



Forest of Dean District Council

Strategic Housing Land Availability Study



March 2009

Forest of Dean Strategic Housing Land Availability Assessment Report
This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Contents

| | |
|--|-----------|
| 1 Foreword | 3 |
| The Assessment | 3 |
| 2 Introduction | 4 |
| 3 Aims And Limitations | 6 |
| Managing Delivery | 6 |
| Continuing Plan Preparation | 6 |
| Status of Sites Identified in the Assessment | 6 |
| Sites Adjacent to Defined Settlement Boundaries | 7 |
| Rural Affordable Housing Sites | 7 |
| 4 Methodology | 8 |
| Partnership Approach and Consultation | 10 |
| Stakeholder Consultation | 11 |
| Housing Requirements | 11 |
| Summary of Methodology | 12 |
| Conclusion of the Shlaa | 13 |
| 5 Reviewing And Updating The Assessment | 15 |
| 6 Development Within Villages | 16 |
| Appendices | |
| Appendix A The Stakeholder Panel Protocol | 17 |
| Appendix B Strategic Housing Land Availability Site List 2008 - Allocated Sites | 19 |
| Appendix C Strategic Housing Land Availability Site List 2008 - Large Unallocated Sites | 23 |
| Appendix D Strategic Housing Land Availability Submitted Sites In 2008 | 30 |
| Appendix E Strategic Housing Land Availability Remaining Shlaa Sites In Towns | 38 |
| Appendix F Strategic Housing Land Availability Sites Within Large Villages 2008 | 47 |

Contents

| | |
|--|-----------|
| Appendix G Strategic Housing Land Availability Sites Within Small Villages 2008 | 60 |
| Appendix H Strategic Housing Land Availability Sites Within Open Countryside 2008 | 63 |
| Appendix I Glossary of Terms and Abbreviations | 65 |

1 . Foreword

1.1 A Strategic Housing Land Availability Assessment is a technical study of the theoretical potential of sites in the district for future housing development. It is required for all local planning authorities under national policy. It will be used to inform future local planning policy but does not in itself constitute planning policy.

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

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

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

The Assessment

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

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

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

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

2. Introduction

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

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

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

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

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

2.6 The primary role of the Assessment is to:

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

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

2 . Introduction

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

3 . Aims And Limitations

3.1 This study has two main aims:

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

Managing Delivery

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

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

Continuing Plan Preparation

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

Status of Sites Identified in the Assessment

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

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

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

3 . Aims And Limitations

Sites Adjacent to Defined Settlement Boundaries

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

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

Rural Affordable Housing Sites

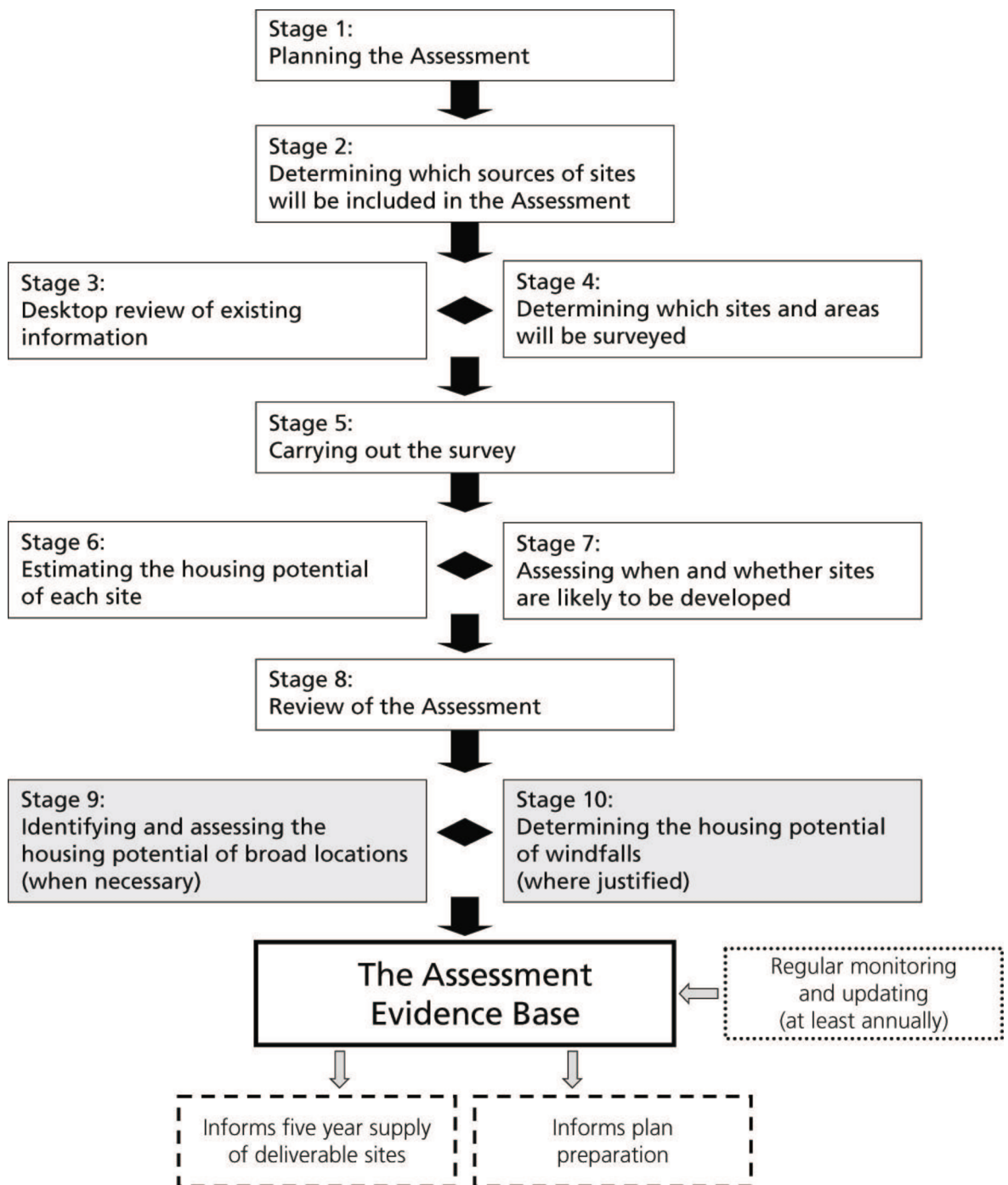
3.8 As part of the SHLAA study, some sites were put forward for 100% affordable rural housing outside areas with Defined Development Boundaries. Such sites can be allowed under the existing local plan policy for 'rural exceptions' affordable housing. They have been assessed for suitability, achievability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

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

4 . Methodology

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

Figure 1: Stages of the Assessment



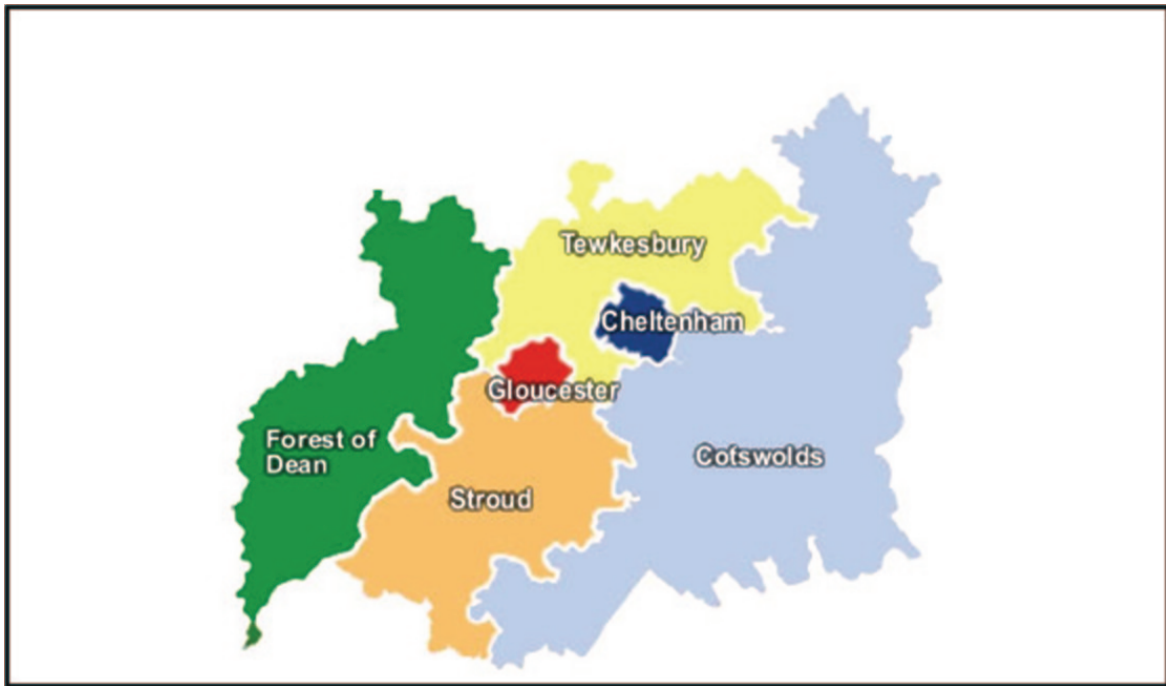
4 . Methodology

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



4 . Methodology

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



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

Partnership Approach and Consultation

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

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

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

4.6 For the purposes of this study and to make the best uses of the

4 . Methodology

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

Stakeholder Consultation

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

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

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

4.10 In all, approximately 300 candidate sites were put forward for evaluation.

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

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

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

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

4.15 A list of the sites evaluated can be found in Appendices B to H.

Housing Requirements

4.16 Strategic Housing requirements set out in the current Structure Plan will be replaced by the South West Regional Spatial Strategy (RSS), a statutory plan, which is currently being prepared and due for adoption in early Summer 2009.

4 . Methodology

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

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

Summary of Methodology

4.19 The following summarises the process that was followed by the study:

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

4.20 The Panel assessed the following sites:

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

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

4 . Methodology

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

Conclusion of the Shlaa

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

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

4.24 Existing allocated sites within the Local Plan Review can yield approximately 809 dwellings within 5 years, and a further 399 dwellings can be provided on large unallocated sites with planning permission within the next 5 years. This calculation is similar to but not identical to that used in the AMR or elsewhere- it includes all sites assessed, some of which did not have planning permission when the last AMR was prepared. At the time of the last AMR, this source was identified as able to provide 359 dwellings.

4.25 Small sites with planning permission can yield approximately 681 further dwellings. An assessment of the average annual completions from sites of this nature showed an average of 113 per year for the four years to March 31 2007. Over five years they would therefore contribute $113 \times 5 = 565$ dwellings.

4.26 In addition, the SHLAA has indicated that sites within settlement boundaries are available for development and these could yield around 1,207 dwellings.

4.27 Therefore, the study has identified a total potential of 2940 ($809 + 359 + 565 + 1207$) from allocated sites, extant planning consents and sites within settlement boundaries, which can be compared, for example to the likely (draft RSS) 1,550 requirement for the next 5 years.

4.28 There are some allocated sites and extant consents, which are unlikely to come forward in the next 5 years. In total, these sites could provide a further 1,409 dwellings. Taking into account the unallocated sites (without planning consent but within the settlement boundaries), which are carried over, there are sites for dwellings beyond the first 5-year period. This exceeds the 1,550 requirement for years 6-10.

4.29 The above analysis suggests there would be sites for 724 dwellings carried over for the period 11-15 years. The SHLAA has also indicated that sites partly within or adjacent to settlement boundaries are available which could accommodate about 5,777 dwellings. Therefore, after the first 10 years, the SHLAA has demonstrated

4 . Methodology

that there are remaining sites available, which could accommodate 6,501 dwellings, which at the current required rate of 310 dwellings per year, would suggest that there are sufficient available sites for the next 30 years.

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

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

4.32 If the outgoing Structure Plan and its requirements and the draft RSS are used to assess availability, the average annual development rates of these documents can be met from allocations and sites with planning permission. However if the so called "backlog" (the difference between the allocated number and the number of actual completions), there is a shortfall. This issues was addressed in the Local plan which before it was adopted was amended to ensure that housing delivery was geared to the emerging strategic context (principally the RSS) rather than to the then 14 year old Structure Plan strategy of providing housing in the Forest of Dean above forecast levels.

4.33 The sites assessed as part of this study will inform the next AMR and will be used to assess the available supply against the requirements of the RSS which is expected to be finalised in June 2009.

5 . Reviewing And Updating The Assessment

5.1 Forest of Dean's Annual Monitoring Report (AMR) is published every year prior to 31st December, with data based on the period 1st April to 31st March. Whilst there is no requirement to update the SHLAA Assessment on an annual basis, the Council is required to demonstrate a five-year supply of land for housing, which will be reported in the AMR.

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

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

6 . Development Within Villages

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

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

Lydney, Cinderford/Ruspidge, Coleford, Newent

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

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

Smaller Villages (Policy (R)FH.5)

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

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

Appendix A . The Stakeholder Panel Protocol

Terms of Reference

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

Market Area.

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

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

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

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

Expressions of Interest

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

Promotion of sites

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

General Conduct

A successful relationship between members of the Panel must be based upon mutual respect for the roles, responsibilities and positions of each other. Each Panel member will bring different skills and competencies and it is important that the contribution of

Appendix A . The Stakeholder Panel Protocol

each member is equally recognised, respected, valued and considered. General principles of professional conduct will be upheld and members are asked to respect the views of other representatives on the Panel.

Members of the SHLAA Stakeholder Panel

| Name | Representing | |
|--|---|-----------------------------|
| Nigel Gibbons | Local Plans Manager | FoDDC |
| Samm Jarman | Planning Officer LDF | FoDDC |
| Harold Symonds | Home Builder Federation & Federation of Master Builders | Developer |
| Kirsty Maguire | Planner for Robert Hitchins Limited | Development Company |
| Ashley Drew | K.W. Bell & Son Ltd | Developer/House Builder |
| Chris Gooch | Steve Gooch Estate Agents | Estate Agents |
| Neil Jones | M. F. Freeman | Developer/House Builder |
| Neil Bailey | Gloucestershire Housing Association | Registered Social Landlords |
| Tim McCombe (consultee basis present at 1 meeting) | Government Office of the South West | GOSW |
| Tim Watton/James Stevens (consultee basis, present at 1 meeting) | Home Builders Federation | HBF |
| Steve Macpherson (consultee only) | J.S. Bloor (Tewkesbury) Limited | Developer |
| Matthew Hunt (consultee basis, present at 1 meeting) | Two Rivers Housing | Registered Social Landlords |

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

SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|--|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|-------------------------------|
| Allocated Sites within the Local Plan Review (adopted 05) | | | | | | | | | | | | |
| 118 | Onslow Road (A & B Joint) | Newent | Town | Newent | Yes | 6.6 | | 85 | 100 | Yes | Newent 7 | Agreed with Stakeholder Panel |
| 33 | Former Bennions Garage 18-20 Broad Street | Newent | Town | | Yes | 0.54 | | 32 | 0 | Yes | Newent 1 | Agreed with Stakeholder Panel |
| 40 | Land at Newent Youth Centre, Ross Road | Newent | Town | | Yes | 1.4 | | 0 | 27 | Yes | Newent 6 | Agreed with Stakeholder Panel |
| 42 | Land rear of the Library, High Street/Broad Street | Newent | Town | | Yes | 7.3 | | 15 | 0 | Yes | Newent 2 | Agreed with Stakeholder Panel |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|--|-------------------------------|
| 18 | St. Whites (A & B Joint) St. Whites (A & B Joint) Base Maps | Cinderford | Major Town | | Yes | 0.6 | | 35 | 115 | Yes | Cinderford 8 | Agreed with Stakeholder Panel |
| 21 | Valley Road North Aerial Base Map | Cinderford | Major Town | | Yes | | | 0 | 20 | Yes | Cinderford 7 | Agreed with Stakeholder Panel |
| 22 | Valley Road South Aerial Base Map | Cinderford | Major Town | | Yes | 2.6 | | 35 | 55 | Yes | Cinderford 10 | Agreed with Stakeholder Panel |
| 19 | Station Street (Cannop Foundary & Listers Site) North Aerial Base Map | Cinderford | Major Town | | Yes | 5.1 | | 50 | 80 | Yes | Cinderford 6 | Agreed with Stakeholder Panel |
| 44 | Nailbridge Sawmill Base Map Aerial Map | Cinderford | Major Town | | Yes | 2.8 | | 20 | 50 | Yes | Cinderford 9 | Agreed with Stakeholder Panel |
| 14 | Steam Mills Base Map Aerial Map | Cinderford | Major Town | | Yes | 6 | | 20 | 50 | Yes | Cinderford 5 Part of site allocated for employment use B1 & B2 | Agreed with Stakeholder Panel |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---|-------------------------------|
| 29 | Owen Farm Site (A & B Joint Site Details) Aerial Base Map | Coleford | Town | | Yes | 5 | | 30 | 110 | Yes | Coleford 8 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |
| 25 | Angel Farm Aerial Map Base Map | Coleford | Town | | Yes | 3.9 | | 60 | 40 | Yes | Coleford 7 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |
| 30 | Poolway Farm Aerial Map Base Map | Coleford | Town | | Yes | 3.6 | | 0 | 80 | Yes | Coleford 9 & Any proposal must deal with Foul Water Drainage Assessment | Agreed with Stakeholder Panel |
| 99 | Lydney East Phase A & B Aerial Map Base Map | Lydney | Major Town | | Yes | 65 | | 150 | 650 | Yes | Lydney 1 & 2 - 9ha of employment land & infrastructure requirements | Agreed with Stakeholder Panel |
| 97 | Holms Farm Aerial Map Base Map | Lydney | Major Town | | Yes | 1.7 | | 20 | 0 | Yes | Lydney 3 | Agreed with Stakeholder Panel |
| 96 | Hill Street Aerial Map Base Map | Lydney | Major Town | | Yes | 0.17 | | 10 | 0 | Yes | Lydney 6 | Agreed with Stakeholder Panel |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|---------------|---|--------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---------------------------------------|-------------------------------|
| 3 | Former Goods Station Aerial & Base Map | Blakeney | Large Village | | Yes | 0.66 | | 15 | 0 | Yes | Blakeney 1 | Agreed with Stakeholder Panel |
| 163 | Bream Woodside Aerial Maps Base Map | Bream | Large Village | | Yes | 0.6 | | 13 | 0 | Yes | Bream 2 | Agreed with Stakeholder Panel |
| 84 | Rectory Meadow & School Lane Aerial & Base Maps | Longhope | Large Village | | Yes | 0.98 | | 15 | 0 | Yes | Longhope 1 | Agreed with Stakeholder Panel |
| 123 | Sheens Meadow Aerial & Base Maps | Newnham | Large Village | | Yes | 0.72 | | 21 | 0 | Yes | Newnham 2 | Agreed with Stakeholder Panel |
| 130 | Norman Way Aerial & Base Maps | Ruardean | Large Village | | Yes | 0.4 | | 12 | 0 | Yes | Ruardean 2 | Agreed with Stakeholder Panel |
| 189 | Land Adjoining Miners Arms PH Aerial & Base Maps | Sling | Large Village | | Yes | 0.5 | | 23 | 0 | Yes | Sling 3 - Planning Permission Granted | Agreed with Stakeholder Panel |
| 134 | Former Coach Depot Aerial & Base Maps | Uper Soudley | Small Village | | Yes | 0.42 | | 10 | 0 | Yes | Soudley 1 | Agreed with Stakeholder Panel |
| 199 | The Old Coal Yard Aerial & Base Maps | Westbury | Large Village | | Yes | 0.2 | | 9 | 0 | Yes | Westbury 1 | Agreed with Stakeholder Panel |
| 208 | Netherend Farm Aerial & Base Maps | Woolaston | Large Village | | Yes | 1 | | 30 | 0 | Yes | Woolaston 1 | Agreed with Stakeholder Panel |
| TOTAL: | | | | | | | | 809 | 1382 | | | |

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

SHLAA Sites 2008

Key:

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

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

| Site No | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|--|--|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|------------------------------------|
| Large Unallocated Sites with Permission - Not Yet Completed | | | | | | | | | | | | |
| 36 | Bulley Farm Barns, Churcham | Churcham | | Churcham | | 0.591 | | 6 | 0 | Yes | P1735/07/COU | Conversion of barns to 6 dwellings |
| 34 | Dockham Road (Giles) 2223/13595/A Aerial Map Base Map | Cinderford | Major Town | Cinderford | | 0.135 | | 10 | 0 | Yes | P0211/07/FUL | 10 Flats |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 35 | 19B Bucksheft Road Aerial Map Base Map | Cinderford | Major Town | Ruspidge | | 0.165 | | 8 | 0 | Yes | P9323/03/FUL | 8 Dwellings |
| 36 | Seven Stars 130 High Street Aerial Map Base Map | Cinderford | Major Town | Cinderford | | 0.035 | | 2 | 0 | Yes | P1555/06/COU | Conversion into 5 flats and 2 units |
| 37 | 32 Market Street Aerial Map Base Map | Cinderford | Major Town | Cinderford | | 0.029 | | 7 | 0 | Yes | P1273/07/COU | Conversion to create 7 flats |
| 38 | 5-7 Commercial Street Aerial Map Base Map | Cinderford | Major Town | Cinderford | | 0.948 | | 6 | 0 | Yes | P0060/08/COU | Conversion of existing dwells to form 6 flats |
| 39 | Land at the Rear of 27-41 Coalway Rd Aerial Map Base Map | Coleford | Major Town | | | 1.029 | | 20 | 10 | Yes | P0962/06/OUT | 30 Dwellings |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|-----------------------------------|
| 30 | Linda Vista Staunton Road Corse Aerial Map Linda Vista Staunton Road Corse Base Map | Coleford | Major Town | | | 0.177 | | 10 | 0 | Yes | | 10 Flats |
| 31 | 12 Albert Road Aerial Map Base Map | Coleford | Major Town | | Infill Development | 0.132 | | 6 | 0 | Yes | P1112/06/FUL | 3 pairs of semi-detached dwells |
| 32 | High Nash Aerial Map Base Map | Coleford | Major Town | | Infill Development | 0.216 | | 7 | 0 | Yes | P0832/06/FUL | 7 Dwellings |
| 33 | Land off Kings Meade Road Aerial Map Base Map | Coleford | Major Town | | Infill Development | 0.324 | | 14 | 0 | Yes | P0832/06/FUL | 14 sheltered housing bungalows |
| 34 | Corse Grange Gloucester Road Corse Aerial & Base Map | Corse | | | Residential Subdivision | 0.143 | | 7 | 0 | Yes | P1725/07/FUL | Single Dwelling with 6 apartments |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 35 | Land Adjoining Corse Grange , Grangebrook , Staunton Aerial & Base Map | Corse | | | Infill Development | 1.558 | | 10 | 0 | Yes | P9464/03/FUL | 10 Dwellings |
| 36 | Over Old Road Aerial & Base Map | Hartpury | | | Greenfield | 0.313 | | 13 | 0 | Yes | P0904/06/FUL | 13 Dwellings to include 8 affordable units. |
| 37 | 7 & 9 Beech Way, Littledean Aerial & Base Maps | Littledean | | | Greenfield | 0.366 | | 9 | 0 | Yes | P1096/06/FUL | 9 Dwellings |
| 38 | Ex Rothdean Depot | Lydbrook | | | Other Re-development | 1.738 | | 40 | 0 | Yes | P0658/04/FUL | 40 Mixed dwellings |
| 39 | Former Council Offices, High Street Aerial Map , Base Map | Lydney | Major Town | | Other Re-development | 0.541 | | 0 | 0 | Yes | P0282/05/OUT | 14 Dwellings |
| 34 | Land at Primrose Hill , Springfield Road Aerial Map , Base Map | Lydney | Major Town | | Infill | 0.931 | | 8 | 0 | | | 8 Dwellings |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|--------------------------------------|
| 36 | Highfield Road Aerial Map Base Map | Lydney | Major Town | | Infill | 1.748 | | 30 | 17 | Yes | P1106/04/FUL | Erection of 47 Dwellings |
| 34 | Newent Garage, High Street Aerial & Base Map | Newent | Major Town | | Other Re-development | 0.312 | | 46 | 0 | Yes | P1833/06/FUL | 46 Sheltered Apartments |
| 35 | Old Station Yard Aerial & Base Map | Newnham | | | Other Re-development | 0.205 | | 0 | 0 | Yes | P1531/05/FUL | Erection of 6 Dwellings |
| 36 | School Lane Aerial & Base Map | Ruardean | | | Infill | 0.439 | | 2 | 0 | Yes | | 11 Dwellings and 2 flats over a shop |
| 37 | Hudson Lane, Ruspidge Aerial Map Base Map | Ruspidge | | | Infill | 1.445 | | 7 | 0 | Yes | P0799/05/FUL | 9 Dwellings |
| 38 | Land adjoining Peacock Lane PA: Outline Aerial Map Base Map | Ruspidge | | | Infill | 0.349 | | 6 | 0 | Yes | | 6 Dwellings |
| 39 | Bracken Close Buckshaft | Ruspidge | | | Infill | 0.429 | | 7 | 0 | Yes | P1579/06/FUL | 7 Dwellings |

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

| Site No | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|---------|---|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---------------------------------|---|
| 31 | Aerial and Base Map 97 St Whites Road/Peacock Lane Aerial Map Base Map | Ruspidge | | | | 1.445 | | 23 | 0 | Yes | | |
| 32 | St Whites Road Aerial and Base Map Base Map | Ruspidge | | | | 0.349 | | 7 | 0 | Yes | | |
| 34 | Park View Wks, Sedbury Aerial Map Base Map | Tidenham | | | Other Re-development | 0.393 | | 13 | 0 | Yes | P0401/04/FUL Under Construction | Erection of eight detached, two storey dwellings and six terraced, three storey units |
| 35 | Cross Keys Inn, Coleford Road, Tutshill Aerial Map Base Map | Tidenham | | | Change of Use | 0.096 | | 11 | 0 | Yes | P0333/08/COU | Conversion of Public House to 11 flats |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|---------------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------------------------|
| 36 | Pike House, Lower Lane, Berry Hill Aerial Map Base Map | Coleford | Major Town | | Change of Use | 0.154 | | 7 | 0 | Yes | P0589/07/FUL | Conversion of Public House to 7 Flats |
| 37 | Dukes Travel, Alkers Road, Berry Hill Aerial Map Base Map | Coleford | Major Town | | Other Re-development | 0.201 | | 7 | 0 | Yes | P0192/06/OUT | 7 Dwellings |
| 38 | Land at The Bakery, High Street Aerial Map Base Maps | Bream | | | Change of Use | 0.161 | | 10 | 0 | Yes | P1804/05/FUL | 10 Dwellings |
| 39 | Land At Fox's Lane, Broadwell Aerial Map Base Map | Broadwell | | | Infill | 0.326 | | 7 | 0 | Yes | P1370/07/FUL | 7 Detached Dwellings |
| TOTAL: | | | | | | | | 399 | 27 | | | |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|---|----------------------------------|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|----------------------|
| Available and Suitable Sites - Unallocated and No Consent; that have come forward as a result of the SHLAA process, for further consideration in the future | | | | | | | | | | | | |
| 239 | Land at Valley Road and Base Map | Cinderford | Major Town | Cinderford | Yes | 4.671 | 140 | | | Yes | Within Settlement Boundary | Good site to develop |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Atlas | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|----------------------|
| 247 | SI With Hay Stn Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.65 | 19 | | | Yes | Within Settlement Boundary | Good site to develop |
| 254 | Old Air Works Jetty Gate Foxes Ridge Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.708 | 21 | | | Yes | Within Settlement Boundary | Good site to develop |
| 280 | Land With SI With Road Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 1.096 | 32 | | | Yes | Within Settlement Boundary | Good site to develop |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|-------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 287 | Land at Steam Mills Road Aerial Map Base Map | Steam Mills | Major Town | Cinderford | Yes | 0.821 | 24 | | | Yes | Within Settlement Boundary | Good site to develop |
| 271 | 5 & 7 Valley Road Gwent Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.144 | 4 | | | Yes | Within Settlement Boundary | Could be developed |
| 93 | College Place Aerial Map Base Map | Lydney | Major Town | Lydney | Yes | 1.131 | 33 | | | Yes | Within Settlement Boundary | Flooding problems; possibly half of site developable - eastern sector |
| 250 | Lords Hill Farm | Coleford | Major Town | Coleford | Yes | 3.63 | 108 | | | Yes | Within Settlement Boundary | Good site to develop |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Atlas | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 273 | Ereks Aerial Map Base Map | Newent | Town | Newent | Yes | 1.217 | 45 | | | Yes | Within Settlement Boundary | Good site to develop |
| 81 | Land Taken Over Road and Street Aerial & Base Maps | Longhope | Village | Longhope | Yes | 0.138 | 3 | | | Yes | Within Settlement Boundary | Could be merged with 82 |
| 82 | Land Taken Over Road and Street Aerial | Longhope | Village | Longhope | Yes | 0.713 | 21 | | | Yes | Within Settlement Boundary | Currently Industrial / employment use, could be incorporated with housing |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|---------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 45 | Land Adj. to High Bank Way, Ruardean Hill Aerial & Base Maps | Ruardean Hill | Village | Drybrook | Yes | 0.499 | 14 | | | Yes | Within Settlement Boundary | Good site to develop |
| 233 | The West Wood Road Aerial Map Base Map | Christchurch | Major Town | West Dean | Yes | 0.054 | 1 | | | No | Within Settlement Boundary | Single plot considered too small for this process |
| 131 | North of Stroud Lane Aerial & Base Maps | Ruardean | Village | Ruardean | Yes | 0.956 | 28 | | | Yes | Within Settlement Boundary | Good site to develop |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Atlas | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---------------------------|
| 290 | Land at Lydbrook Aerial & Base Maps | Lydbrook | Village | Lydbrook | Yes | 0.778 | 23 | | | Yes | Within Settlement Boundary | Employment site currently |
| 86 | The Other Camp Green Aerial & Base Maps | Cam. Green | Village | Lydbrook | Yes | 0.321 | 9 | | | Yes | Within Settlement Boundary | Good site to develop |
| 248 | Joys Green Farm Strip Aerial & Base Maps | Joys Green | Village | Lydbrook | Yes | 0.221 | 6 | | | Yes | Within Settlement Boundary | Nice small development |
| 242 | Bream Eas Aerial Map Base Map | Bream | Village | West Dean | Yes | 1.447 | 43 | | | Yes | Within Settlement Boundary | Suitable for development |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|---------------------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 243 | Atrip Lane Blue Rock Court Bram Ash Map Base Map | Bream | Village | West Dean | Yes | 0.174 | 5 | | | Yes | Within Settlement Boundary | Suitable for small development |
| 191 | Fro New Road Whit Ash Map Base Map | Whitecroft | Village | West Dean | Yes | 3.556 | 106 | | | Yes | Within Settlement Boundary | Suitable for mixed use including employment |
| 196 | Yew Tree High Road Yoke Ash & Base Maps | Yorkley and Yorkley Slade | Village | West Dean | Yes | 0.374 | 11 | | | Yes | Within Settlement Boundary | Suitable for development |

Appendix D . Strategic Housing Land Availability Submitted Sites In 2008

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|---------------------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|--|
| 197 | Land at Yorky Slade Aerial Map Base Map | Yorkley and Yorkley Slade | Village | West Dean | Yes | 0.277 | 8 | | | Yes | Within Settlement Boundary | Suitable for development |
| 6 | Vine Hill & Base Maps | Aylburton | Village | Aylburton | Yes | 0.241 | 7 | | | Yes | Within Settlement Boundary | Suitable for development/possible exception site |
| 238 | Land at Krop Lane Aylton Aerial & Base Map | Alvington | Small Village | Alvington | Yes | 0.701 | 21 | | | Yes | Within Settlement Boundary | Suitable for development |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|--------------------------------------|---|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|--------------------------------------|
| Remaining SHLAA Sites in Major Towns | | | | | | | | | | | | |
| 15 | Newtown Road, Steam Mills Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 1.298 | 38 | | | Yes | | Housing allocation; area action plan |
| 253 | Surplus land at Oakdene Centre, Dockham Road Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.095 | 2 | | | No | | Considered too small |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|---|---|
| 255 | Former Cinderford Caravan Site Aerial Map Base Maps | Cinderford | Major Town | Cinderford | Yes | 0.821 | 24 | | | No | | Surrounding uses would prevent housing |
| 294 | 3 Valley Road Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.054 | 1 | | | Yes | Within land designated for intensification of employment use and adjacent to land allocated for housing development | Could be addition to Cinderford 7 - Valley Road Housing Allocation but on its own small development |
| 296 | Land on Forest Yale Industrial Estate Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.267 | 7 | | | No | Employment Allocation | Industrial units |
| 307 | Meand Gardens Terrace Church Road Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.168 | 4 | | | No | | Small development poss exception site |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|--|---|
| 308 | Land rear of 52 & 62 Ruspidge Road Ruspidge Aerial Map Base Map | Cinderford | Major Town | Cinderford | Yes | 0.371 | 11 | | | Yes | | Access issues |
| 309 | Eastern United, Old Pit Head Baths, Ruspidge Road Aerial Maps Base Map | Cinderford | Major Town | Cinderford | Yes | 0.504 | | | | Yes | Allocated Employment site | Brownfield Employment site/ Poss mixed use (if required) |
| 236 | Land at St Whites Farm Aerial Map Base Map | Cinderford | Major Town | Cinderford | Adjacent | 1.40 | 42 | | | Yes | Could be developed with housing allocations Cinderford 6 | Site is good for development adjacent to housing development so could be developed with that site |
| 230 | Yanstone Cottage, Hillerland Aerial Map Base Map | Coleford | Major Town | Coleford | Close | 0.212 | 6 | | | Yes | | Site is good for development |
| 89 | Allaston Road Aerial & Base Maps | Lydney | Major Town | Lydney | Adjacent | 0.316 | 9 | | | Yes | | Site could be developed |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|-----------------------------------|
| 90 | Augustus Way/Court Road, Allaston (R)F.Lydney 4 Aerial Map Base Map | Lydney | Major Town | Lydney | Adjacent | 6.565 | 196 | | | Yes | | Site could be developed |
| 102 | Rock House, Drifford Road Aerial & Base Map | Lydney | Major Town | Lydney | Adjacent | 0.833 | 24 | | | Yes | | Site could be developed |
| 249 | Severnbanks School Aerial & Base Map | Lydney | Major Town | Lydney | Adjacent | 2.48 | 74 | | | Yes | | Good Development site |
| 288 | Land at Drifford Road Aerial & Base Map | Lydney | Major Town | Lydney | No | 0.066 | 1 | | | No | | Considered too small, single site |
| 26 | Land adj Bells Golf Club - King's Meade Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 2.031 | 60 | | | Yes | | Site could be developed |
| 27 | Land at Whitehall Farm Coleford Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 2.282 | 68 | | | Yes | | Site could be developed |
| 28 | Land between Mile End Road and Machen Road Aerial & Base Map | Coleford | Major Town | Coleford | Adjacent | 0.579 | 17 | | | Yes | | Site could be developed |
| 34 | West of Crescent Close Sunnybank Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 4.113 | 123 | | | Yes | | Site could be developed |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|-------------------------------------|
| 35 | Land at Angelfield Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 1.262 | 37 | | | Yes | | Site could be developed |
| 36 | Land at Newland Street Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 0.771 | 23 | | | No | | Not a good site to develop |
| 38 | Land at Berry Hill Farm Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 4.127 | 123 | | | Yes | | Site could be developed |
| 156 | Land adj Lower Lane, Five Acres Aerial Map Base Map | Five Acres | Major Town | Coleford | Adjacent | 10.6 | 318 | | | Yes | | Site could be developed |
| 212 | Land at Grove Road, Marions Walk Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 0.837 | 24 | | | Yes | | Site could be developed |
| 246 | Adj 'Amberlea' Joyford Hill Aerial Map Base Map | Coleford | Major Town | Coleford | Adjacent | 0.248 | 7 | | | Yes | | Site could be developed |
| 299 | Whitecliff Quarry Aerial & Base Map | Coleford | Major Town | Coleford | No | 4.607 | 138 | | | No | | Expensive site to develop too steep |
| 301 | West of Horsefair Bungalow Aerial & Base Map | Newent | Town | Newent | Yes | 1.383 | 41 | | | Yes | | Allocated for Residential |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|--------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 251 | Land rear of Library High Street Aerial & Base Map | Newent | Town | Newent | Yes | 0.077 | 2 | | | No | | Could be developed |
| 116 | Land adjacent Cemetery Orchard Aerial & Base Map | Newent | Town | Newent | Adjacent | 1.149 | 34 | | | Yes | | Could be developed, bolt on to development boundary |
| 122 | West of Newent Aerial & Base Map | Newent | Town | Newent | Adjacent | 13.196 | 395 | | | Yes | | Bolt on to existing settlement boundary |
| 210 | Land at Horsefair Bungalow, Horsefair Lane Aerial & Base Map | Newent | Town | Newent | Adjacent | 0.216 | 6 | | | Yes | | Could be developed with land ref:301 |
| 262 | Glebehurst, Horsefair Lane Aerial & Base Map | Newent | Town | Newent | Adjacent | 0.241 | 7 | | | Yes | | Flood Zone 3 |
| 270 | Land at Bradfords Lane, Mantley Aerial & Base Map | Newent | Town | Newent | Adjacent | 2.835 | 84 | | | Yes | | Could be bolt on to settlement |
| 274 | Land off Foley Road Aerial & Base Map | Newent | Town | Newent | Adjacent | 4.666 | 139 | | | Yes | | Access could be gained to the site via the site via Foley Road. Good site |
| 306 | Craddocks Bank, Culver Street Aerial & Base Map | Newent | Town | Newent | Adjacent | 0.44 | 13 | | | No | | Access, location, viability and trees issues |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 300 | Land Adj to Homestead, Horsefair Lane Aerial & Base Map | Newent | Town | Newent | Close | 0.118 | 3 | | | No | | Considered too remote & too Small |
| 256 | Land Adj to Homestead, Horsefair Lane Aerial & Base Map | Newent | Town | Newent | No | 0.205 | 6 | | | No | | Considered too remote & too Small |
| 155 | Brummells Drive, Berry Hill Aerial Map Base Map | Berry Hill | Major Town | West Dean | Adjacent | 0.288 | 8 | | | Yes | | Developable site |
| 156 | Crowwash Farm, Berry Hill Aerial Map Base Map | Berry Hill | Major Town | West Dean | Adjacent | 10.601 | 318 | | | Yes | | Site is natural bolt on to existing settlement |
| 158 | Land at Orchard Cottage Maze Walk, Berry Hill Aerial Map Base Map | Berry Hill | Major Town | West Dean | Adjacent | 0.362 | 10 | | | Yes | | Site could be developed adjacent to existing residential area |
| 169 | Land adj Bixhead Walk Aerial Map Base Map | Broadwell | Major Town | West Dean | Adjacent | 5.105 | 153 | | | Yes | | Good for development |
| 171 | Land at Wynols Hill Coalway Aerial Map Base Map | Broadwell | Major Town | West Dean | Adjacent | 2.277 | 68 | | | Yes | | Good for development |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|--------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|----------------------|
| 172 | Boxbush Farm, Christchurch Aerial Map Base Map | Christchurch | Major Town | West Dean | Adjacent | 0.909 | 27 | | | Yes | | Good for development |
| 177 | The Purples, Coalway Aerial Map Base Map | Coalway | Major Town | West Dean | Adjacent | 0.684 | 20 | | | Yes | | Good for development |
| 186 | Land adjacent to Ashville Palmers Flat Aerial Map | Coalway | Major Town | West Dean | Adjacent | 0.433 | 12 | | | Yes | | Good for development |
| 219 | Field No 7172 Mile End Road Coleford Aerial & Base Map | Mile End | Major Town | West Dean | Adjacent | 0.554 | 16 | | | Yes | | Good for development |
| 222 A&B | Bridswell Tump, Ready Penny & land adjoining Aerial Map Base Map | Christchurch | Major Town | West Dean | Adjacent | 1.03 | 12 | | | Yes | | Good for development |
| 228 | Prescott Meadow, Littledean | Littledean | Major Town | West Dean | Adjacent | 2.371 | 71 | | | Yes | | Good for development |
| 264 | Land east of Bells Club, Lords Hill Aerial Map Base Map | Coalway | Major Town | West Dean | Adjacent | 0.213 | 6 | | | Yes | | Good for development |

Appendix E . Strategic Housing Land Availability Remaining Shlaa Sites In Towns

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|----------------------|
| 265 | <u>Land at Edenwall Farm, Coalway Road Aerial Map Base Map</u> | Coalway | Major Town | West Dean | Adjacent | 4.202 | 126 | | | Yes | | Good for development |
| 266 | <u>Land at Palmers Flat (South of The firs) Aerial Map Base Map</u> | Coalway | Major Town | West Dean | Adjacent | 0.435 | 12 | | | Yes | | Good for development |

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

SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|--|---|----------------|-----------------|--------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|--|
| Remaining SHLAA Sites in Large Villages | | | | | | | | | | | | |
| 50 | Land Adj Bayfield Gardens Aerial & Base Map | Dymock | Large Village | Dymock | Adjacent | 2.731 | 81 | | | Yes | TPOs north of site | Access issues; Hereford & Gloucester Canal runs through site. Site developable subject to securing suitable access |
| 139 | Land Adj Bayfield Gardens Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | Adjacent | 1.431 | 42 | | | Yes | | Good for development |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|----------------|-----------------|--------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 143 | Land off Chartist Way Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | Adjacent | 2.671 | 80 | | | Yes | | Good for development |
| 144 | Princes Way/Jubilee Crescent Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | Adjacent | 1.083 | 32 | | | Yes | | Good for development |
| 141 | Land Adjacent Elmstone Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | No | 1.061 | 31 | | | Yes | | Good site for small development or exception site |
| 261 | Snigs Acre (Part) Gloucester Road Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | No | 0.487 | 14 | | | Yes | | Good site for small development or exception site |
| 272 | The Feathers, Straight Lane Aerial & Base Map | Staunton/Corse | Large Village | Staunton and Corse | No | 0.246 | 7 | | | Yes | | Good site for small development or exception site |
| 56 | Adjacent to Daverlea Aerial & Base Map | Hartpur | Large Village | Hartpur | Adjacent | 0.851 | 25 | | | Yes | | Site could be developed |
| 58 | Corsend Lane Aerial & Base Map | Hartpur | Large Village | Hartpur | Adjacent | 0.473 | 14 | | | Yes | | Site could be developed |
| 59 | North East of Foley Rise Aerial & Base Map | Hartpur | Large Village | Hartpur | Adjacent | 0.215 | 6 | | | Yes | | Site could be developed/Poss exception site |

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

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|--------------------------------|
| 279 | Land to West of Church Road Aerial & Base Map | Longhope | Large Village | Longhope | Yes | 0.207 | 6 | | | No | | Poss exception site |
| 80 | Important open area near Tan House Church Road Aerial & Base Map | Longhope | Large Village | Longhope | Yes | 0.967 | 28 | | | Yes | | Could be developed |
| 75 | 6 Batham Close Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 0.079 | 2 | | | No | | |
| 79 | Area 2 - land at Court Farm Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 0.394 | 11 | | | Yes | | Unsuitable without 285 and 286 |
| 83 | Off Nupend Lane Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 0.126 | 3 | | | No | | Poss exception site |
| 278 | Land to West of School Lane Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 2.027 | 60 | | | Yes | | Could be developed |
| 285 | Area 1 - Land at Court Farm Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 0.399 | 11 | | | Yes | | Possible flooding |
| 286 | Area 3 - Land at Court Farm Aerial & Base Map | Longhope | Large Village | Longhope | Adjacent | 0.625 | 18 | | | Yes | | Possible flooding |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|-------------|-----------------|-------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 267 | Land at Willowstone Garden Products Ross Road Aerial & Base Map. | Longhope | Large Village | Longhope | No | 1.881 | 56 | | | No | | Isolated unsustainable location |
| 293 | Former Scout Hut, Colchester Close Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Yes | 0.027 | 0 | | | No | | Too Small to be considered |
| 103 | Waidings Patch - Silver Street Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Adjacent | 0.112 | | | | No | | Too Small to be considered |
| 103 | Rear of Dan-Y-Bryn & Carriad Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Adjacent | 0.112 | 3 | | | No | | Too Small to be considered |
| 291 | Land at Mitcheldean Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Adjacent | 2.047 | 61 | | | Yes | | Could be developed in the future maybe with existing housing allocation (R) F. Mitcheldean 2. |
| 297 | Land opposite Dean Meadows Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Adjacent | 1.477 | 44 | | | No | | Too steep - unsuitable |
| 298 | Land between Silver Street and Abenhall | Mitcheldean | Large Village | Mitcheldean | Adjacent | 2.069 | 61 | | | Yes | | Poss future development or bolt on to |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|-----------------|-----------------|--------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| | Aerial & Base Map | | | | | | | | | | | settlement boundary |
| 304 | Waldings Patch, Silver Street Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | Adjacent | 1.685 | 50 | | | Yes | | Poss future development or bolt on to settlement boundary |
| 223 | Field Parcel No. 7321 Between Abenhall Lodge and Folly Farm Mitcheldean Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | No | 1.258 | 37 | | | Yes | | Maybe some form of future development |
| 289 | Land at Mitcheldean Aerial & Base Map | Mitcheldean | Large Village | Mitcheldean | No | 1.501 | 45 | | | No | | Unsuitable |
| 202 | Land at Grange Court, Northwood Green Aerial & Base Map | Northwood Green | Large Village | Westbury on Severn | Close | 1.711 | 51 | | | Yes | | |
| 203 | Rear of Gordon Cottage and Gordon House Aerial & Base Map | Northwood Green | Large Village | Westbury on Severn | Adjacent | 0.297 | 8 | | | No | | no access |
| 263 | Land to the rear of The Firs Aerial & Base Map | Westbury | Large Village | Westbury on Severn | Adjacent | 1.913 | 57 | | | Yes | | only two thirds of site deliverable |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|------------|-----------------|-------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|-------------------------------------|--|
| 125 | Off Littledean Road above Railway Tunnel, Newnham Aerial & Base Map | Newnham | Large Village | Newnham on Severn | Adjacent | 1.031 | 30 | | | No | | subject to access Railway tunnel underneath - expensive site to develop |
| 127 | West of Kings Mead/Sheens Meadow, Aerial & Base Map | Newnham | Large Village | Newnham on Severn | Adjacent | 0.993 | 29 | | | Yes | Site is adjacent to (R) F.Newnham 2 | Narrow lane, small site limited development could |
| 303 | Dean Forest Farm Aerial & Base Map | Newnham | Large Village | Newnham on Severn | Adjacent | 15.031 | 450 | | | Yes | | Could be bolt on to the existing settlement, outside development boundary |
| 69 | Land at Court Farm, Littledean Aerial & Base Map | Littledean | Large Village | Littledean | Partly | 4.776 | 143 | | | Yes | | Could be a good site for development |
| 70 | Land to rear of Beech Way and Oak Way | Littledean | Large Village | Littledean | Adjacent | 5.191 | 155 | | | Yes | Site is adjacent to (R) F.Newnham 2 | Developable site |
| 73 | Off Oakway Aerial & Base Map | Littledean | Large Village | Littledean | Adjacent | | | | | Yes | | Developable site |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|-------------|--|-------------------|-----------------|------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 74 | The Old Rectory, Silver Street Aerial & Base Map | Littledean | Large Village | Littledean | Adjacent | 0.509 | 15 | | | Yes | | Small Develop could be built |
| 228 | Prescott Meadow, Sutton Road Aerial & Base Map | Littledean | Large Village | Littledean | Part Adjacent | 2.37 | 71 | | | Yes | | Could be developed with the Old Rectory Site Ref No. 74 |
| 292 | Land at Drybrook Aerial & Base Map | Drybrook | Large Village | Drybrook | Adjacent | 2.586 | 77 | | | No | | Frontage to road but culverted site |
| 47 | Land Adj the White House Aerial & Base Map | Ruardean Woodside | Large Village | Drybrook | Adjacent | 0.225 | 6 | | | Yes | | Could be developed/Poss exception site |
| 48 also 235 | Land at Avondale, Forest Road Aerial & Base Map | Ruardean Woodside | Large Village | Drybrook | Adjacent | 0.245 | 7 | | | Yes | | Could be developed |
| 49 | North West of Roebuck Meadows Aerial & Base Map | Ruardean Woodside | Large Village | Drybrook | Adjacent | 1.639 | 48 | | | Yes | | Facilities close by, to include school & post office. Ideal development opportunity although access & roads leading to site questionable. |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|---------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 258 | Turners Jump Aerial & Base Map | Ruardean | Large Village | Ruardean | Adjacent | 0.084 | 2 | | | No | | Considered too small |
| 275 | Land to rear of the Grants High Street Aerial & Base Maps | Ruardean | Large Village | Ruardean | Adjacent | 1.828 | 54 | | | Yes | | Access needs to established ideal development opportunity |
| 302 | Highfield Road Aerial & Base Map | Ruardean | Large Village | Ruardean | Adjacent | 1.301 | 39 | | | No | | Extension to existing development land very steep, question is its viability |
| 214 | Garden of Lynwood, Crooked End Aerial & Base Map | Ruardean | Large Village | Ruardean | Close | 0.027 | 0 | | | No | | Small single development opportunity access needs further investigation. Considered too small |
| 276 | Town View Ruardean Hill Aerial & Base Map | Ruardean Hill | Large Village | Drybrook | Yes | 0.068 | 1 | | | No | | Considered too small |
| 190 | Myrtle Villas Aerial & Base Map | Sling | Large Village | West Dean | Adjacent | 0.261 | 6 | | | No | | Access issues and adjacent to industrial site |
| 160 | Adjacent to Bream Court Farm Aerial Map | Bream | Large Village | West Dean | Adjacent | 2.252 | 67 | | | Yes | | |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|---------------------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|-----------------------------------|
| 161 | Base Map Adjacent to the B4231(Colliers Beech) Aerial Map Base Map | Bream | Large Village | West Dean | Adjacent | 1.471 | 44 | | | Yes | | |
| 234 | Land adj Broadmeads Coleford Bream Aerial Map Base Map | Bream | Large Village | West Dean | Adjacent | 0.753 | 22 | | | Yes | | |
| 295 | Land behind Maypole Villa Aerial Map Base Map | Bream | Large Village | Lydney | Adjacent | 0.763 | 22 | | | Yes | | |
| 241 | Parkhill Patch, BrockHollands Aerial & Base Map | Whitecroft and Pillowell | Large Village | West Dean | Close | 0.856 | 25 | | | No | | Site not considered undeliverable |
| 192 | Banks Tump, Pillowell Aerial & Base Map | Whitecroft and Pillowell | Large Village | West Dean | Adjacent | 0.074 | 2 | | | No | | Considered too small |
| 193 | Land opposite Oakdene House, Parkend Aerial Map Base Map | Whitecroft and Pillowell | Large Village | West Dean | Adjacent | 0.079 | 2 | | | No | | Considered too small |
| 198 | East of Yorkley Lane opposite School Aerial & Base Map | Yorkley and Yorkley Slade | Large Village | West Dean | Adjacent | 0.635 | 18 | | | Yes | | Site could be developed |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|-------------|-----------------|-------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 260 | Box Cottage Yorkley Wood Aerial & Base Map | Yorkley | Large Village | West Dean | No | 0.045 | 1 | | | No | | Panel consider to small |
| 284 | Downs Farm, Yorkley Lane Aerial & Base Map | Yorkley | Large Village | Lydney | No | 0.699 | 20 | | | No | | Access issues |
| 259 | Awre Road Aerial & Base Map | Blakeney | Large Village | Awre | Adjacent | 1.681 | 50 | | | No | | Access problems |
| 229 | Land to the rear Church Street Clearwell Aerial & Base Map | Clearwell | Large Village | Newland | Adjacent | 3.733 | 111 | | | Yes | | Levels issues could be expensive to develop |
| 216 | Land to south of St Annes Way, St Briavels Aerial & Base Maps | St Briavels | Large Village | St Briavels | Adjacent | 0.169 | 4 | | | Yes | | |
| 225 | 3 The Langetts St Briavels Aerial & Base Maps | St Briavels | Large Village | St Briavels | Adjacent | 0.738 | 21 | | | Yes | | |
| 135 | West of Lower Road Aerial & Base Maps | St Briavels | Large Village | St Briavels | Close | 0.458 | 12 | | | Yes | | |
| 4 | Maplefield Aerial & Base Map | Aylburton | Large Village | Aylburton | Adjacent | 0.297 | 8 | | | Yes | | Flooding Issues within the site |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|-----------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 5 | Land adj 3 High Street Aerial & Base Map | Aylburton | Large Village | Aylburton | Adjacent | 0.165 | 4 | | | No | | Considered unsuitable |
| 282 | Land adj Tump Farmhouse Aerial & Base Map | Aylburton | Large Village | Aylburton | No | 0.071 | 2 | | | No | | Poss exception site |
| 283 | Land at Tump Farm Aerial & Base Map | Aylburton | Large Village | Aylburton | No | 0.374 | 11 | | | No | | Poss exception site |
| 209 | Off Ashways Aerial & Base Map | Woolaston | Large Village | Woolaston | Adjacent | 0.409 | 12 | | | Yes | | Can be developed |
| 245 | Land immediately behind Church & School Aerial & Map | Redbrook | Large Village | Redbrook | Adjacent | 0.268 | 7 | | | No | | Potential for 1 or 2 dwellings; not suitable for allocation |
| 244 | Big Well, Forgewood Aerial & Base Map | Redbrook | Large Village | Redbrook | Close | 1.171 | 35 | | | Yes | | Small site could be developed |
| 147 | Junction of the A48 and B4228 Aerial Map & Base Map | Tutshill | Large Village | Tidenham | Adjacent | 2.636 | 78 | | | Yes | | Can be developed |
| 148 | Tidenham Vicarage, Gloucester Road Aerial Map | Tutshill | Large Village | Tidenham | Adjacent | 0.311 | 9 | | | Yes | | Can be developed |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|--------------------|-----------------|--------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| 268 | Base Map Land at Coleford Road Tutshill Aerial Map Base Map | Tutshill | Large Village | Tidenham | Adjacent | 0.215 | 6 | | | No | | Potential extension to settlement boundary; not suitable for allocation |
| 269 | Land at Beachley Road Tutshill Aerial Map Base Map | Tutshill | Large Village | Tidenham | Adjacent | 0.296 | 8 | | | Yes | | Could be developed in the future |
| 150 | Broadrock West of the B4228 Aerial & Base Map | Woodcroft/Tutshill | Large Village | Tidenham | Adjacent | 1.001 | 30 | | | Yes | | Can be developed |
| 213 | Land adjacent Wyedean School Aerial Map Base Map | Sedbury | Large Village | Tidenham | Adjacent | 4.413 | 222 | | | Yes | | Can be developed |
| 306 | Land adjoining Church View Aerial & Base Map | Westbury | Village | Westbury on Severn | Yes | 0.449 | 13 | | | No | | Already built |

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

SHLAA Sites 2008

Key:

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

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|---|---|-------------------|-----------------|----------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|------------------------------|---|
| Remaining SHLAA Sites in Small Villages | | | | | | | | | | | | |
| 305 | Croft Farm Aerial & Base Map | Bromsborrow Heath | Small Village | Bromsborrow & Dymock | Yes | 0.571 | 17 | | | Yes | | Outline application for 10 dwellings |
| 54 | The Patch, Ross Road, English Bicknor Aerial & Base Map | English Bicknor | Small Village | English Bicknor | Adjacent | 0.609 | 18 | | | Yes | | Not considered developable possible exception sites |
| 55 | Land and Barn at The Laurels | English Bicknor | Small Village | English Bicknor | Adjacent | 0.531 | 16 | | | Yes | | Not considered |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|---|-----------------|-----------------|-----------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|-------------------------------|---|
| | Aerial & Base Map | | | | | | | | | | | suitable site but possible exception sites |
| 218 | Land adjacent to No.1 Cross Barn, English Bicknor Aerial & Base Map | English Bicknor | Small Village | English Bicknor | Adjacent | 0.525 | 198 | | | Yes | | Possible exception sites |
| 226 | The Laurels Aerial & Base Map | English Bicknor | Small Village | English Bicknor | Adjacent | 0.061 | 1 | | | No | Adjacent to conservation area | Garden - Considered by Panel too small |
| 310 | Land adjoining Holmleigh & Pleasant View Aerial & Base Map | Joys Green | Small Village | Lydbrook | Yes | 0.331 | 249 | | | Yes | | Could be developed in the future |
| 311 | Land at Rothdean Depot Aerial & Base Map | Lydbrook | Small Village | Lydbrook | Yes | 2.056 | 61 | | | Yes | | Could be developed in the future |
| 128 | Land Adj to Kings End House, Drury Lane Aerial & Base Map | Redmarley | Small Village | Redmarley | Adjacent | 1.494 | 43 | | | Yes | Adjacent to conservation area | Adjacent to conservation area; rivers at risk assessment - Access difficult |
| 129 | Land to rear of Redmarley | Redmarley | Small Village | Redmarley | Adjacent | 1.486 | 44 | | | Yes | Outside the Development | Adjacent to conservation |

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

| Site No. | Site Name and Address | Settlement | Settlement Type | Parish | Within Settlement Boundary? | Size (Ha) | Dwellings | 5 Year Supply | 6+ Year Supply | Take Forward? | Potential Policy Constraints | Notes from Meetings |
|----------|--|------------|-----------------|---------------------|-----------------------------|-----------|-----------|---------------|----------------|---------------|--|-------------------------------|
| | Primary School Aerial & Base Map | | | | | | | | | | & Conservation Boundary however adjacent too | area; rear of school |
| 281 | The Hermitage - Rear of - Aerial & Base Map | Staunton | Small Village | Staunton (Coleford) | Partly | 1.213 | 36 | | | Yes | | Possible access problems |
| 151 | Land at Gloucester Road, Upleadon Aerial & Base Map | Upleadon | Small Village | Upleadon | Adjacent | 0.196 | 5 | | | No | | Too small poss exception site |
| 152 | Land at Gloucester Road, Upleadon Aerial & Base Map | Upleadon | Small Village | Upleadon | Adjacent | 0.095 | 2 | | | No | | Too small poss exception site |
| 153 | Land Adjoining The Firs, Gloucester Road Aerial & Base Map | Upleadon | Small Village | Upleadon | Adjacent | 0.2 | 6 | | | Yes | | Too small poss exception site |
| 154 | Land to North of Octagon House Aerial & Base Map | Upleadon | Small Village | Upleadon | Close | 0.549 | 16 | | | No | | Poss exception site |

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

SHLAA Sites 2008

Key:

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

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

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

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

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

Appendix I . Glossary of Terms and Abbreviations

Achievability

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

Affordable Housing

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

Availability

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

Brownfield

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

Core Strategy

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

Countryside

Land outside the built up area and a defined settlement boundary

Deliverability

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

Density

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

Department for Communities and Local Government (DCLG)

Developable

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

Development Plan Document (DPD)

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

Appendix I . Glossary of Terms and Abbreviations

Greenfield

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

Infrastructure

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

Infill Development

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

Local Development Documents (LDD)

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

Local Development Framework (LDF)

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

Local Development Scheme (LDS)

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

Planning Policy Statement (PPS)

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

Proposals Map

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

Regional Spatial Strategy (RSS)

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

Settlement

Appendix I . Glossary of Terms and Abbreviations

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

Settlement or Development Boundaries

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

Site Specific Allocations and Policies

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

Strategic Housing Market Area (SHMA)

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

Suitability

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

Supplementary Planning Documents (SPD)

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

Yield

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

backCover