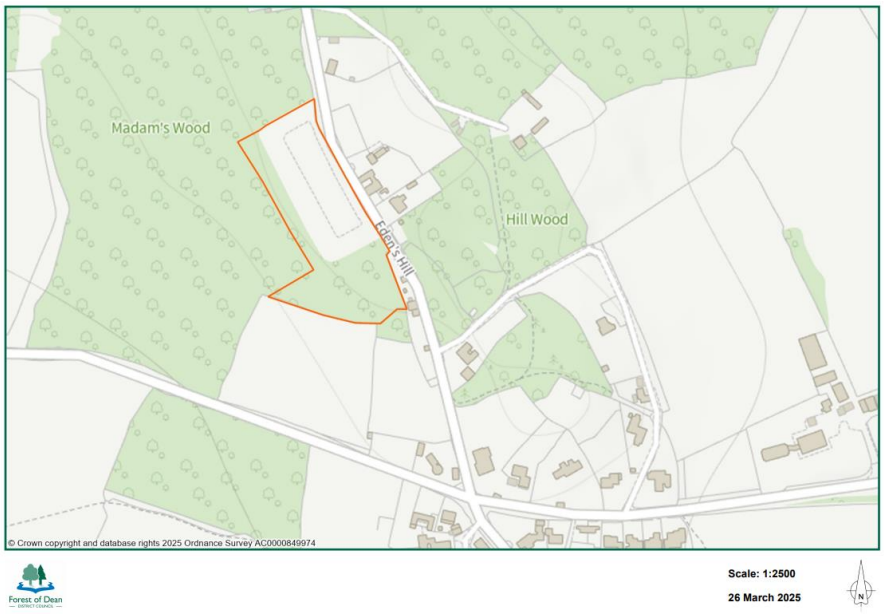
UPLEADON 1 Old Water Reservoir, Edens Hill Road, Upleadon

Site policy reference	UPLEADON 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Old Water Reservoir, Edens Hill Road, Upleadon	Is the site SAC?	No
Parish	Upleadon	Is the site SSSI?	Adjacent (within 50m of SSSI)
Existing Use	Vacant water reservoir and greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.23ha/37 dwellings (at 30 per ha)	Town centre by road	Ca. 4km to Newent
Relevant Planning History	Shlaa 2020, 2022 & 2024	Primary School by road	Ca. 3km to Pauntley Primary or ca. 4.3km to Picklenash Primary in Newent.
		GP by road	Ca. 4.4km to Newent surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes, in walking distance (the site is ca. 200m from nearest bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.5km to businesses on the Scarr, and ca. 3.5 to business park in Newent.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor – Average. Eden's Hill Road is a narrow rural lane.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is only along highways and there are no pavements. Cycling potential would be along highways.	–
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a covered reservoir. Although it is a concrete structure, it is highly vegetated and has the appearance of being greenfield. It is bounded by metal fencing along the boundary to Eden Hill Road. There are numerous trees within and bounding the site.	–
Land quality	Grade 3 (good) agricultural land (however, the reservoir is a built structure).	–
Biodiversity - existing habitat	Within 50 m. of Collingpark Wood SSSI and Ancient Woodland. Also adjacent to woodland. Numerous designated areas (LWS) within a 2km radius. This is a highly sensitive ecological area. Furthermore, the site is a vacant covered reservoir which could provide forms of habitat.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Very good GI potential given proximity to Madam's Wood.	++

Character (built and natural) - Could development harm or enhance the character of the area?	The site is within the open countryside. Other than a handful of existing dwellings on the other side of Eden Hill road, the site is very much rural. Any further development in this area would be out of keeping.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 250m away.	+
FoD Officers' conclusion:		
The site is a vacant covered reservoir, which is located in a rural location which is highly unsustainable for housing development given the lack of services or facilities and the road network is poor. There are no pavements and the nearest services are some 3 to 4km away. Ecology is significant for this site, as it is a rural site, adjacent to a woodland and within 50m. of a SSSI.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Old Water Reservoir, Edens Hill Road, Upleadon



West Dean

BREAM	
WEST DEAN 1	Woodside, Bream
WEST DEAN 2	Land off B4231 Pastors Hill, Bream
WEST DEAN 3	Land to the rear of the Winding Wheel, Coleford Road, Bream
WEST DEAN 4	Land at Breams Eaves off Montpellier Road, Bream
WEST DEAN 5	Land at Princess Royal Road, Bream
WEST DEAN 6	Land at Alameda, Mayfair and off Lydney Road, Bream
WEST DEAN 7	Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream
WEST DEAN 8	Broadmeads, Coleford Road, Bream
WEST DEAN 9	Land between Coleford Road & Highbury Road (Playing Field), Bream
WEST DEAN 10	Rugby Club, Bream
WEST DEAN 11	Land at Lydney Road (Ryelands), Bream
WEST DEAN 12	Land off Ryelands Road, Bream
WEST DEAN 13	Land at Coleford Road, Bream
PARKEND	
WEST DEAN 14	Whitemead Park, Parkend
WEST DEAN 30	Yard at Cannop Road, Parkend
PILLOWELL	
WEST DEAN 15	Main Road, Pillowell
SLING	
WEST DEAN 16	Land Adjacent to Miners Arms, Sling
WEST DEAN 17	New Dunn Business Park, Sling
YORKLEY	
WEST DEAN 18	Lydney Road, Yorkley
WEST DEAN 19	Yorkley Court, Yorkley
WEST DEAN 20	Land adjacent to Pump House, Yorkley
WEST DEAN 21	Lorry Park, Yorkley Slade
WEST DEAN 22	Land on the south site of Bailey Hill, Yorkley
WEST DEAN 23	Rear of Health Centre, Yorkley
WEST DEAN 24	Blakeney Walk, Yorkley
WEST DEAN 25	Blakeney Walk (smaller area), Yorkley
WHITECROFT	
WEST DEAN 26	Scovill Site, Whitecroft
WEST DEAN 27	Land south east of Scovill Site, fields south of Whitecroft.
WEST DEAN 28	Land adjacent to Royal Oak, Whitecroft.

WEST DEAN 29 East of New Road (smaller site), Whitecroft

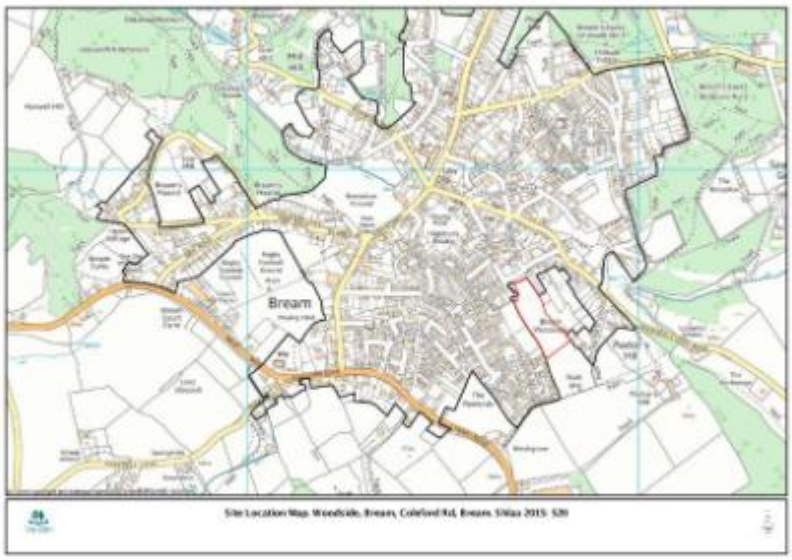
BREAM

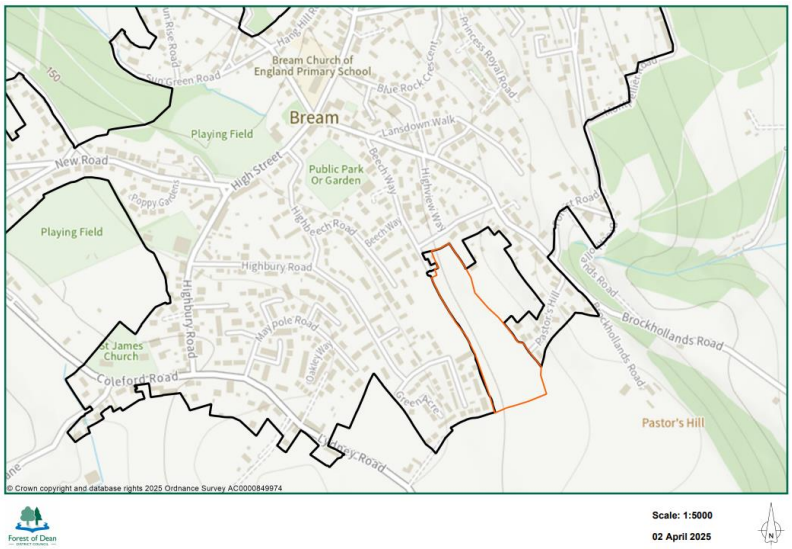
Site policy reference	WEST DEAN 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Woodside, Bream (smaller and larger)	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.23ha/37 dwellings (at 30 per ha)	Town centre by road	384m from Bream village centre
Relevant Planning History	Part of Shlaa 2015	Primary School by road	482m from Bream Primary School.
		GP by road	321m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (311m to High Street) **Is this on an existing bus route?** Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	780m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto Beach Way/Highview Way	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is within the Statutory Forest boundary. The site is agricultural land with very few mature trees. Flanked by existing housing.	–
Land quality	Urban	++
Biodiversity - existing habitat	The site is not a designated area, but there are several LWS, SSSI, SACS and RIGS as well as the Statutory Forest within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or	Moderate to high landscape impact. Would impact the character of the village and the open countryside.	– –

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Unlikely to have impact on the nearest listed building Pastor's Hill, owing to intervening development.	+
FoD Officers' conclusion:		
In a sustainable location but is ecologically sensitive. Local landscape impact most significant constraint otherwise retain and evaluate further- in coal mining consultation area. Some ecological sensitivity. Impact on local forest settlement character. Needs to contribute strategic GI and off road cycle access to Lydney. Possible odour issues. Characteristic of the Forest and the fields often around its edge (some now developed).		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Woodside, Bream





Site policy reference	WEST DEAN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off B4231 Pastors Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.32ha/39 dwellings (at 30 per ha)	Town centre by road	828m from Bream village centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	903m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (663m to High Street) **Is this on an existing bus route?** Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.02km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is limited into cul de sacs to north, unless it could access onto Lydney Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass along northern boundary to site. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Risk of surface water flooding some 100m. to the west.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is within the Statutory Forest boundary. The site comprised parts of 2 parcels of agricultural land bounded by hedgerow and a few trees. Existing housing to the north/northwest.	–
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	The site is not a designated area, but there are several LWS, SSSI, SACS and RIGS as well as the Statutory Forest within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Moderate to high landscape impact. Would impact the character of the village and the open countryside. Does not follow pattern of development.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Unlikely to have impact on the nearest listed buildings Pastor's Hill (200m away) and New Inn (456m away), owing to intervening development..	+
FoD Officers' conclusion:		
Site while attached to settlement boundary would be further encroachment into open countryside. May be affected by nearby chicken farm, local landscape impact is possibly greater than some nearby land. Does not follow any pattern of development- some landscape harm. Impact on local forest settlement character. Needs to contribute strategic GI and off road cycle access to Lydney.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

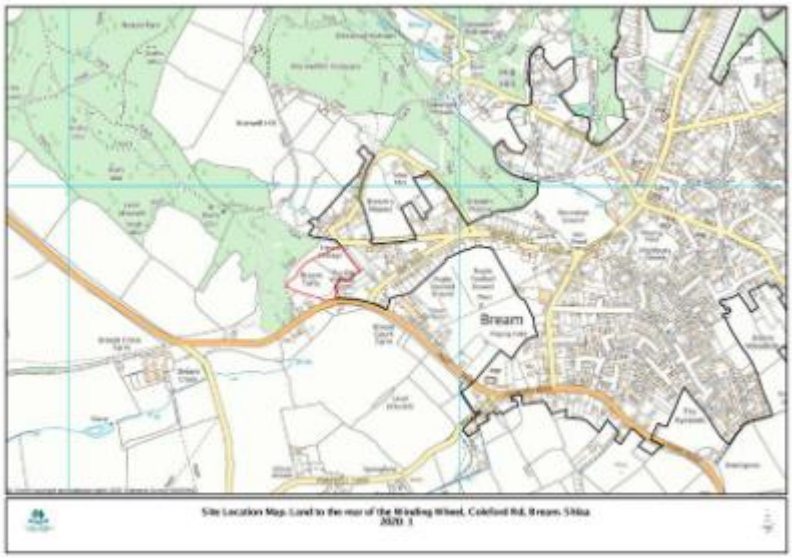
Land off B4231, Pastors Hill

Site policy reference	WEST DEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the rear of the Winding Wheel, Coleford Rd, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.4ha/42 dwellings (at 30 per ha)	Town centre by road	896m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	993m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (540m to High Street) **Is this on an existing bus route?** Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.66km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is limited it could access onto Coleford Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Site is adjacent to pavement along highway. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site comprised parts of 2 parcels of agricultural land bounded by hedgerow and adjacent to woodland. Existing housing to the north/east.	–
Land quality	A mixture of urban and non-agricultural.	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is 10m from an Important Open Area. The site is not within a designated area, but it is adjacent to a LWS and near to a RIGS as well as having other designated ecological sites within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is adjoining a wooded area which could be extended to create a GI corridor into the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Locally prominent in landscape, but adjacent to existing housing, so impact could be mitigated with good design.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Bream Court Farmhouse, Grade II Listed Building, ca. 232m. to the east. The proposal is unlikely to have an impact upon the historic environment because there is existing development between the assessment site and the nearest Listed Building.	+
FoD Officers' conclusion:		
Would be partly bounded surrounded by existing development therefore may be suitable subject to design. Sustainable location, In coal authority (actually iron) mining risk area also close to bat SAC and locally prominent in the landscape. Some concerns regarding ecology- excellent habitat, nearby SAC bat roosts, open landscape of high value - significant adverse effects though part of site may be developable.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA – but ecology a particular concern**	

Land to the rear of the Winding Wheel, Coleford Road, Bream

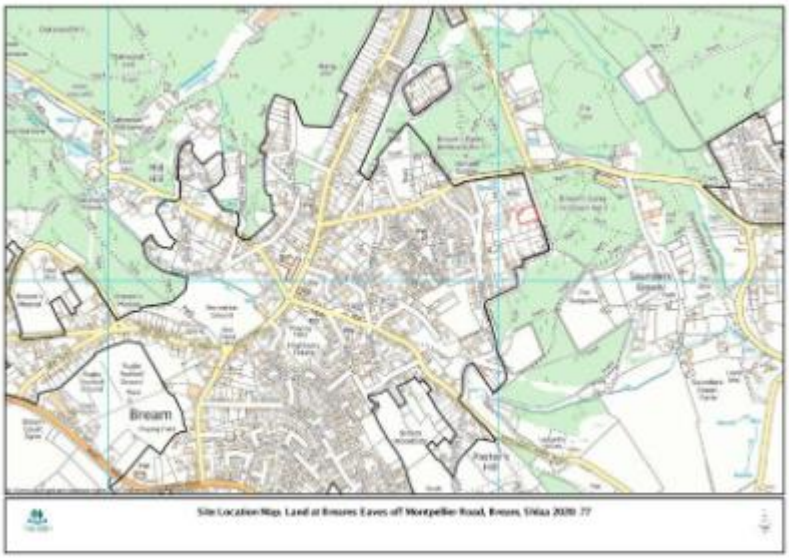


Site policy reference	WEST DEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Breams Eaves off Montpellier Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.17ha/5 dwellings (at 30 per ha)	Town centre by road	851m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	790m from Bream Primary School.
		GP by road	1.12km from Bream Surgery
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (506m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	262m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access onto Montpellier Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site, but at risk of surface water flooding.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains some shrubs and trees.	0
Land quality	Urban	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is an Important Open Area, adjacent to woodland. The site is not within a designated area, but it is within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is opposite from a fragment of woodland, however, it is probably too small to accommodate GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site (Important Open Area in a Locally Distinctive Area) in close proximity to designated ecological sites.	–
Heritage - Does the site include a listed building or fall	No listed buildings or non-designated heritage assets within 250m of the site.	+

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
The loss of this portion of open space would harm the character of the area.		
Does the site meet SA criteria?	**Small site but - UNLIKELY TO MEET SA CRITERIA**	

Land at Breams Eaves off Montpellier Road, Bream

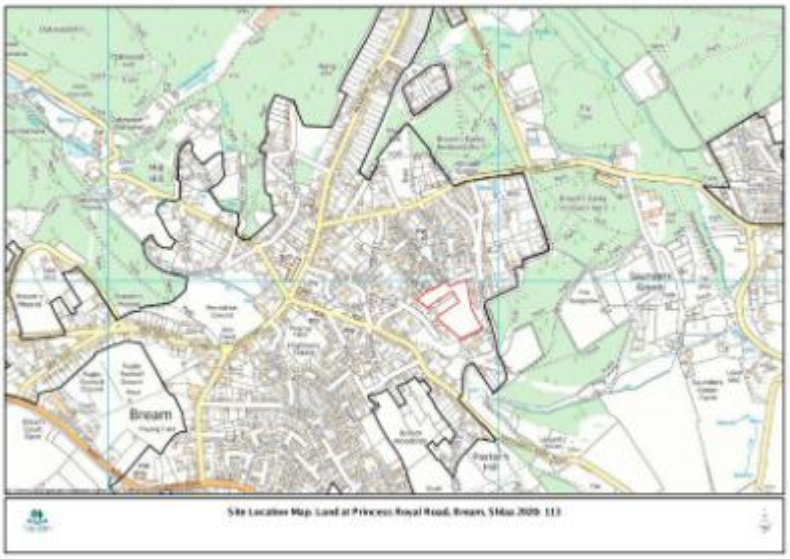


Site policy reference	WEST DEAN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Princess Royal Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.09ha/32 dwellings (at 30 per ha)	Town centre by road	353m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	486m from Bream Primary School.
		GP by road	1.12km from Bream Surgery
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (299m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	490m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access onto Princess Royal housing estate.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a large steep parcel of land which is agricultural (grassed land) with various boundaries (hedging, fencing). It is surrounded by housing on most sides.	–
Land quality	Urban	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is an Important Open Area, in close proximity to woodland. The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is close to a wooded area, but otherwise has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site (a large Important Open Area in a Locally Distinctive Area) in close proximity to designated ecological sites.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings or non-designated heritage assets within 250m of the site.	+
FoD Officers' conclusion:		
Impact on large protected area may preclude development, some more limited potential, but relief and access may be constraints.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Princess Royal Road, Bream



Site policy reference	**WEST DEAN 6**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Alameda, Mayfair and off Lydney Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Two dwellings and their curtilage, and greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.51ha/15 dwellings (at 30 per ha)	Town centre by road	648m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	782m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining and within	Public Transport	**Potential to access bus route?** Yes (439m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.03km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Coleford Road or even into the estate roads to the north.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate and pavement could be accommodated along verge of Coleford Road. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in or close to the site, although this parcel of land forms a portion of a larger field. The central area of the larger field is at risk of flooding from surface water.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	There are a few mature trees but mainly residential gardens.	0
Land quality	Urban and Grade 3 (good to moderate).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or	Currently a greenfield site which is adjacent to existing built development.	+

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings (New Inn ca.400m. to the northwest of the assessment area and Pastors Hill ca.335m. to the northeast). The proposal is unlikely to have an impact upon the historic environment because the nearest Listed Buildings are at a distance from the assessment site.	+
FoD Officers' conclusion:		
Sustainable location. Would need to assess if an odour issue this close to chicken farm- consider in context of adjoining land to North West.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land at Alameda, Mayfair and off Lydney Road, Bream

Site policy reference	**WEST DEAN 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Two dwellings and greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.99ha/29 dwellings (at 30 per ha)	Town centre by road	560m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	664m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining and within	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Coleford Road, but this would have to be through Maypole Villa and Maypole Barn.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through footpaths running through the village and along Coleford Road. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in or close to the site, although this parcel of land forms a portion of a larger field. The central area of the larger field is at risk of flooding from surface water.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site contains two dwellings, but otherwise is greenfield and bordered by hedgerows.	–
Land quality	Urban (despite being greenfield land, it is classed as urban).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site but is adjacent to existing built development.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II Listed Building (New Inn ca.44m to the north) but there are intervening buildings.	+
FoD Officers' conclusion:		
Extends into the open countryside. Very prominent, rising ground.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

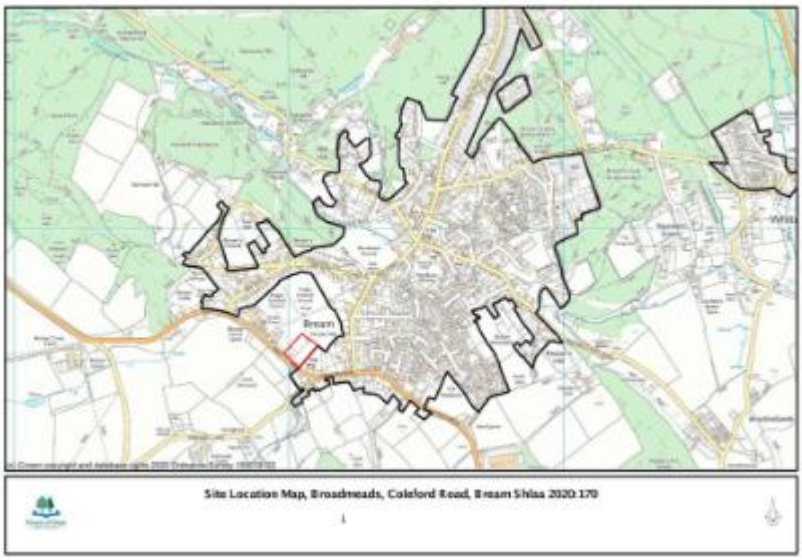
Land at Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream

Site policy reference	**WEST DEAN 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Broadmeads, Coleford Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.74ha/22 dwellings (at 30 per ha)	Town centre by road	817m from Bream village centre
Relevant Planning History	Shlaa 2020	Primary School by road	919m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (237m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Coleford Road (class 3 and 2 highways).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site, however, there is a small areas at risk of surface water flooding to the south of the site as well as issues of surface water flooding on the highway to the south.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a part of a larger parcel of open land which is agricultural (grazed) with 3 hedgerows bordering and transecting the site and some mature trees.	–
Land quality	Urban (despite being greenfield land, it is classed as urban).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is prominent in the local landscape, if developed any part would change the character of the area quite significantly.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings (Court Farm ca.104m. to the northwest and New Inn 187m.). The proposal is unlikely to have a significant impact on the nearest listed buildings, as there is intervening development.	+
FoD Officers' conclusion:		
Adjacent to existing development in a sustainable location. Next to the church however this is not listed. This area of Bream however does mark where the countryside begins- large dwellings in large curtilages, agricultural fields and farm buildings. Part of larger area of land fronting the Lydney Rd and if developed any part would change the character of the area. Local landscape would be adversely affected. Evaluate the wider area against other local alternatives.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Broadmeads, Coleford Road, Bream

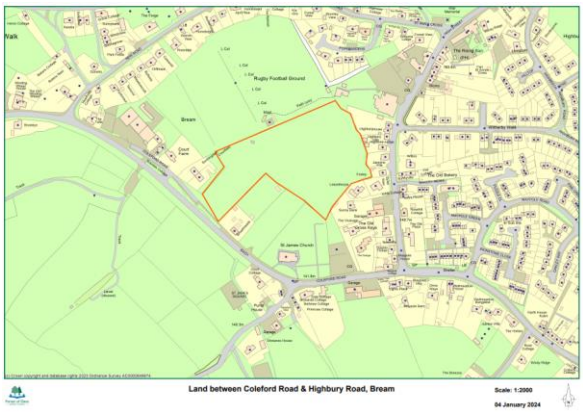


Site policy reference	WEST DEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land between Coleford Road & Highbury Road (Playing Field), Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	Ca.2ha/60 dwellings (at 30 per ha)	Town centre by road	817m from Bream village centre
Relevant Planning History	Shlaa 2023	Primary School by road	919m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (237m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Coleford Road (class 3 and 2 highways).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a part of a larger parcel of land large parcel of open land part of which is agricultural (grazed) with hedgerows bordering the site and some mature trees and part of which is recreational (Bream playing fields).	– –
Land quality	Urban (despite being greenfield land, it is classed as urban). However, this is a large area of land which is used for agriculture/grazed and recreational purposes.	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield and recreational site which is highly prominent in the local landscape as it rises to the north. If developed it would change the character of the area and the landscape significantly.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed Building, Court Farm is ca.58m. to the northwest. The proposal is unlikely to have a significant impact on the nearest listed buildings, as there is intervening development.	+
FoD Officers' conclusion:		
Adjacent to existing development in a sustainable location. This area of Bream however does mark where the countryside begins- large dwellings in large curtilages, agricultural fields and farm buildings and as the land rises to the north, it is particularly prominent. If whole area of land were developed, it would significantly change the character of the area and local landscape would be significantly affected. It would also result in the loss of recreational ground.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land between Coleford Road & Highbury Road, Bream

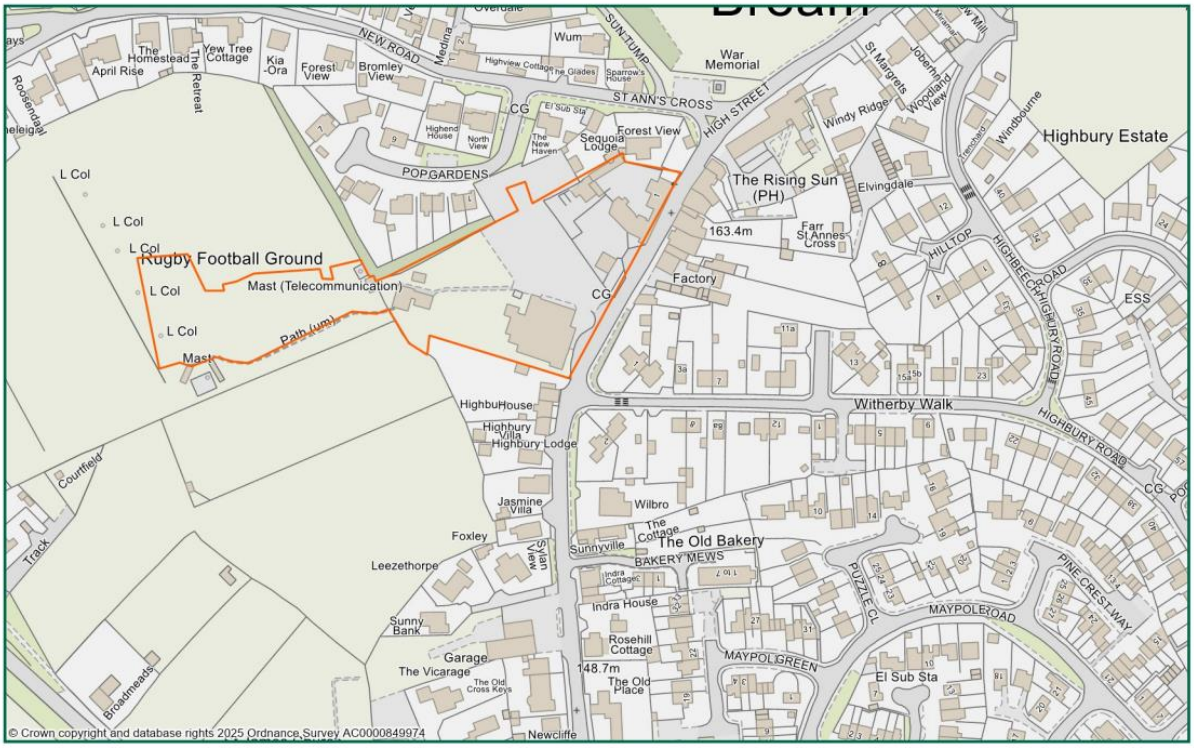


Site policy reference	**WEST DEAN 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Rugby Club, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Rugby/football ground and associated buildings	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	Ca.1.24ha/37 dwellings (at 30 per ha)	Town centre by road	Ca. 300m from Bream village centre
Relevant Planning History	P1217/19/FUL Demolition of existing clubhouse, associated changing rooms and outbuilding. Redevelopment of the site to provide residential dwelling (No 8) and new clubhouse and associated parking - Approved	Primary School by road	362m from Bream Primary School.
		GP by road	460m from Bream Surgery
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes (adjacent to High Street) **Is this on an existing bus route?** Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes Coal Authority Development Low Risk Area	Employment Area (direct line)	Ca.1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Highfield Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a part of a larger recreational site for the football/rugby ground. Includes clubhouse and hardstanding. Some mature hedgerow to the south.	0
Land quality	Urban.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently forms part of the playing field (including clubhouse). Adjacent to High Street and therefore visible, but would be viewed in context of existing housing/development.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed Building, Rising Sun public house is ca. 84 m. to the northeast, on the opposite side of the road with intervening buildings. Therefore there would be no impact on heritage assets.	+
FoD Officers' conclusion:		
Adjacent to existing development in a sustainable location. It would also result in the loss of part of the recreational ground, however, this site already has planning permission granted and the changing facilities are to be moved to another area of the playing pitch.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

Rugby Club, Bream

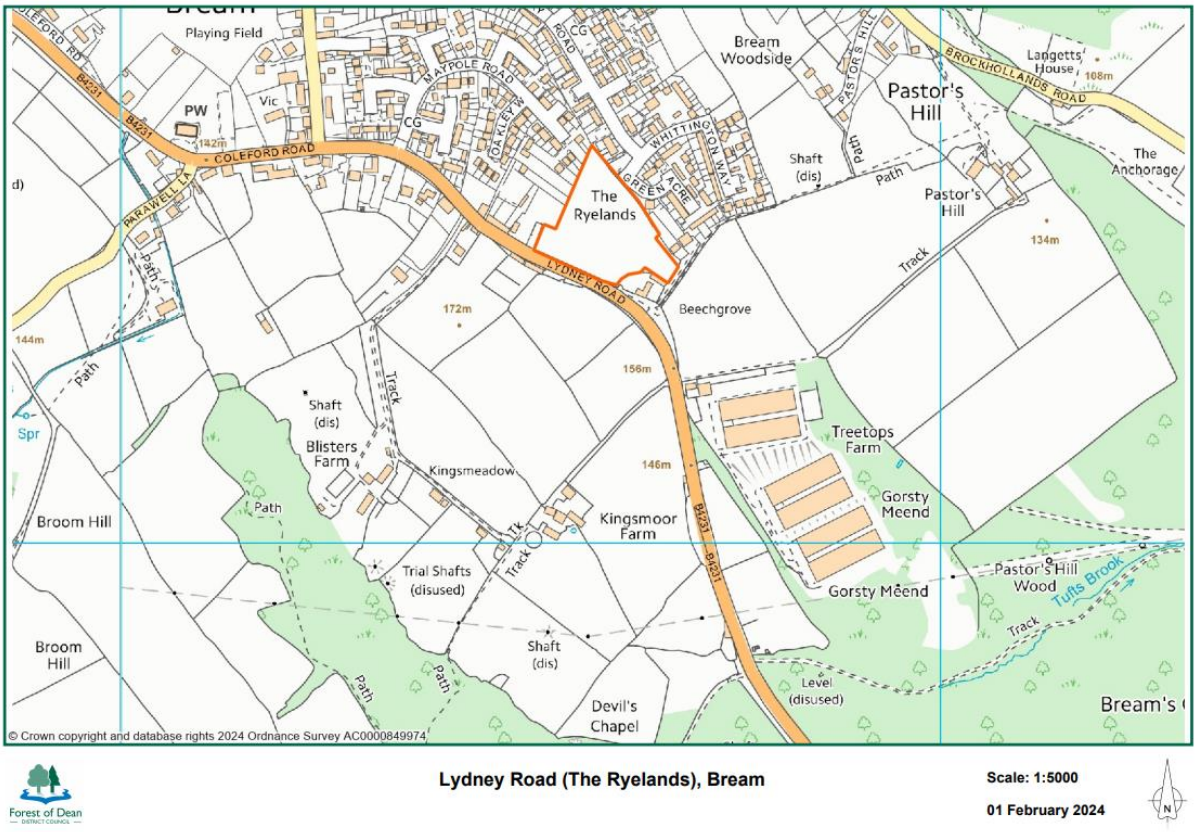


Site policy reference	WEST DEAN 11	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Lydney Road (Ryelands), Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.22ha/37 dwellings (at 30 per ha)	Town centre by road	930m from Bream village centre
Relevant Planning History	Shlaa 2023	Primary School by road	930 m from Bream Primary School.
		GP by road	Ca. 980m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Lydney Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate and creating a pavement along Lydney Road verge. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	There are some mature trees and sporadic hedgerow/fencing around the boundary.	0
Land quality	Urban (although the land is currently grazed)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Flat parcel of greenfield which is grazed. Backdrop of housing to north and east. Development would not be out of character with the surrounding housing.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++

FoD Officers' conclusion:	
Sustainable location. Would need to assess if an odour issue this close to chicken farm. Update: Awaiting appeal decision.	
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**

Land at Lydney Road (Ryelands), Bream

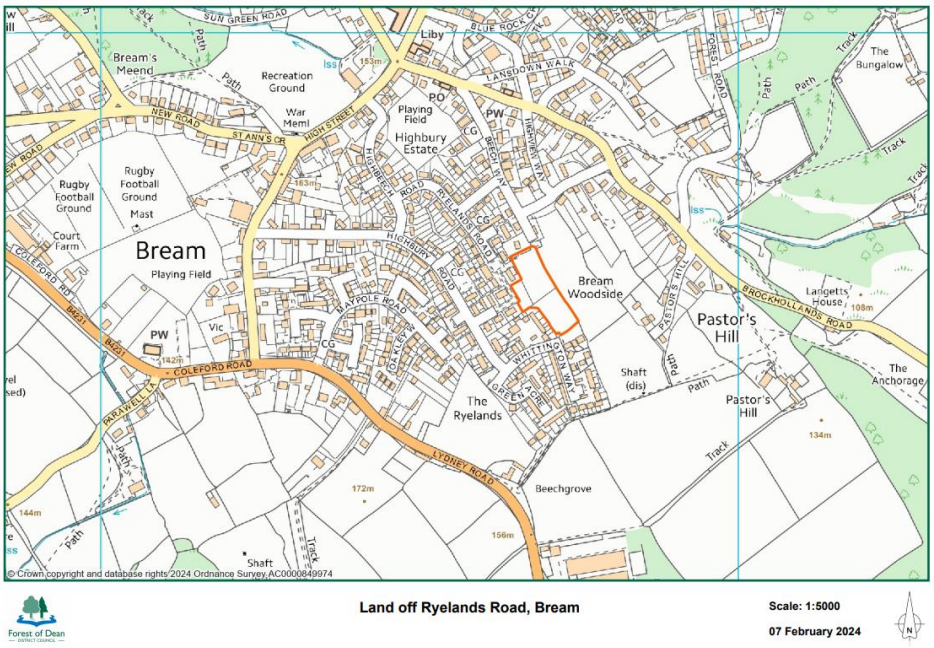


Site policy reference	WEST DEAN 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Ryelands Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/IOA	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.68ha/15 dwellings (at 30 per ha)	Town centre by road	370m from Bream village centre
Relevant Planning History	Part of site has permission for 9 dwellings (P0422/18/FUL) Policy AP.83 for 15 dwellings.	Primary School by road	370m from Bream Primary School.
		GP by road	222m from Bream Surgery
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes (High Street) **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access onto Rylands or Highbury estate roads to the north.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estates. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Scrubby grass. Part of site is an IOA.	–
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is adjacent to existing built development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed	None.	++

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Sustainable location. Development would be in-keeping with surrounding housing, but need to retain recreation/IO land.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA – commitment for at least 9 dwellings. Could be extended, but retain some recreation and IO land.**	

Land off Ryelands Road, Bream

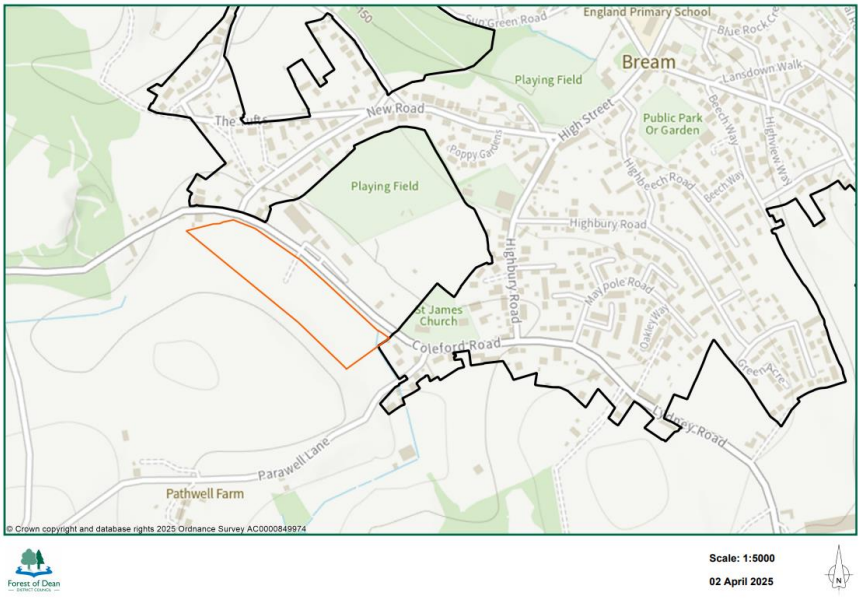


Site policy reference	WEST DEAN 13	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Coleford Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.77ha/83 dwellings (at 30 per ha)	Town centre by road	Ca.820m from Bream village centre
Relevant Planning History	Shlaa 2023 & Reg 18 (draft local plan) consultation	Primary School by road	Ca. 920m from Bream Primary School.
		GP by road	Ca. 965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (240m to High Street) **Is this on an existing bus route?** Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - Access onto Coleford Road (class 3 and 2 highways).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site, however, there is risk of surface water flooding to the north-western and north-eastern boundaries of the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a part of a larger parcel of open land which is agricultural (currently grazed by horses) with hedgerows bordering the site and wooden fencing transecting the site. Mining legacy in this area (consultation area) – concern about subsidence. If this site were developed, it would harm the local landscape character.	– –
Land quality	Urban (despite being greenfield land, it is classed as urban).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites. Given the mining legacy under the ground in this area, there may be bats in the caves.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is very prominent in the local landscape. It has a distinctly rural appearance and if developed, it would change and harm the character of the area quite significantly.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed Court Farm is opposite the site (on the other side of the highway), and the proposal could have an impact on its setting.	–
FoD Officers' conclusion:		
Sustainable location on the edge of the settlement, however, it is situated on the southern side of Coleford Road, where there is a highly distinct rural character. If any part of this land were to be developed it would significantly change the character of the area and the local landscape would be adversely affected. Concern with regards to heritage, mining legacy and biodiversity.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Coleford Road, Bream



PARKEND

Site policy reference	WEST DEAN 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Whitemead Park, Parkend	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield (Holiday Park)	Filter 2: Distance to services rating	
Site Area & Potential capacity	15.6ha – employment/recreation	Town centre by road	Ca. 500m into village centre (few amenities)
Relevant Planning History	AP.25	Primary School by road	Ca. 1.2km to Parkend primary school
		GP by road	Ca. 3.5km to Yorkley Health Centre
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes (outside site) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – Access off Coleford Road	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No pavements, but verges lead into the village centre. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	Flood zones 3 runs along the northern tip of the site (through entrance).	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Established holiday park complex with various buildings and chalets set within woodland.	0
Land quality	Non-agricultural.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius. Nagshead LWS within 80m. to north.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has GI potential, being linked to woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an established holiday park set within woodland. Any development would need to be sensitive to the landscape and kept within the existing boundary.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Site is on the edge of a settlement and meets SA criteria in terms of employment/recreation uses. Any other uses are unlikely to be sustainable. Good access. Any intensification of the employment site would need to be sensitive to the landscape and keep within the site boundaries.		

Does the site meet SA criteria?	MEETS SA CRITERIA – as employment/recreation site

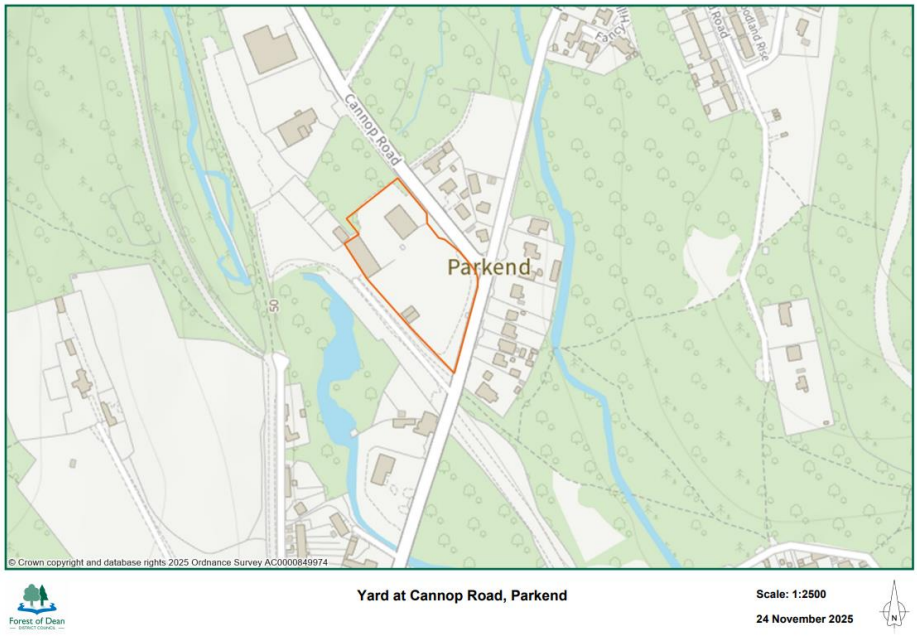
Whitemead (Holiday Park)

Site policy reference	**WEST DEAN 30**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Yard at Cannop Road, Parkend	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield Caravan site	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.81 ha (dwellings at 30 per ha) Possible mixed use or housing	Town centre by road	Ca. 200m into village centre (few amenities). Has a range of services and facilities including recreation/tourism uses.
Relevant Planning History	SHELAA 2025	Primary School by road	Ca. 1.4 km to Parkend primary school
		GP by road	Ca. 4km to Yorkley Health Centre
Relationship to DSB	Inside DSB	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No Coal Authority Development High Risk Area	Employment Area (direct line)	This is an existing employment site. The site is also in close proximity to Whitemead employment and recreation site and Dean Forest Railway.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good access off Cannop Road, class 2 highway. Connects to Fancy Road a class 3 highway.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements, and verges lead into the village centre. Cycling would be along the highway. Close to cycle routes.	0
Climate Change - Is there a flood risk?	Not within a flood zone	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Established	0
Land quality	Non-agricultural.	+

Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius. Nagshead LWS within 162 m. to west.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some GI potential as the site is bounded by woodland to the north with other woodland located in close proximity to the west. Mature hedgerow bounds the site fronting Cannop Road and mature hedgerow and trees screen the site to Fancy Road.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an established caravan sales and transport commercial site. There are two large prominent commercial buildings within the site and smaller buildings. The site is relatively flat. Residential properties are located directly opposite the site and more consolidated housing is located to the east on Fancy Road. Mixed use development including housing could be accommodated on the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Nearest listed building is within 500m not viewed in the context of the street scene with this site.	++
FoD Officers' conclusion:		
Site is the settlement boundary and meets SA criteria in terms of employment uses. Any other mixed uses including housing could have the potential to be sustainable and could compliment the existing housing in the area. Good access. The development of this site would need to be sensitive to the landscape and well designed.		
Does the site meet SA criteria?	**MEETS SA CRITERIA – as mixed use/housing site**	

Yard at Cannop Road, Parkend



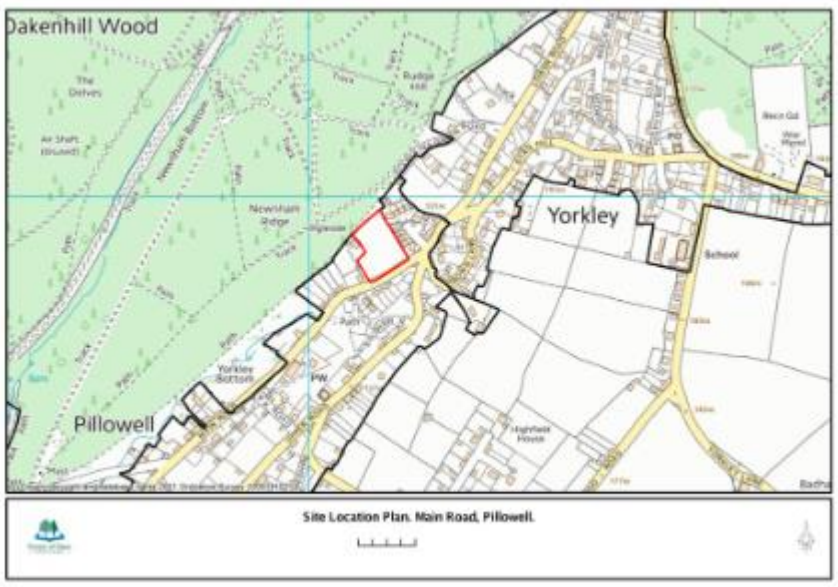
PILLOWELL

Site policy reference	WEST DEAN 15	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Main Road, Pillowell	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/Important Open Area	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.66ha/20 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007	Primary School by road	Yorkley Primary School is ca. 740m away and Pillowell Primary School is ca.650m.
		GP by road	Ca. 760m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Stag Hill bus stop 250m away) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access would be off Main Road, Pillowell.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run lead into the forest as well as fields to the east towards Yorkley. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The assessment site is greenfield land and is an Important Open Area adjacent to woodland. It is overgrown scrub for some of it, and being adjacent to the woodland, it gives it the appearance of being unique forest waste.	– –
Land quality	Designated as Urban. However, the site is clearly greenfield land.	–

Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland, this means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to the woodland to the west.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an Important Open Area and part of the Pillowell Locally Distinctive area and Conservation Area. It is an open piece of land in a prominent location adjacent to Main Road with a woodland backdrop and views into and from the site are wide ranging over the statutory forest. Development on this land would have a high landscape impact and harm the character of the local area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated buildings within 250m. of the site, however, the land is within the Pillowell Conservation Area. Any new development would have a moderate to high impact on the Conservation Area.	–
FoD Officers' conclusion:		
Protected open area within conservation area. Steep and part of characteristic forest edge landscape. Development would harm the local character.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Main Road, Pillowell



SLING

Site policy reference	WEST DEAN 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Miner's Arms, Sling	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.64ha/19 dwellings (at 30 per ha)	Town centre by road	3.2km to Coleford Town Centre, 9km to Lydney and 17.2km to Chepstow.
Relevant Planning History	Shlaa 2007	Primary School by road	1.1km to Ellwood Primary School & 1.3km from Clearwell Primary School.
		GP by road	Ca. 2.6km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (within walking distance) **Is this on an existing bus route?** Yes Ca. 9km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 460m to the New Dunn Business Park in Sling. Ca. 2km to Tufthorn Industrial Estate, Coleford.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – Site can be accessed off Milestone Walk and potentially Miner's Close leading to B4228.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Land is overgrown and adjacent to existing development. No particular landscape features. Development would have low impact.	+
Land quality	Non-agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within 250m of LWS and a bat SAC, and also within a 2km radius of designated ecological sites.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the forested land to the west.	+

Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site, which is overgrown with vegetation and adjacent to existing housing.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated assets within the assessment area. Development of the assessment area will not have an impact upon heritage assets.	++
FoD Officers' conclusion:		
Current allocation, capable of development. Main issues likely to be ecology due to proximity to bat sites.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

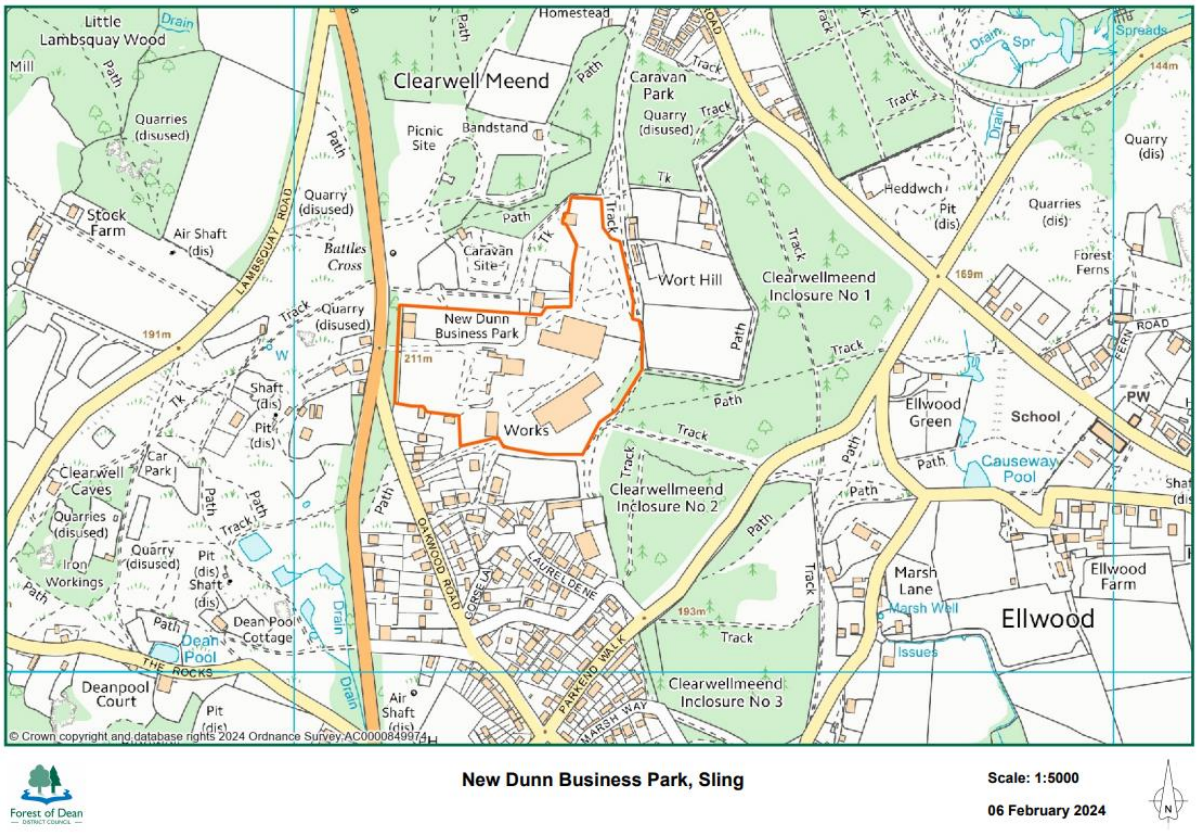
Land adjacent to Miner's Arms, Sling

Site policy reference	**WEST DEAN 17**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	New Dunn Business Park, Sling	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Employment – business park (mixture of buildings and employment uses)	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	5.14ha	Town centre by road	3km to Coleford Town Centre, 9km to Lydney and 17.4km to Chepstow.
Relevant Planning History	AP.106 Allocation for Intensification of Employment	Primary School by road	Ca.1km to Ellwood Primary School & ca.1km from Clearwell Primary School.
		GP by road	Ca. 2.6km to Coleford Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (within walking distance) **Is this on an existing bus route?** Yes Ca. 9km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site is a business park. Also, ca. 2km to Tufthorn Industrial Estate, Coleford.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – Site is accessed off B4228	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Land is densely used for all types of employment related purposes, including business and storage containers, etc. Bounded by some trees and hedgerow. Sits within a background of forested land.	+
Land quality	Non-agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within 250m of LWS and a bat SAC, and also within a 2km radius of designated ecological sites.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the forested land to the north and east.	+

Character (built and natural) - Could development harm or enhance the character of the area?	Currently a business park which is used for a mixture of different employment uses and has several different buildings and storage containers, etc. on it.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated assets within the assessment area. Development of the assessment area will not have an impact upon heritage assets.	++
FoD Officers' conclusion:		
Current allocation of employment remains acceptable and most appropriate.		
Does the site meet SA criteria?	**MEETS SA CRITERIA as a continued employment site (Business Park).**	

New Dunn Business Park, Sling



New Dunn Business Park, Sling

Scale: 1:5000

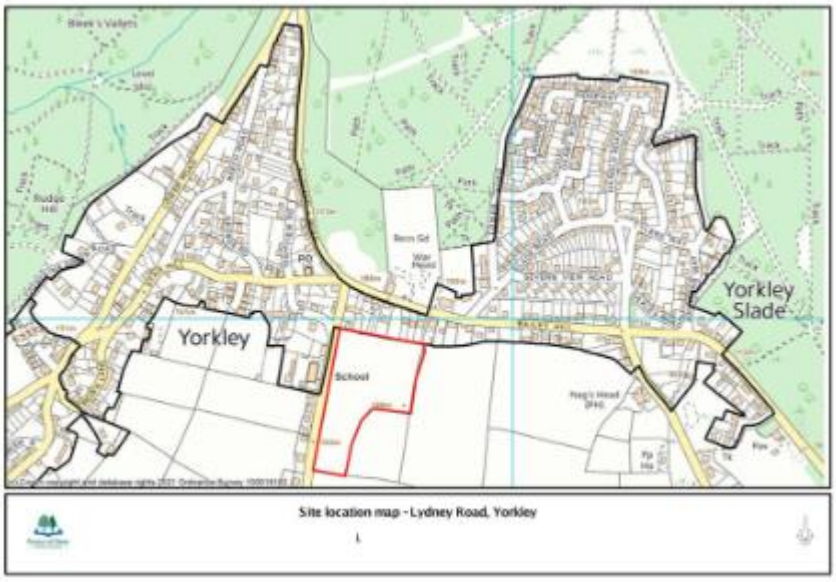
06 February 2024

Site policy reference	**WEST DEAN 18**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Lydney Road, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	2.78ha/83 dwellings (at 30 per ha)	Town centre by road	Ca. 8.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2020 P1059/15/OUT: Construction of up to 37 dwellings, provision of additional car parking for the primary school, landscaping, highway improvements and access - Dismissed at appeal	Primary School by road	Yorkley Primary School is directly opposite.
		GP by road	Ca. 250m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to the site) **Is this on an existing bus route?** Yes Ca. 8.2km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 8.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Moderate – access is available for the site off Lydney Road. The road does get congested at drop-off and pick-up times for the school (opposite the site).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Highly prominent location. Open agricultural field on ridge, with far reaching views. Locally Distinctive Area immediately to northwest.	– –
Land quality	Urban and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Open landscape – high sensitivity (see appeal on landscape harm). Very prominent central village location. Views beyond the site. Locally Distinctive	– –

enhance the character of the area?	Area immediately to the northwest. The assessment area is greenfield (agricultural field) and although it is in a central location in the village, it is not within the settlement boundary and is the beginning of a network of fields to the south with far reaching views out from the village in a southerly direction. Development on this land could have a landscape impact. It is also within close proximity of a Locally Distinctive Area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated heritage assets within the assessment area. 2 non-designated assets have been identified (however, these have not been formally adopted as such) within a 250m. of the assessment area. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Prominent site in open landscape but close to village amenities, some immediate access issues. Landscape harm as demonstrated by the previous planning appeal outcome.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Lydney Road, Yorkley

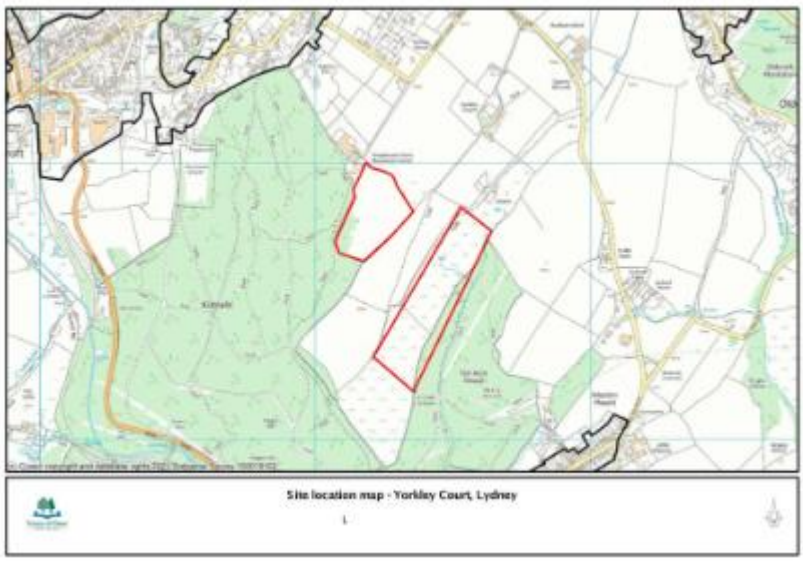


Site policy reference	WEST DEAN 19	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Yorkley Court, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	16.14ha/484 dwellings (at 30 per ha)	Town centre by road	In village centre, but ca. 8.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2020	Primary School by road	Yorkley Primary School is ca. 1km away.
		GP by road	Ca. 250m to the Yorkley Health Centre.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No **Is this on an existing bus route?** No Ca. 8.2km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 8.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very poor access onto the site, as it is situated amid a network of fields and woodland.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest villages of Yorkley and Pillowell (ca. 1.5km away) would be along unlit public rights of way across fields. Cycling would be along the highway.	–
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield land/agricultural separated parcels of land with mature hedgerows and some tree growth. Adjacent to a solar farm and partly surrounded by woodland.	– –
Land quality	Non-agricultural and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and adjacent to woodland.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Adjacent to a woodland setting, therefore some potential for habitat linkage.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Within (and adjacent to) a woodland setting. Greenfield agricultural land. Field pattern, a network of parcels of open land with a backdrop of woodland. Harm to the setting of the open countryside and the woodland character. Adjacent to a solar farm.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Any new development is unlikely to have a significant impact on heritage assets, although the impact on Yorkley Court (Grade II listed) would still need to be assessed, as this land forms part of its wider setting.	0
FoD Officers' conclusion:		
Site is situated in countryside in an unsustainable location, with potential harm for landscape and ecology. Also access issues. May be more suited for very small scale tourism/recreation use.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Yorkley Court, Yorkley



Site policy reference	WEST DEAN 20	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Pump House, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.7ha/21 dwellings (at 30 per ha)	Town centre by road	Ca.600m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007 & 2021	Primary School by road	Yorkley Primary School is ca. 800m away.
		GP by road	Ca. 475m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (ca. 150m to Bailey Road) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto the site from Oldcroft Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest village of Yorkley would be along verges and then pavements. Public right of way to north of site accessing countryside. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Greenfield open land/agricultural land with mature hedgerows and some tree growth. Land is grazed.	–
Land quality	Urban and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Open greenfield land which is visible from immediate area.	0

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Small site related to edge of village, some site constraints and visible from immediate area.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land adjacent to Pump House, Yorkley

Site policy reference	WEST DEAN 21	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lorry Park, Yorkley Slade	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Former lorry park - brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.65ha/20 dwellings (at 30 per ha)	Town centre by road	Ca.600m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	N/A	Primary School by road	Yorkley Primary School is ca. 800m away.
		GP by road	Ca. 475m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (ca. 150m to Bailey Road) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto the site from Oldcroft Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest village of Yorkley would be along verges and then pavements. Public right of way on opposite side of road accessing countryside. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	This is previously developed land which has become vegetated over time with undergrowth and some trees/bushes. An unmade track runs through the site.	++
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Enclosed small area of previously developed land which is now overgrown. In Locally Distinctive Area.	+

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Small enclosed site on edge of settlement. Previously developed land.		
Does the site meet SA criteria?	**COULD MEET SA CRITERIA**	

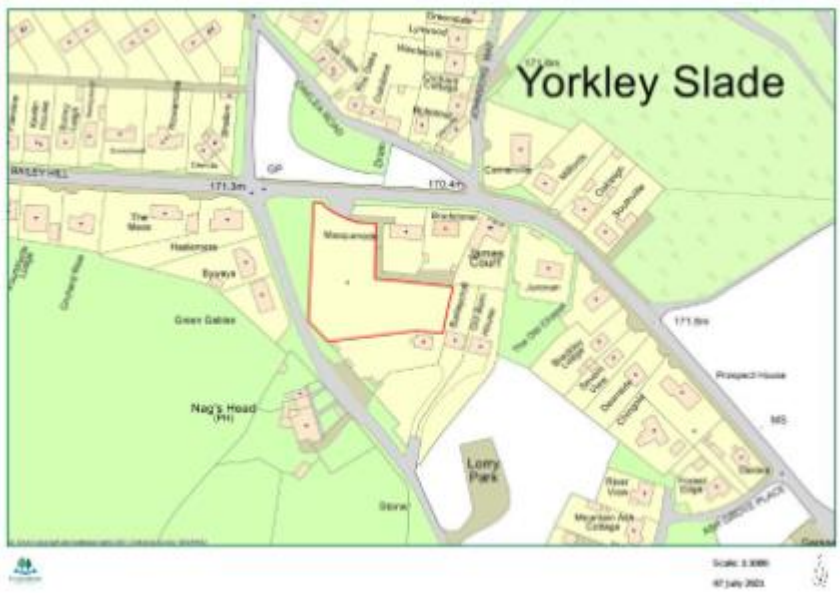
Lorry Park, Yorkley Slade

Site policy reference	**WEST DEAN 22**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land on the south side of Bailey Hill, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Important Open Area	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.28ha/8 dwellings (at 30 per ha)	Town centre by road	Ca.500m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2008	Primary School by road	Yorkley Primary School is ca. 665m away.
		GP by road	Ca. 340m to the Yorkley Health Centre.
Relationship to DSB	Inside	Public Transport	**Potential to access bus route?** Yes (next to bus stop) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access onto the site from Bailey Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the pavements on the opposite side of the road leading into the village centre. A public right of way starts just southeast of the site providing access into countryside. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Overgrown large parcel of land which is an IOA and in a Locally Distinctive Area. Tree coverage.	0
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	The assessment site is greenfield land, an Important Open Area and within the Locally Distinctive Area.	0

enhance the character of the area?	The IOA contains a high amount of tree coverage and is overgrown. However, the site is well enclosed by hedgerow and surrounded by exiting built development. Any new development would need to be sensitive.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Protected site within village, but is sustainable location. The site is not prominent or has wide landscape value, being surrounded by built development. Some sensitive development on a small scale could possibly be accommodated.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Land on the south side of Bailey Hill, Yorkley



Site policy reference	WEST DEAN 23	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Health Centre, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.42ha/13 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007	Primary School by road	Yorkley Primary School is ca. 300m away.
		GP by road	Adjacent to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Bailey Road bus stop) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Not readily accessible - the land would need to gain access to the highway network.	– –
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public access into the forest for recreation. Cycling would be along the highway. Site is adjacent to recreation ground.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Open green area adjacent to recreation ground and health centre, bounded by mature hedgerow and woodland directly to the north.	0
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the proximity of the woodland to the north means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link into the woodland directly to the north.	+
Character (built and natural) - Could development harm or	The site is a rectangle parcel of greenfield which is enclosed by some housing, the recreation ground,	–

enhance the character of the area?	the health centre and woodland. It would be difficult to access and would not have a direct frontage onto a highway. Built development could harm the character of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
The site is not readily accessible, it is an open area which is possibly more suitable for non-built use in conjunction with the adjacent recreation area.		
Does the site meet SA criteria?	**Non-built uses (recreation) NOT EXCLUDED BY SA CRITERIA**	

Rear of Health Centre, Yorkley

Site policy reference	WEST DEAN 24	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Blakeney Walk, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.83ha/55 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2015 & 2020	Primary School by road	Yorkley Primary School is ca. 380m away.
		GP by road	Ca. 420m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Bailey Road & Stag Hill bus stops) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access could be off Deer Park estate road onto Stag Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run through the fields to the south of the village. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The assessment site is greenfield land and is part of a small network of field parcels bounded by mature hedgerows.	0
Land quality	Designated as Urban (however, the site is clearly greenfield/agricultural land)	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open landscape on ridge with far reaching views in a southernly direction. Greenfield land which is part of a network of field parcels. Development could have an impact on landscape, especially views, so	0

	sensitive development would be required to mitigate.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated buildings within 250m. of the assessment area, but Pillowell Conservation Area is approximately 165m to the South. Any new development may have a moderate impact on heritage assets (Conservation Area) as this is a visually open area which would be read in conjunction with the Conservation Area.	0
FoD Officers' conclusion:		
A sustainable location close to village services, and active transport networks. The site could have a landscape and heritage impacts (especially if a larger site with higher density of development). Therefore sensitive development would need to be accommodated on the site.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Blakeney Walk, Yorkley

Site policy reference	WEST DEAN 25	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Blakeney Walk (smaller area), Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2015 & 2020	Primary School by road	Yorkley Primary School is ca. 380m away.
		GP by road	Ca. 420m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (Bailey Road & Stag Hill bus stops) **Is this on an existing bus route?** Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access could be off Deer Park estate road onto Stag Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run through the fields to the south of the village. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The assessment site is greenfield land and is part of a small network of field parcels bounded by mature hedgerows.	0
Land quality	Designated as Urban (however, the site is clearly greenfield/agricultural land)	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open landscape on ridge with far reaching views in a southernly direction. Greenfield land which is part of a network of field parcels. Development could have an impact on landscape, especially views, so	0

	sensitive development would be required to mitigate.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated buildings within 250m. of the assessment area, but Pillowell Conservation Area is approximately 165m to the South. Any new development may have a moderate impact on heritage assets (Conservation Area) as this is a visually open area which would be read in conjunction with the Conservation Area.	0
FoD Officers' conclusion:		
A sustainable location close to village services, and active transport networks. The site could have a landscape and heritage impacts (especially if a larger site with higher density of development). Therefore sensitive development would need to be accommodated on the site.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Blakeney Walk (smaller area), Yorkley

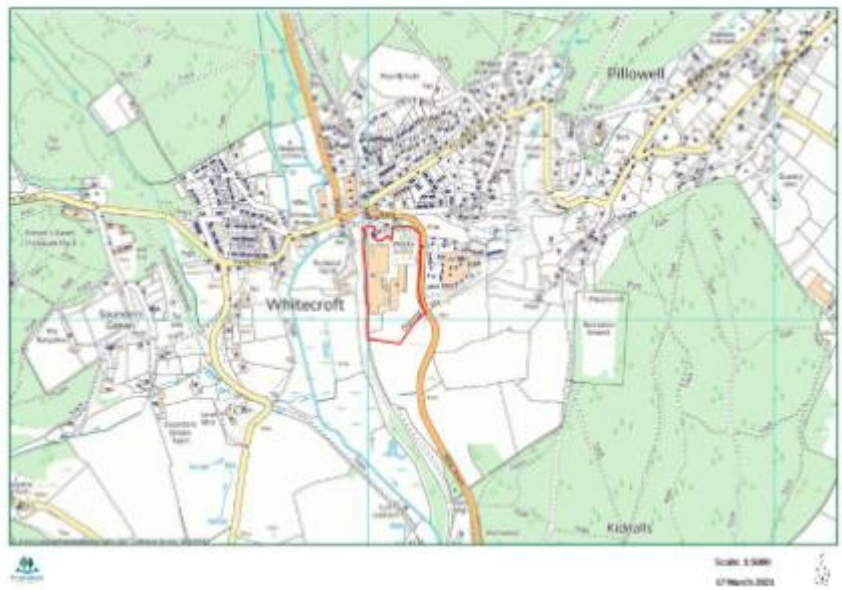
WHITECROFT

Site policy reference	WEST DEAN 26	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Scovill Site, Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield (vacant industrial building)	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.5ha/105 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Shlaa 2020 P0919/19/OUT: Outline application for the erection of up to 66 dwellings with 2,500m2 of new commercial accommodation (B1 (C) Use Class) - Pending consideration	Primary School by road	Pillowell Primary School is ca.1.06km away.
		GP by road	Ca. 2.7km to Bream surgery.
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes **Is this on an existing bus route?** Yes Ca. 6km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access would be off New Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way runs through the site. Good walking connections and cycling track nearby. Ie	++
Climate Change - Is there a flood risk?	The site is not within a floodzone, but Floodzone 2 and 3 is in close proximity to the west of the site. Surface water would need to be appropriately dealt with to avoid water run off impacting the zones.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The assessment site is a brownfield site with existing dilapidated buildings.	++
Land quality	Designated as Urban. The site is previously developed land with dilapidated buildings on it.	++
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland	– –

	and the buildings on site, this means that habitat harm is an issue to consider.	
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is brownfield with dilapidated buildings therefore a development of appropriate design has the potential to improve the appearance and character of the site and surrounding area. Design will also need to take account of the nearby Conservation Area.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Pillowell Conservation Area is some 150m to the east. Any new development may have a low impact on heritage assets (Conservation Area).	+
FoD Officers' conclusion:		
Subject to a current allocation and application. This site is suitable for mixed use development as already allocated.		
Does the site meet SA criteria?	**MEETS SA CRITERIA**	

Scovill Site, Whitecroft

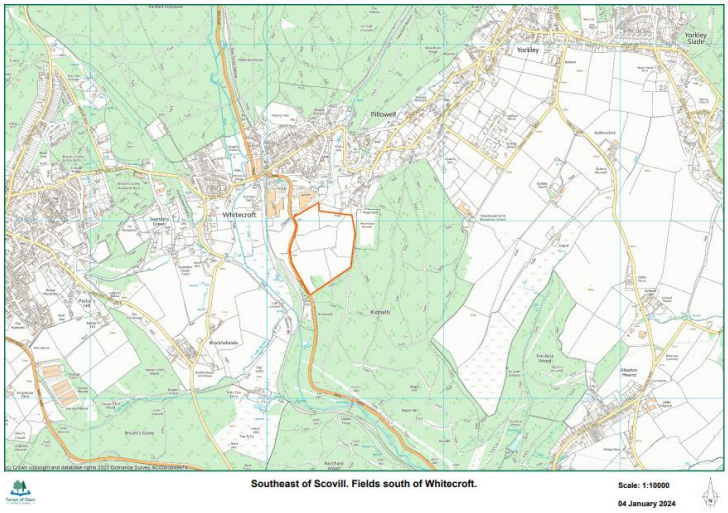


Site policy reference	**WEST DEAN 27**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south east of Scovill Site, fields south of Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	13.314ha/399 dwellings (at 30 per ha)	Town centre by road	The site is about 300m. from the village centre ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Shlaa 2022	Primary School by road	Pillowell Primary School is ca.1.06km away.
		GP by road	Ca. 2.7km to Bream surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (300m away) **Is this on an existing bus route?** Yes Ca. 7.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access would be off New Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would be difficult to achieve as there are no pavements leading into the village, however, access into neighbouring development to the north could be possible. A public right of way cuts through the land to Corner Road Pillowell Cycling track nearby.	–
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Very large expanse of greenfield/agricultural land made up of various parcels of agricultural land and some parcels more overgrown. Extensive mature hedgerows and tree growth. Some of the land is prominent from New Road.	– –
Land quality	A small portion to north is designated as Urban. The site is predominantly grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland and the buildings on site, this means that habitat harm is an issue to consider.	– –

Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the woodland to the east/southeast.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is a large mosaic of parcels of greenfield land which has the character and appearance of open countryside. Development would be out of keeping with the pattern of development and scale of the village. It could also have an adverse impact on the nearby Locally Distinctive Area and Conservation Area.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Pillowell Conservation Area is some 88m to the east. Any new development may have a low impact on heritage assets (Conservation Area).	+
FoD Officers' conclusion:		
The majority of the site is in a non-sustainable location outside of the village. The development of this land would harm the character and landscape of the village, being out of scale and not conforming to the pattern of development.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Southeast of Scovill. Fields south of Whitecroft

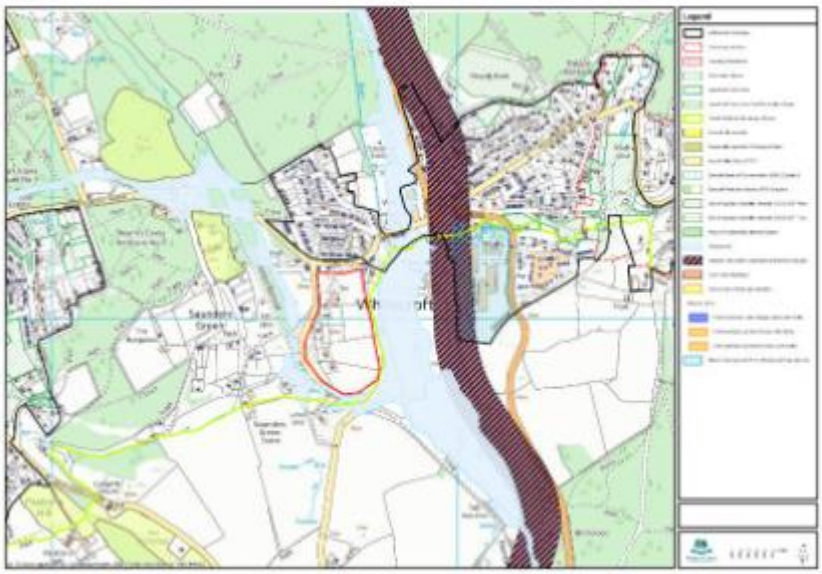


Site policy reference	**WEST DEAN 28**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Royal Oak, Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural and residential	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	4.56ha/137 dwellings (at 30 per ha)	Town centre by road	The site is in Whitecroft village centre and ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Only relating to individual properties, not for the whole parcel of land.	Primary School by road	Pillowell Primary School is ca.1.1km away.
		GP by road	Ca. 2.7km to Bream surgery and ca. 3.3km to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (in walking distance) **Is this on an existing bus route?** Yes Ca. 7.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Poor - The site is accessed via Park Hill. This is a narrow road already serving a high number of dwellings. Improvements may be required for access.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved by design, as there is a public footpath is located on the eastern and western boundary of the site and Park Hill has pavements. Cycling would be on the highway, although there is a cycling track nearby.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone, but adjoins a floodzone on 3 sides.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Partially open and green land in close proximity to woodland. Varying topography. Some sporadic housing in large plots. Mature hedgerow boundaries.	–
Land quality	The land is designated as Urban, however, it is mainly greenfield and open landscape.	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland, this means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	While the assessment area is urban land and contains one of the villages services, it is not within the settlement boundary and is on a number of fields with varying topography which would be visually prominent. Development on this land could have a landscape impact and dense development would be out of keeping with the current pattern of sporadic development.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no non or designated heritage assets within the assessment area. The Pillowell Conservation Area is 550m to the east. Due to the sites prominent location on fields with varying topography it could be visible in longer views from the Conservation Area therefore may have a low impact on heritage.	+
FoD Officers' conclusion:		
Quite prominent and has difficult access so potential limited. There are other constraints though the site may have scope for very small local level of change in keeping with current character		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land adjacent to Royal Oak, Whitecroft

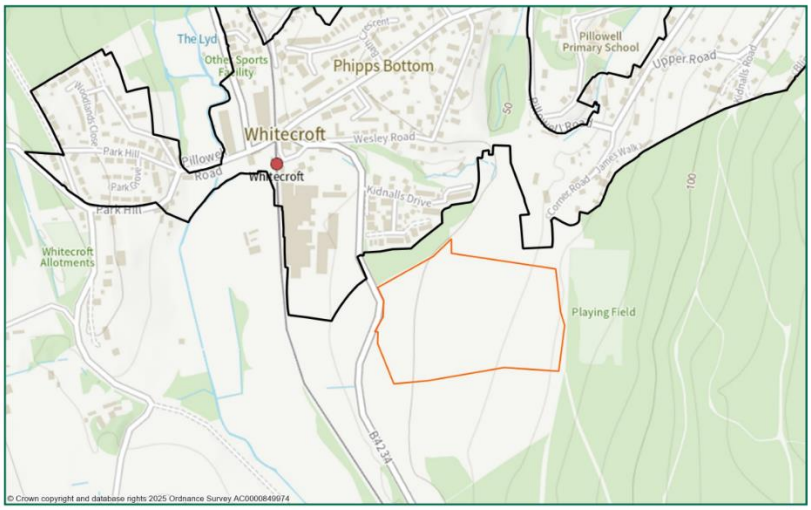


Site policy reference	**WEST DEAN 29**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	East of New Road (smaller site), Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	6.5ha/195 dwellings (at 30 per ha)	Town centre by road	The site is about 300m. from the village centre ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Shlaa 2022, 2024, 2025	Primary School by road	Pillowell Primary School is ca.1.06km away.
		GP by road	Ca. 2.7km to Bream surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (300m away) **Is this on an existing bus route?** Yes Ca. 7.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good - access would be off New Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would be difficult to achieve as there are no pavements leading into the village, however, access into neighbouring development to the north could be possible. A public right of way cuts through the land to Corner Road Pillowell Cycling track nearby.	–
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
DfT Connectivity Score	TBC	

Landscape - Significant physical features	This site is not as larger as the other assessment (West Dean 27), although it still remains a large piece of greenfield/agricultural land made up of various parcels of agricultural land and some parcels more overgrown. Extensive mature hedgerows and tree growth. This configuration of the site would be less intrusive in the landscape. OPPORTUNITIES FOR MITIGATION: Landscaping and good design could be use to mitigate some of the landscape impact. Furthermore, this part of the site is closest to the existing settlement and therefore development would have the backdrop of the existing built up area.	0/-
Land quality	A small portion to north is designated as Urban. The site is predominantly grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland and the buildings on site, this means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the woodland to the east/southeast.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is a large mosaic of parcels of greenfield land which has the character and appearance of open countryside. This site is at a smaller scale than the previous assessment (West Dean 27) and therefore it would not be so out of keeping with the pattern of development and scale of the existing village. Development here would sit with a backdrop of the existing built development. OPPORTUNITIES FOR MITIGATION: This includes good quality design and landscaping to enhance the character of the edge of this village.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Pillowell Conservation Area is some 88m to the east. Any new development may have a low impact on heritage assets (Conservation Area).	+
FoD Officers' conclusion:		
Development of this land would need to include mitigation such as good quality design, appropriate layout and landscaping to ameliorate any harm to character and landscape. The scale of the assessment site is much more in-keeping with the scale and pattern of development within the village.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA (with suitable mitigation)**	

East of New Road (smaller site), Whitecroft



East of New Road (smaller), Whitecroft

Scale: 1:5000

16 December 2025

Westbury on Severn

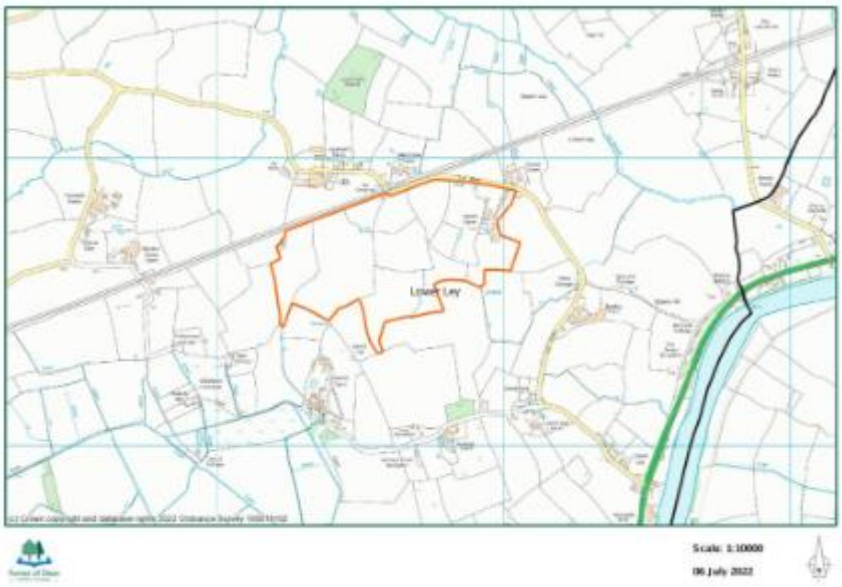
WESTBURY ON SEVERN 1	Lower Ley
WESTBURY ON SEVERN 2	Broadoak
WESTBURY ON SEVERN 3	The Court Farm
WESTBURY ON SEVERN 4	Land adjoining Colchester Close
WESTBURY ON SEVERN 5	Land adjoining Chaxhill Hall, Stantway
WESTBURY ON SEVERN 6	Stantway Farm
WESTBURY ON SEVERN 7	Grange Court
WESTBURY ON SEVERN 8	Frewins, Northwood Green
WESTBURY ON SEVERN 9	Wintles Hill
WESTBURY ON SEVERN 10	Chaxhill
WESTBURY ON SEVERN 11	"New Town" at Chaxhill
WESTBURY ON SEVERN 12	Grange Court (small site)
WESTBURY ON SEVERN 13	Land adjacent to Arden Farm
WESTBURY ON SEVERN 14	Land at Dean Grange

Site policy reference	WESTBURY ON SEVERN 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lower Ley	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	29.42ha/mixed site including employment and services (ca. 600 dwellings (at 30 per ha))	Town centre by road	The site is 6km from Westbury on Severn village, 21.2km to Gloucester city.
Relevant Planning History	Shlaa 2020	Primary School by road	4.5km from Churcham Primary School
		GP by road	Ca. 6.1km to Westbury on Severn surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** No (1.35km to A48 bus route) **Is this on an existing bus route?** No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Churcham Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Lower Ley road is a narrow country lane which connects to the A48.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access is unachievable. The site is in open countryside and not near any other services/facilities within walking/cycling distance. Public footpaths lead across nearby fields. Site is adjacent to train track, so some potential for a stop in the future. The nearest bus service runs along the A48, but is not easily accessed unless by private car.	– –
Climate Change - Is there a flood risk?	Floodzone 2 and 3 are close to the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Agricultural land and farm buildings to northeast. Several parcels of open land with mature hedgerow boundaries. This landscape is very sensitive to change.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its expanse of agricultural land and ponds this means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of open agricultural fields in the open countryside with a very rural character and appearance. The landscape is sensitive to change.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings close to the assessment area. Further away from the assessment area are a high amount of Listed Buildings within Minsterworth. The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. Any development would need to take place away from these Listed Buildings which are located to the north and south just outside the boundary of the assessment area and may require a buffer. The buildings in Minsterworth are fairly distanced away therefore there will be limited impact upon these assets.	–
FoD Officers' conclusion:		
Not well related to main travel links and an isolated site with potential landscape and heritage harm.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Lower Ley, Westbury on Severn



Site policy reference	**WESTBURY ON SEVERN 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Broadoak	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.19ha/5 dwellings (at 30 per ha)	Town centre by road	The site is 2.4km from Newnham centre
Relevant Planning History	N/A	Primary School by road	2.25km from Newnham Primary School
		GP by road	Ca. 1.6km to Newnham surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (ca.90m to bus stop) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 7.2km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is achievable, as it is within 90m of bus shelter along pavement. A public right of way crosses the site. Cycling would be along the highway. Access to services/facilities would not be achievable by foot or bicycle safely.	0
Climate Change - Is there a flood risk?	Floodzone 2 and 3 cover the majority of the assessment area.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a portion of a larger field, which is open flat agricultural land bounded by mature hedgerow and fencing adjacent to highway. Some trees along boundaries and a copse to the northeast.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and within 90m. of the River Severn, this means that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The character of this area is that of a small hamlet with dwellings mainly set within large plots. Any dense development in this prominent location would be out of character.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is one Listed Building 140m south west. Development of the assessment area is unlikely to have a large impact upon the heritage assets due to the distance and the existing development between it and the assessment area.	0
FoD Officers' conclusion:		
Ecological harm would outweigh the benefit of development. High flood risk. On its own but for older unplanned and sporadic development. Would be out of character.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

Broadoak, Westbury on Severn

Site policy reference	WESTBURY ON SEVERN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	The Court Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.25ha/67 dwellings (at 30 per ha)	Town centre by road	The site is 270m to Lyon Inn Pub, which is the village centre
Relevant Planning History	Shlaa 2007 (under different configuration)	Primary School by road	184m to Westbury Primary School
		GP by road	Ca. 230m to Westbury surgery.
Relationship to DSB	Partly within and the rest of the site is Adjoining	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9.65km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable, as pavements pass the site leading into the village centre. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 2 partially crosses onto the assessment area on the south eastern corner while floodzone 3 is 55m east.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a portion of a much larger field, which is open flat agricultural land and in a very prominent location within the Conservation Area. Long reaching views.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Although the site forms part of the established village, it forms a significant prominent 'gap' in the frontage to the highway in the Conservation Area. Development on this parcel of land would have an impact on the character of this part of the village.	–

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Inside the Conservation Area. There are Listed Buildings to the south of the assessment area. Development of the assessment area may have an impact upon heritage assets. The area within the settlement boundary has previous planning history of being refused for houses in respect of heritage reasons due to filling in an open gap in the Conservation Area. This may prevent development of the area.	–
FoD Officers' conclusion:		
Landscape and heritage are significant constraints, as the site appears as part of open countryside. Some local services available.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

The Court Farm, Westbury on Severn

Site policy reference	WESTBURY ON SEVERN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the rear of the Firs	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.1ha/63 dwellings (at 30 per ha)	Town centre by road	The site is 310m to Lyon Inn Pub, which is the village centre
Relevant Planning History	Shlaa 2008 & 2014	Primary School by road	254m to Westbury Primary School
		GP by road	ca. 300m to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9.65km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	If access can be gained through existing built form along the highway (or from Colchester Close), it would be well connected to the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable, as pavements pass the site leading into the village centre. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 2 partially crosses onto the assessment area on the south eastern corner.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land in a prominent location adjacent to a highway. Hedging forms some of the boundaries.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is on the edge of the entrance to the village when travelling from the south. Any development would extend into open land to the west which would erode the mostly open character of the area, and have an impact on heritage assets. There are views from the highway to north, but there is already a backdrop of the housing in Colchester Close. A development of this scale would cause	0

	harm to the character of the village entrance, but there may be scope for a smaller sized development.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Conservation Area and there are some Listed Buildings nearby. Development of the site may have an impact upon heritage assets as the open character of these rural assets are susceptible to change.	0
FoD Officers' conclusion:		
Site has been considered previously and possibly accessed not from A48. Some potential in part if access is possible, Any allocation would need to be sustainable in relation to size of village. Part of site has flood risk.		
Does the site meet SA criteria?	**A smaller allocation COULD MEET SA CRITERIA**	

Land to the rear of the Firs, Westbury on Severn

Site policy reference	WESTBURY ON SEVERN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Chaxhill Hall, Stantway	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	8.09ha at 242 dwellings (at 30 per ha)	Town centre by road	The site is 2km to Lyon Inn Pub, WOS, which is the village centre. There is a petrol station adjacent to the site.
Relevant Planning History	Shlaa 2020	Primary School by road	2.1km to Westbury Primary School
		GP by road	ca. 2.66km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access would be onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way cross the site which would allow pedestrian access to the bus service. Cycling would be along the highway. There is a petrol station adjacent to the site and a food shop (similar to farm shop) opposite.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 2 and 3 is ca. 200m. to the east of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land in a prominent location adjacent to a highway. Hedging and trees form the boundaries. Highly rural landscape with views beyond.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 503m to the north east, meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to small copse to the south.	+

Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large field which despite there being isolated sporadic housing nearby, the area is very rural in character. Any dense development would be highly out of keeping with the sparsely populated surroundings.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Grade II listed buildings to the east and west of the assessment area within 250m.	0
FoD Officers' conclusion:		
Site in open area between settled areas and functions as part of open countryside. Proximity to Walmore Common may preclude development.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

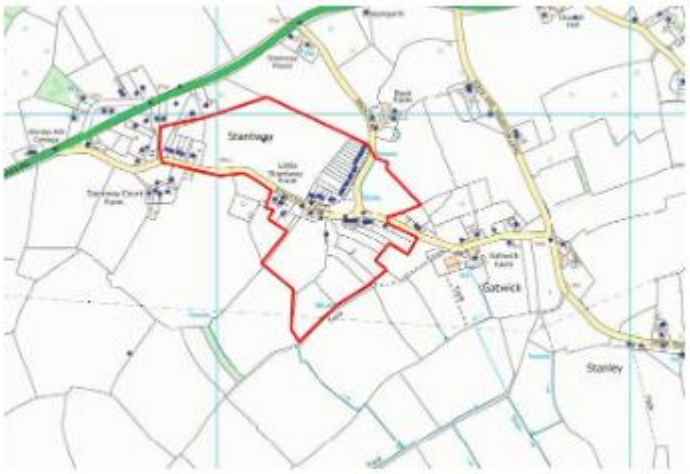
Land adjoining Chaxhill Hall, Stantway

Site policy reference	WESTBURY ON SEVERN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stantway Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Mixed residential/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	16.3ha at 489 dwellings (at 30 per ha)	Town centre by road	The site is 1.37km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	Shlaa 2019 & 2020	Primary School by road	1.48km to Westbury Primary School
		GP by road	ca. 1.41km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (360m to A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11.42km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access onto Rock Lane or Stantway Lane (which are narrow lanes) leading onto the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is poor along the lanes, and then only along green verges of the A48. A Public Right of Way crosses the site crossing countryside. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 2 and 3 is ca. 300m. to the southeast of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Site comprises several parcels of agricultural land with intervening existing dwellings. The parcels of largest parcel of land is expansive. There are mature boundary hedgerows around the site. The established dwellings on the site are mixed, ranging from former council owned row of properties in a more formal pattern, so more sporadic older type dwellings. Despite the housing, this area has a significant rural character.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1.1km to the north east and Garden Cliff SSSI 1.5km to the southwest, meaning that habitat harm is an issue to consider.	– –

Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	As discussed in the landscape section, the site forms several parcels of land with existing housing, with a highly rural character. Any dense development would be highly out of keeping with the sparsely populated surroundings.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings in close proximity to the north and south boundary. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets.	–
FoD Officers' conclusion:		
Relatively undeveloped area of smaller settlements in the countryside – location with poor access to all but some local services. Past development of small exceptions (housing) site unlikely to be suitable for larger scale change.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Stantway Farm, Stantway



Site policy reference	**WESTBURY ON SEVERN 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Grange Court	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural/sporadic built development	**Filter 2: Distance to services rating (measured from Grange Court)**	
Site Area & Potential capacity	3158ha (potential for new settlement)	Town centre by road	Ca.2km to Westbury Village Centre
Relevant Planning History	Many small planning applications over the entire site.	Primary School by road	Ca.2km to Westbury Primary School
		GP by road	Ca. 2km to Westbury surgery.
Relationship to DSB	Mainly outside, but includes some smaller villages (settlement boundaries)	Public Transport	**Potential to access bus route?** Ca. 2km to A48 (2.255km) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	Yes in parts	Employment Area (direct line)	Ca. 3km to Churcham Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	The site area is close to the A40 and A48. In additional a railway line lies within the site area and there may be potential to create a new station. Congestion on A48 and A40 would be exacerbated by such a large scheme.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Frequent bus service to Gloucester City Centre. There are areas along the A40 and A48 for a cycle lane. GCC Highways plans for a public transport interchange at Highnam which could be utilised. Documents submitted during the consultation also suggested a new settlement could facilitate a new railway station serving the line that crosses the site.	+
Climate Change - Is there a flood risk?	There are large areas of Floodzone 2 and 3 land within the assessment area due to the River Severn.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large rural area comprising big swathes of agricultural land with existing sporadic built development. Area of ecology and mature hedgerows and trees.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site area is large and there are LWS, a SPA and SSSI within it and development close to these areas will be highly constrained or not possible. High potential for harm to ecology.	– –

Could the site form a Green Infrastructure linkage between habitat fragments?	This is a large site, so there may be potential for some GI opportunities.	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large area where there is some variation in character, however, it is a highly rural area which is sensitive to change and much of it sits within an historic landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 29 Listed Buildings within the nearby settlement of Minsterworth which is within Tewkesbury BC area. The nearby settlement of Westbury on Severn has a conservation area, a number of Listed Buildings and the Westbury Court historic garden. The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. These are likely to prevent large scale development in close proximity therefore would require development either to be located away from these assets or some form of buffer to be put in place. The assessment area is large in size therefore there is some land which could be developed without harming these assets.	–
FoD Officers' conclusion:		
This indicative refers to the previous submission made at the I & O stage of the LP. No additional material has been received and the site may not be one the proposer wishes to pursue. Whether or not it is the case a broad evaluation of the proposal is provided for comparative purposes. Parts of the area are considered to be affected by severe constraints which may rule them out as a development prospect. Flooding and ecology issues are apparent and proximity to Walmore Common may preclude development. Any major development would need to demonstrate a degree of self containment with services, employment and other provision on site as well as compatibility with landscape and ecology. Overall the constraints are considered too great for this SA stage to support further consideration.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA - wide area covers some very sensitive landscapes and major constraints**	

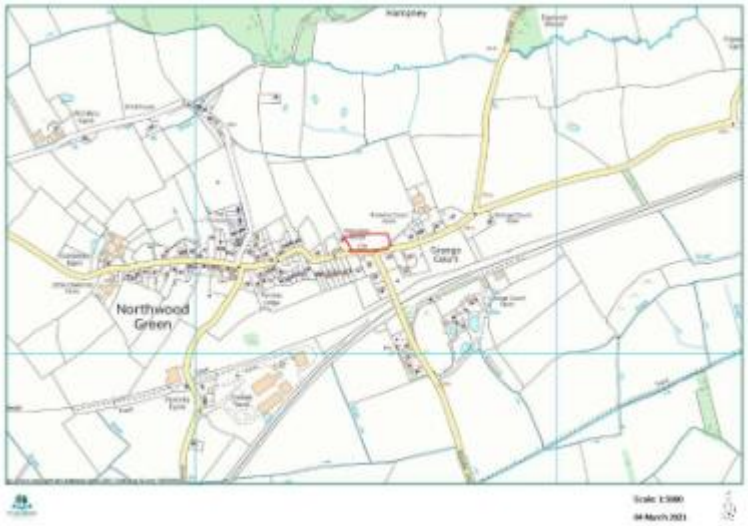
Grange Court, Westbury on Severn

Site policy reference	**WESTBURY ON SEVERN 8**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Frewins, Northwood Green	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating (measured from Grange Court)**	
Site Area & Potential capacity	0.47ha at 14 dwellings (30 dwellings per ha)	Town centre by road	Ca. 3.5km to Westbury Village Centre
Relevant Planning History	N/A	Primary School by road	Ca.3.5km to Westbury Primary School
		GP by road	Ca. 3.5km to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, adjacent to site **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 10.8km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Site fronts a classified road, but there are only lanes leading from Northwood Green to the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is good as there is a bus stop adjacent to the site. However, local services are poor in Northwood Green and active travel to nearby villages and towns with more services would be unachievable. A Public Right of Way crosses the site crossing countryside. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	_
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large parcel of agricultural land adjacent to farm buildings to the east. Bounded by mature hedgerow.	_
Land quality	Grade 3 (good).	_
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, meaning that habitat harm is an issue to consider.	_ _
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a prominent 'gap' in what is a sporadically developed hamlet. Views are of agricultural landscape with a backdrop of woodland and long distance views. Dense modern development would be out of keeping and would have an impact on the	0

	open character of the landscape. However, the site could possibly accommodate something on a smaller scale.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Development of the assessment area is unlikely to have an impact upon heritage assets because the railway line and existing buildings separate the assessment area from the heritage assets.	+
FoD Officers' conclusion:		
Relatively small site in location related to village with few facilities, otherwise not accessible possible potential for small development only.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Frewins, Northwood Green



Site policy reference	WESTBURY ON SEVERN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Wintles Hill	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.45ha at 13 dwellings (at 30 per ha)	Town centre by road	The site is 1.37km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	Planning application P1402/17/OUT – 3 dwellings – Refused and dismissed at appeal.	Primary School by road	1.48km to Westbury Primary School
		GP by road	ca. 1.41km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (360m to A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11.42km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access is directly onto the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is only along green verges of the A48. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Site comprises a gap in the frontage of existing development (former orchard). It is grassed parcel of land with hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1.1km to the north east and Garden Cliff SSSI 1.5km to the southwest, meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Planning Inspectorate considered the site to be an important visual break between the houses representing its former use as an orchard. Development in the area is dispersed with built development relieved by open agricultural fields and paddocks therefore this site is a characteristic of	– –

	this area. Its development would therefore be harmful.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Stantway Court (Grade II) is located 60m south of the assessment area and Wintles Hill House (Grade II) is located 200m west. A Grade II Milestone (Grade II) is located on the opposite side of the A48. However, it is unlikely that development would have a significant impact on these heritage assets.	+
FoD Officers' conclusion:		
The site is located between two areas of development, but is not well related to services and generally open land in semi-rural environment. Harm to the character of the area as per the appeal outcome.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

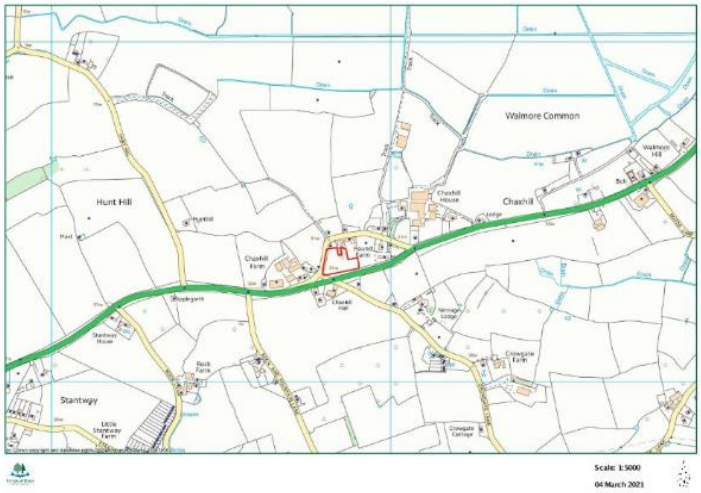
Wintles Hill, Northwood Green

Site policy reference	**WESTBURY ON SEVERN 10**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Chaxhill Hall	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.56ha at 17 dwellings (at 30 per ha)	Town centre by road	The site is 2km to Lyon Inn Pub, WOS, which is the village centre. There is a petrol station adjacent to the site.
Relevant Planning History	N/A	Primary School by road	2.1km to Westbury Primary School
		GP by road	ca. 2.66km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – access would be onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way are near the site across the fields. Cycling would be along the highway. There is a petrol station and a food shop (similar to farm shop) near the site.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 3 is ca. 300m. to the south east and northeast of the site.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Small agricultural field with mature boundaries. Adjacent to farmbuildings.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 503m to the north east, meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	A small agricultural field in a rural farmstead setting. Any dense development would be highly out of keeping with the sparsely populated surroundings.	–

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed buildings at Pound Farm are 60m. from site.	–
FoD Officers' conclusion:		
Small site in semi-rural area.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Chaxhill, Stantway



Site policy reference	**WESTBURY ON SEVERN 11**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	"New Town" at Chaxhill	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	132ha Mixed Development potential for creation of a new settlement.	Town centre by road	The site is ca 1.6km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	N/A	Primary School by road	ca. 1.7km to Westbury Primary School
		GP by road	ca. 1.6km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No (adjoins a safeguarded area)	Employment Area (direct line)	Ca.10km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access would be onto A48 (although congestion would be exacerbated by such a large scheme).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way are near the site across the fields. Cycling would be along the highway (there is a cycling lane at Highnam).	+
Climate Change - Is there a flood risk?	A small area of Floodzone 2 crosses onto the site on the eastern boundary, and there are areas of Floodzone 3 in close proximity to the site, most immediately on the western boundary and close to the east. There is also an area to the south due to the River Severn.	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large area made up of a mosaic of agricultural fields with some sporadic housing. Open, flat land with a woodland (Adsett Grove) within it and long-distanced views beyond.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1km away. Adsett Grove (woodland) is also within the site boundary, meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for GI given Adsett Grove is within the site boundary.	+

Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large expansion in the open countryside where there is minimal development and therefore a development of this size would have a major impact on the character of the area.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Grade II listed buildings close to the south, east and western boundaries.	–
FoD Officers' conclusion:		
Potentially a large site with major landscape impact. Close to Walmore Common with potential adverse impact if changed (developed). Open largely undeveloped area not well connected to existing settlement though close to some transport connections.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

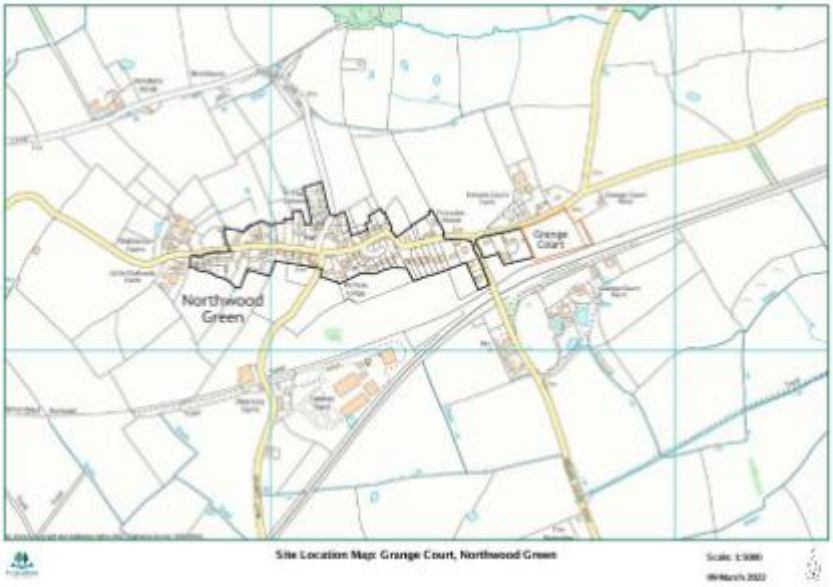
"New Town" at Chaxhill, Stantway

Site policy reference	WESTBURY ON SEVERN 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Grange Court (small site)	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.32ha at 40 dwellings (at 30 per ha)	Town centre by road	Ca. 3.5km to Westbury Village Centre
Relevant Planning History	N/A	Primary School by road	Ca.3.5km to Westbury Primary School
		GP by road	Ca. 3.5km to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes, adjacent to site. **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 10.8km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Site fronts a classified road, but there are only lanes leading from Northwood Green to the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is good as there is a bus stop close to the site. However, local services are poor in Northwood Green and active travel to nearby villages and towns with more services would be unachievable. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	+
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a large agricultural field with some sporadic tree cover and mature boundary hedgerows.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a sporadically developed hamlet. Dense modern development would be out of keeping and would have an impact on the open character of the landscape. However, the site could possibly accommodate something on a smaller scale.	–
Heritage - Does the site include a listed building or fall	Development of the assessment area is unlikely to have an impact upon heritage assets because the	+

within the setting of a listed building? Is the site likely to have archaeological interest?	railway line and existing buildings separate the assessment area from the heritage assets.	
FoD Officers' conclusion:		
Relatively small site in location related to village with few facilities, otherwise not accessible – possible potential for small development only.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA**	

Grange Court (small site), Stantway



Site policy reference	**WESTBURY ON SEVERN 13**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land adjacent to Arden's Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	Ca.0.5ha/15 dwellings (at 30 per ha)	Town centre by road	The site is ca.460m to Lyon Inn Pub, which is the village centre
Relevant Planning History	N/A	Primary School by road	Ca. 550m to Westbury Primary School
		GP by road	Ca. 530m to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca.10km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route at the southern boundary to the site. Footpaths lead to the village of Westbury. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 3 partially crosses the northern section of the site and is also close to the western and southern boundaries.	– –
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a flat agricultural field with a telephone exchange building on it. It is adjacent to Arden's Farmhouse and associated farm buildings. The site is adjacent to the highway with mature hedgerows.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has the rural character and appearance of an agricultural field associated with a farmstead. The land is prominent in the landscape with open views across it, especially from Adsett Lane towards the village. Development of this parcel of land would be out of keeping with the rural character of the area.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 130m of the Conservation Area and is adjacent to Arden's Farm which is a listed building. It is also some 200m. from Westbury Court Gardens which is an historic park and garden.	–
FoD Officers' conclusion:		
Landscape, flooding and heritage are significant constraints, as the site appears as part of open countryside.		
Does the site meet SA criteria?	**UNABLE TO MEET SA CRITERIA**	

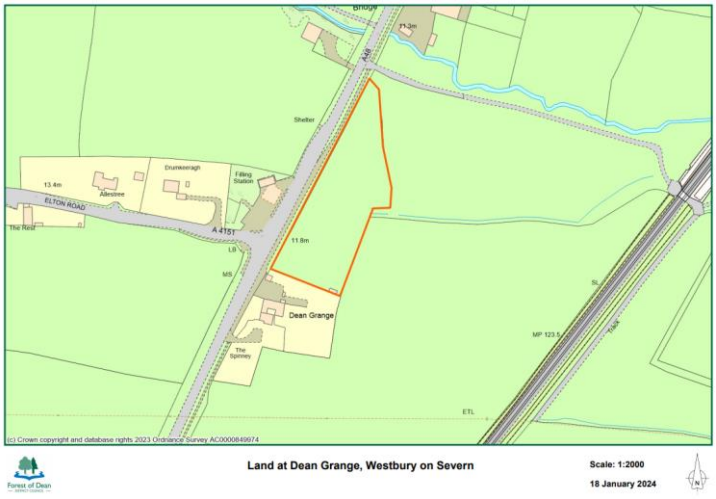
Land adjacent to Arden's Farm, Westbury on Severn

Site policy reference	**WESTBURY ON SEVERN 14**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Dean Grange	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.82ha/24 dwellings (at 30 per ha)	Town centre by road	The site is 1.62km to Lyon Inn Pub, which is the village centre. Site is opposite petrol station.
Relevant Planning History	Shlaa 2007 (under different configuration)	Primary School by road	1.52km to Westbury Primary School
		GP by road	Ca. 1.58km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	**Potential to access bus route?** Yes (bus stop is adjacent to site on A48) **Is this on an existing bus route?** Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca.9km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route at the western boundary to the site. Footpaths lead to the village of Westbury. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 3 is 17m to the west and ca. 40m to the north of the site.	–
DfT Connectivity Score	TBC	
Landscape - Significant physical features	The site is a portion of a much larger field, which is open flat agricultural land and in a very prominent location. Long reaching views.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	– –
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has rural character and appearance and is an open flat parcel of land within the open countryside with very little built development nearby. The land is prominent in the landscape with open views across it. Development of this parcel of	– –

	land would be out of keeping with the rural character of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Ca. 204m from Pound Farm to the south and 147m to Elton Court to the north, which are listed buildings. Area. However, there is intervening development.	0
FoD Officers' conclusion:		
Landscape and flooding are significant constraints, as the site has the character of being part of open countryside. Some local services available by way of the petrol station.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA**	

Land at Dean Grange, Westbury on Severn



Woolaston

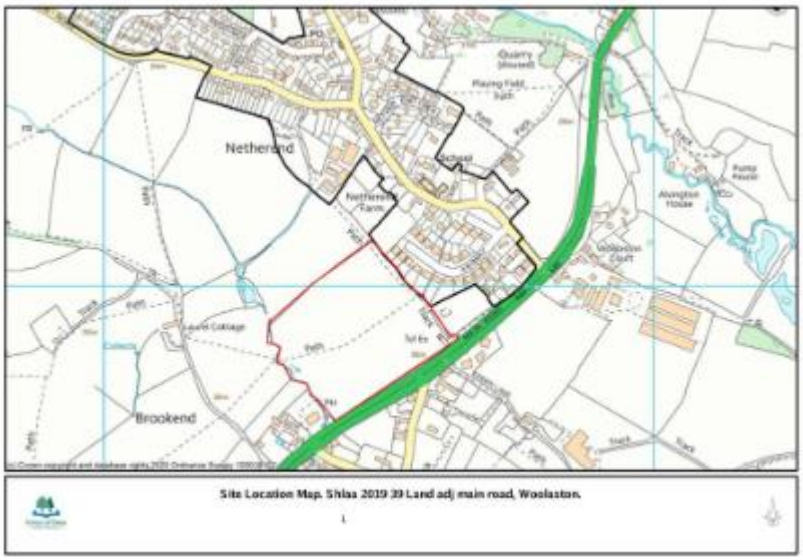
WOOLASTON 1	Land adjoining Main Road (Netherend)
WOOLASTON 2	Land west of Woolaston
WOOLASTON 3	Land at Burnt House Farm
WOOLASTON 4	Land West of Woolaston (smaller area)
WOOLASTON 5	Netherend Farm
WOOLASTON 6	Rear of Homelea, Netherend
WOOLASTON 7	Land south of Severn View Road, Woolaston

Site policy reference	WOOLASTON 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Main Road, Netherend	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.05ha/181 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2019	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Large open parcel of agricultural land with mature hedgerow.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside. This has the potential to harm the rural landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 133m southeast. Brookend Farm, Grade II, 43m north east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Large site and very prominent. Village location where some services are present but travel necessary for many other purposes, little employment close by. Would require good design and ecological mitigation. A well planned mitigation package with substantial open space provision could address biodiversity, soil, flooding issues/enhancement would significantly effect the number of dwellings that could be delivered on the site. The site has good opportunity to access a public network although access to forms of travel other than private car are very limited.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land adjoining Main Road, Netherend

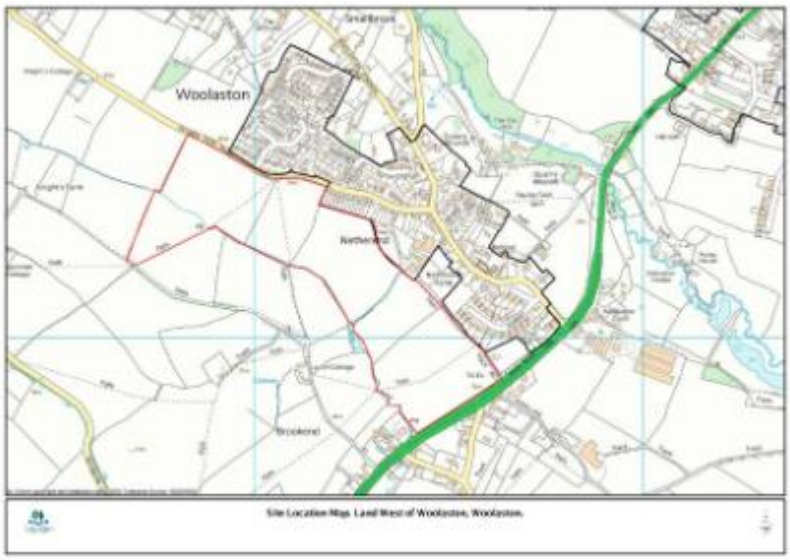


Site policy reference	**WOOLASTON 2**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land west of Woolaston	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	22.11ha/663 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2020	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Partly	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Very large open expanse of agricultural land made up of several parcels, with mature hedgerow.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside (it's size is almost double the existing settlement). This has the potential to harm the rural landscape.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 133m southeast. Brookend Farm, Grade II, 43m north east. Roseville, Grade II, 145m to north.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Would double the size of the settlement, so would have to be very well designed, with ecological mitigation, green spaces, etc. Would have a big impact on the overall character of this small village. Size of the assessment area is not in line with the small number of facilities currently present. Scale and nature of proposal not appropriate for village, would be prominent. Like other sites in Netherend, it is developable but not appropriate for this LP and strategy.		
Does the site meet SA criteria?	**Overall scale of development UNLIKELY TO MEET SA CRITERIA.**	

Land West of Woolaston

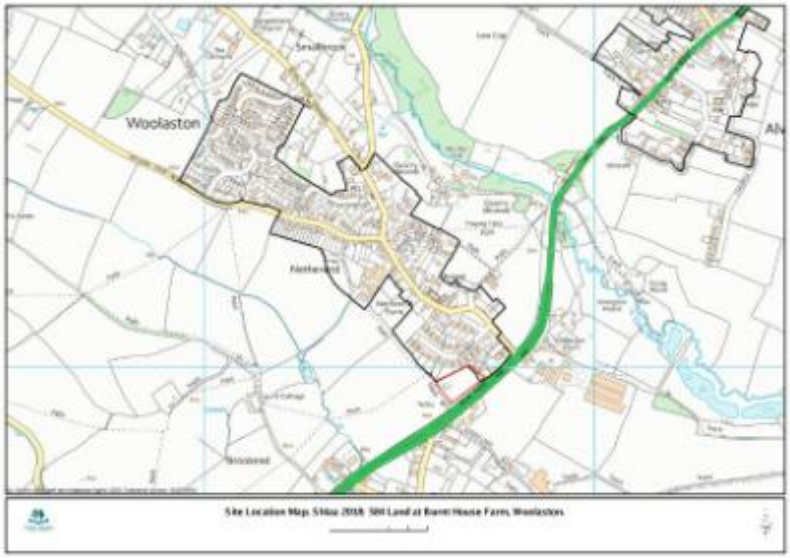


Site policy reference	**WOOLASTON 3**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land at Burnt House Farm	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	0.64ha/19 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2018	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Small parcel of land adjacent to A48 with mature hedgerow.	0
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Visible parcel of land but small and with a backdrop of existing houses.	0
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 37m east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Seems a logical small site, provided design is acceptable and does not harm the neighbouring listed building. Small site that provided it is of good design would not be harmful to character of the area.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

Land at Burnt House Farm

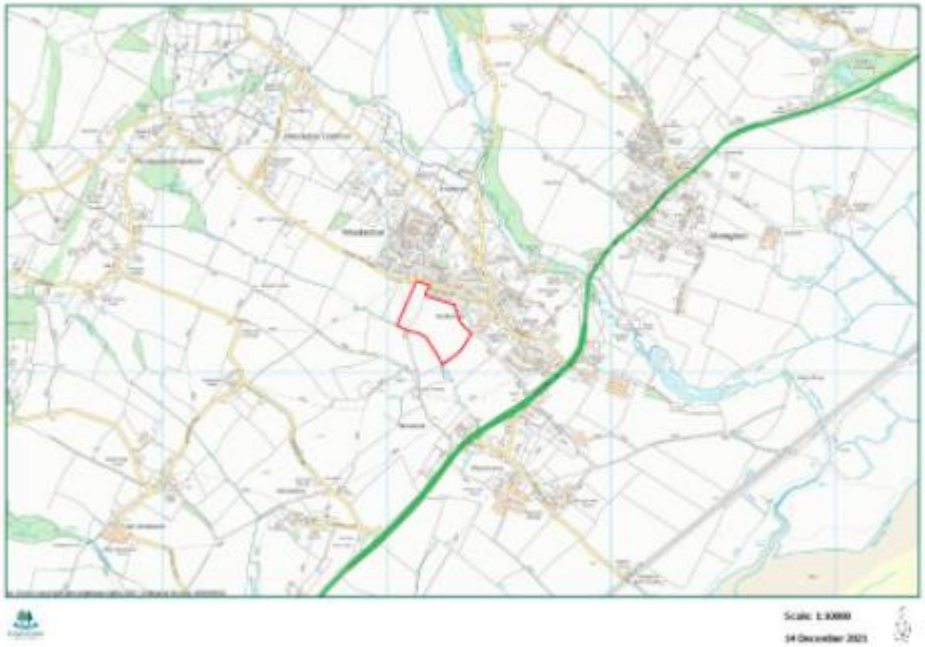


Site policy reference	WOOLASTON 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Woolaston (smaller area)	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.9ha/177 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2020	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Partly	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerow.	– –
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside (it's size is almost one quarter of the existing settlement) and is not well related to the pattern of development. This has the potential to harm the rural landscape.	– –
Heritage - Does the site include a listed building or fall	Roseville, Grade II, 145m to north.	0

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Smaller version of larger site above but still large in comparison with village location and services available. Smaller development may be possible though still in a relatively unsustainable location.		
Does the site meet SA criteria?	**UNLIKELY TO MEET SA CRITERIA.**	

Land West of Woolaston (smaller area)



Site policy reference	WOOLASTON 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Netherend Farm	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.76ha/23 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	N/A	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerow.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is located between two housing allocations and therefore would not be spreading the settlement into the surrounding countryside. The size is also proportionate to the settlement and its services. Part of the site does however have an attractive cover of trees which should be maintained.	++
Heritage - Does the site include a listed building or fall	Roseville, Grade II, 88 to north.	0

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Relatively small site scale and in-keeping with locally available facilities.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

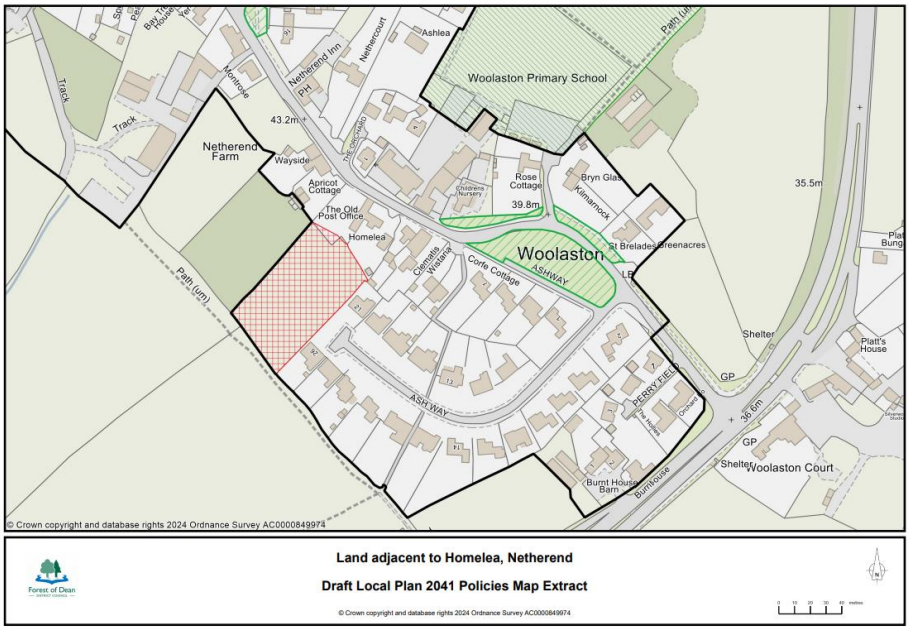
Netherend Farm

Site policy reference	WOOLASTON 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Homelea, Netherend	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.41ha/12 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	AP112. Shlaa 2007 & 2008.	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Within	Public Transport	**Potential to access bus route?** Yes (adjacent to A48 bus route) **Is this on an existing bus route?** Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along southern boundary)	0
DfT Connectivity Score	TBC	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerows around boundary. Site is bounded by existing dwellings to the north and east..	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is located between housing to the east and north and forms part of a 'cut-out' section of the existing Defined Settlement Boundary. Housing in this location would not be spreading the settlement into the surrounding countryside. The size is also proportionate to the settlement and its services.	++

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets in close proximity.	++
FoD Officers' conclusion:		
Relatively small site scale and in-keeping with locally available facilities.		
Does the site meet SA criteria?	**MEETS SA CRITERIA.**	

Land adjacent to Homelea, Netherend



Site policy reference	**WOOLASTON 7**	**Filter 1: Potential conflicts with international or national planning policy**	
Site Name	Land south of Severn View Road, Woolaston	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	**Filter 2: Distance to services rating**	
Site Area & Potential capacity	1.44 ha/43 dwellings (at 30 per ha)	Town centre by road	5.8km to Lydney Town Centre
Relevant Planning History	SHLAA 2024 forms part of larger site. P0291/04/OUT Outline Application for the erection of a detached bungalow, incorporating specialist disabled facilities. Refused 2024. (Forms small part of site Land adjoining 43 Severn View Road).	Primary School by road	485m to Woolaston Primary School
		GP by road	Within 6km to Lydney Practice
Relationship to DSB	Outside but adjoining	Public Transport	**Potential to access bus route?** Yes bus stops in the village in close proximity to site. There is also a bus route on the A48 **Is this on an existing bus route?** Yes Within 6km of Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	**Comments**	**Aggregate Rating**
Vehicular Access & Connectivity	Access onto Class 3 Severn View Road	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Groundwater vulnerability minor	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Forms part of a larger open expanse of agricultural land made up of several parcels, with mature hedgerow to Severn View Road.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	–

Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape gradually slopes. This site is attached to existing development but extends the settlement into the open countryside (This has the potential to harm the rural landscape. But could also be seen as a continuation of the existing settlement on this side of Severn view Road. Built up housing opposite the site. Also forms part of a much larger site. Smaller version of Woolaston 2 site and Woolaston 4. Could have good landscape buffer to southern boundary to mitigate impact.	0/-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Burnt House Farmhouse, Grade II, 680 m southeast. Brookend House, Grade II, 650 m south. Roseville, Grade II, 258 m to east.	0
FoD Officers' conclusion:		
Adjoins the settlement, smaller version of larger sites above, so would have to be very well designed, with ecological mitigation, green spaces, etc. could be prominent. Like other sites in Netherend/Woolaston, it is developable and this site would have a background of existing built development. But may impact on services available. This is a smaller development may be possible. Opportunities for mitigation: Ensure good landscaping along southern boundary.		
Does the site meet SA criteria?	**NOT EXCLUDED BY SA CRITERIA.**	

Land south of Severn View Road, Woolaston