

Housing Note 2025-2026

Contents

1	Introduction	2
2	Review	4
3	Lydney	4
4	Newent	5
5	Coleford	5
6	Cinderford	5
7	Sedbury and Tutshill	5
8	Villages	5
9	Other district wide contributions	6
10	Replacement Local Plan	7
11	Housing Delivery Test	7
12	Site distribution and nature	8
13	Trajectory tables	8
14	Summary of Housing Land Availability	8

I Introduction

I.1 This note provides a brief commentary to accompany the housing trajectory for 2026-31 for the Forest of Dean District (FoDD). It concentrates on housing delivery and activity during the past year. (2025/ 2026).

I.2 Overall there has been a decrease in the number of completions recorded. A total net figure of 303 housing completions was recorded for 2025/ 26 compared with 327 for the previous year and 431 for the year before.

I.3 New National Planning Policy Framework was published in August 2026 and has been referenced for this paper. Policy HO3: Providing land for homes of the NPPF, paragraph (C) requires the local plan to include;

'A trajectory showing the expected rate of housing and pitch and plot delivery over the plan period and, where appropriate, the anticipated rate of development for specific sites.'

I.4 Annex D, paragraph 8 of the NPPF states

'Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of 5 years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.'

I.5 The local housing need (LHN) is the minimum number of homes identified as being needed in an area through the Governments standard method. On the 31 March 2026 the LHN for the Forest of Dean District has been calculated at 598 homes per annum.

Local Plan

I.6 The Local Plan in June 2024, was more than five years old following adoption, therefore the calculation of housing need using the "new standard method" now applies. The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. The latest published affordability ratio (9.26 for 2025) is used, therefore the annual requirement for new housing is 598 homes per annum. This will then be multiplied for the plan period i.e. 11,960 for 20 years. The future availability of land for development is assessed against this requirement. Given the high rate of completions against the supply of sites designed to meet the requirements of the outgoing Allocations Plan and its end date of 2026, the supply looking forward over the next five years, relies on existing sites and permissions and remains less than five years at 2.27 years.

I.7 Although this paper looks back over the last year April 2025 to March 2026, there has been a change in circumstances in plan preparation. A new plan making process was introduced for England in March this year, 2026, and was accompanied by new plan making regulations. In June this year the Council resolved to withdraw the Regulation 18 Revised Draft Local Plan that was in preparation under the legacy system. On 6th July 2026 the Council published a notice of intention to commence a Local Plan alongside a new local plan timetable following the new process. A scoping consultation is timetabled for early 2027.

Plan delivery

1.8 National planning policies require all local planning authorities to maintain a five year housing land supply of 'deliverable' housing sites. Forest of Dean District has a supply of deliverable sites capable of delivering 1360 homes in the five year period 1 April 2026 to 31 March 2031. The Core Strategy (adopted 2012) and Allocations Plan (adopted 2018) housing requirement was set at 6606 dwellings over the 20 years 2006 to 2026, the net total now provided is 6431, which equates to an average of 322 per year. This average is 97% of the 2005/06 to 2025/26 original Allocations Plan requirement. 97% of the required 6600 dwellings have been delivered. This may be compared to an annual net completions rate averaging 414 over the past five years and one of 353 for the past three years.

1.9 The NPPF 2026 continues to use the 'standard method' as the way in which the local housing need is calculated. Housing need is an assessment of the minimum number of homes needed in an area and is the first step in the process of determining how many homes need to be allocated in the Local Plan known as the housing requirement. The number of homes the FOD District is required to plan for through the Local Plan has remained at approximately 600 new homes per year. Over a twenty-year period this would equate to over 12,000 new homes. (The previous requirement pre December 2024, was 330 homes per annum.)

1.10 The trajectory table shows estimates for future completions, and a future supply of about 2.27 years. The actual availability figure may vary as sites presently allocated come forward and is likely to increase. It is also unlikely that there will be no completions within five years on sites that do not at present have detailed permission. The sites are discussed in greater detail below.

1.11 The number of completions recorded in the towns of the District for 2025/26 are 115 in Lydney, 8 in Coleford, 11 in Newent and 24 in Cinderford.

2 Review

2.1 Completions over the past five years have been at a high level reflecting some major sites which have been developed in Newent, Lydney and Coleford. Four years ago 2022/2023 a record high number of completions were recorded, 517 dwellings net. However in the past 3 years completions have fallen steadily. In 2023/24 the figure was 431, and in 2024/25, 327 and 303 2025/26 making a three year total of 1061 which is 7% higher than an annual rate as required by the outgoing Plan and by the requirements to December 2024 (using the standard method).

2.2 Applying the the Housing Delivery Test (HDT) would produce a 100% requirement of 990 dwellings (330x3), 95% of which is 940. The latter set against net completions of 1061 produces a result of 107%.

2.3 The above figures are a function of the scale of activity on sites being developed by private housebuilders as well as the high level of activity providing affordable homes on sites that are 100% affordable. Overall activity is summarised in the accompanying trajectory table.

2.4 Delivery of affordable homes remains a key priority for the Council. Of the 303 homes delivered during 2025/26, 104 (34%) were affordable. These comprised 86 (83%) affordable rented homes and 18 (17%) affordable home ownership properties.

2.5 Affordable homes were delivered across the district, including 17 in Berry Hill, 2 in Hartpury, 18 in Lydney, 41 in Newent and 26 in Staunton. The homes provided ranged from one-bedroom flats to larger four-bedroom family homes, helping to meet a range of local housing needs.

3 Lydney

3.1 Once again the trajectory table shows that much of the current activity remains in Lydney where there is scope for at least 390 completions over the next five years. Completions continue on two sites within the east of Lydney neighbourhood. These sites under construction have already delivered completed dwellings and outstanding consents. Allocated land with outline consent is capable of providing an additional 330 dwellings according to the full trajectory table covering the five year period to 2031 to 2036. The majority of sites lie in an area where much of the strategic infrastructure has been provided or provided for in the east of Lydney neighbourhood and a start on earthworks on the site at Allaston (where there is detailed permission for the first phase and an outline consent for 200 dwellings). A completions rate of about 140 per year on the major sites (ie not including smaller sites, windfalls and prior approvals) was assumed previously, this is now reducing as the major sites are being completed. It should be noted that nearly 108 dwellings were completed in 2025/26 on allocated land east of Lydney. The prime consideration will remain market conditions as perceived by individual builders which are clearly capable of supporting a high rate of completions although variations in the delivery of affordable homes could vary this figure. There are presently six volume builders with recent (2020 on) or current involvement in the Lydney east development (Redrow, Crest, Barratt/ David Wilson, Bellway, Edenstone and Persimmon). Many of the sites are complete or near completion A figure of 140pa is now not expected.

4 Newent

4.1 Within Newent there are only 2 sites with planning permission in 2026. One with full permission will deliver 9 houses expected in the next 5 years and another with outline will deliver 375 some of which are expected in at the latter part of the next 5 years. There remains one outstanding allocation for housing in the outgoing Allocations Plan for about 45 dwellings.

5 Coleford

5.1 Three of the housing allocations within Coleford settlement now benefit from planning permission. 47 at Ellwood are under construction and 140 homes at Poolway Farm has recently been granted full permission and part of the allocation at Broadwell has permission for 35 homes in outline. Over the past year 17 homes were completed at Berry Hill. Within five years it is estimated that an additional minimum of 150 dwellings can be expected and a further 70 beyond these. There remains a balance of allocated sites able to deliver over 80 dwellings which are not yet the subject of applications and are not counted in the above.

6 Cinderford

6.1 In Cinderford three schemes with a current consent are assumed to make a contribution inside five years. One further area (the northern quarter) has an expired outline permission. The site will be reevaluated through the new Local Plan process, therefore this site is not included in the supply, (much of the land is owned by the Council) Other allocated sites may deliver some housing over a longer period and are not counted in the five year assessment.

7 Sedbury and Tutshill

7.1 Following a period of activity over the last 5 years there are no other committed large sites at present.

8 Villages

Location	Sites listed - dwellings yet to be started or completed	minimum supply
Bream	One site with full permission and technically commenced (9)	9

Drybrook	Two additional sites without consent but allocated (+67)	0
Hartpury	One site with full permission (26 dwellings)	26
Littledean	One site technically commenced 17	17
Longhope	One site with full permission (12)	completed 12
Lydbrook	One site with full permission (26)	26
Mitcheldean	Three allocated sites in Allocations Plan, one full permission (9)	9
Newnham	One allocated no permission (20), current application 46 dwellings	0
Redmarley	1 site with permission 9	completed 9
Sling	One site allocated no permission (20) one with consent revised application (9)	9
Staunton and Corse	4 sites, two sites both in outline permission granted at appeal for 50 and 17; one site full permission for 16 currently under construction; site completed of 20	73
Whitecroft	One allocated site current outline application and resolution to permit (66)	0
Woolaston	Two sites, one allocated (11) reserved matters application under consideration; one with detailed consent (36) 36 under construction	36

9 Other district wide contributions

9.1 In addition to the sites that are assessed individually above, there will be continued contributions from those of five or less net capacity. These have been monitored since 2006/7. Over the last 10 years the average was 70pa and for the last five, 62pa. The actual figure of completions from these small sites is quite variable. It reflects changes such as the use of Prior Approvals and conversions from other sources as well as constraints such as the pandemic. The average figure over the last 3 years of 60pa has been applied giving an expected 300 dwellings on small sites over the next five years.

9.2 In addition to the on going contribution of small sites, there are likely to be sites coming forward and delivering new dwellings over the next five years which are neither allocated nor have permission at the start of the five year period. Although their number is small, they should be allowed for. The Allocations Plan period ended in 2026, as a consequence the trajectory anticipates the 60 pa to include their delivery but that it is only the sites that are unknown at the start of the five year period that are to be counted.

10 Replacement Local Plan

10.1 The Core Strategy and the Allocations Plan (AP) are the most up to date plans for the area, adopted in 2012 and 2018 respectively. The AP included an updated calculation of housing requirements in accord with the then guidance. It provided a supply that was endorsed by the Inspector once his recommended modifications were made. The AP is supported by the 2012 Core Strategy. The calculation of housing requirements reverted to the standard method as set out in the NPPF at the time and associated guidance once the AP was five years from adoption on 28th June 2023. The annual requirement set in the AP was 330pa and the standard method prior to the revised NPPF 2024 led to a figure of 330pa although these are derived in a different manner. Most importantly the standard method is one based entirely on a figure looking forwards with an adjustment intended at that time to take account of the relative affordability in each district. This calculation is the one used in the previous Housing Note 2024.

10.2 In August 2026 the Government published a new National Planning Policy Framework (NPPF). The NPPF continues the new way of calculating the housing requirement introduced in 2024 and the trajectory figures are based on the new standard method as set out in the NPPF 2026

10.3 Since the last note was published in 2025, there has been a change in circumstances in plan preparation. A new plan making process was introduced in March this year, 2026, accompanied by new plan making regulations. In June this year the Council resolved to withdraw the Revised Draft Local Plan (Regulation 18) that was in preparation under the legacy system and commence work on a new Local Plan following the newly introduced process. On 6th July 2026 the Council published a new local plan timetable and published a notice of intention to commence a Local Plan following the new process. A scoping consultation is timetabled for early 2027. The new style plan preparation which will follow the prescribed 30th month process will start on 1st March 2027.

10.4 The overall requirement is re assessed annually using the prescribed method at the time. The local housing need using the standard method is currently 598pa. The requirement would be dependent on the plan period and this will be determined following the scoping consultation. The affordability figure (a ratio of house prices to earnings) does change on an annual basis and the current forecast based uses the latest (2025) affordability figures.

11 Housing Delivery Test

11.1 The Housing delivery test (HDT) is a measure of actual delivery of new dwellings, measuring numbers delivered over a rolling three year average. It sits alongside the requirement to have a land supply sufficient to meet the future needs of a plan. LPAs are expected to deliver (really facilitate the delivery of) 95% of their assessed housing requirement in order to meet the test. This, being based on actual completed units lags almost a year behind events. The Housing Delivery test published for 2025 demonstrated 1270 homes delivered and HDT measurement of 128%. Using the same method of calculation as published in 2025, FoDDC will again report a total delivery in excess of the requirement. The HDT requires delivery of over 95% of the required number which for the FoDDC would mean 940 dwellings over the past 3 years (using 330 as the LHN). The HDT is an ongoing annual requirement and is a standard part of the planning system in England, the current delivery within the district is in excess of the requirement.

12 Site distribution and nature

12.1 The majority of sites which are under construction are being built by private developers and these include major national companies as well as some that are more locally based. A significant number are also being developed by or for Registered Providers who are active across the FoDD and again contribute to the high and welcome number of affordable homes that were delivered. Sites of this nature at Newent, Berry Hill and Longhope have recently been completed. Further similar schemes are expected to come forward with the guidance and assistance of the FoDDC working in conjunction with the relevant RPs.

12.2 Of the private (market) sites which in almost all cases provide a share of affordable housing, the greatest level of activity is in Lydney. This reflects the allocations made and a site for 80 allowed at appeal, approximately another 620 dwellings are expected before the existing committed sites are complete. Further contributions have also come forward from sites originally allocated in the now withdrawn Regulation 18 Draft Local Plan. The single largest of these sites is at Newent with an outline permission of 375 dwellings. Various smaller sites are active across the district, some with current applications are not yet under construction but are available or likely to be so over the five year period.

13 Trajectory tables

13.1 The sections in the trajectory table are as follows.

Minimum deliverable- sites which meet the definition in the NPPF of deliverable taking into account marketing constraints where appropriate. These sites and an assumed contribution from small sites (less than six dwellings) and windfall provide a supply of approximately 2.27 years- 1360 dwellings (based on a requirement of 598pa and then applying a 5% buffer to give a total requirement of 3140 homes over 5 years).

14 Summary of Housing Land Availability

14.1 Five year land supply- 2.27 years minimum