

2011 Annual Monitoring Report

Contents

1 Introduction	3
2 The Characteristics of the Area	5
2.1 Geography	6
3 Issues and Challenges for The LDF	9
4 The Community Plan and The Coporate Plan	12
5 Local Development Scheme	14
6 Core Indicators	21
6.1 Employment	21
6.2 Housing	27
6.3 Local Services	37
6.4 Flood Protection and Water Quality	38
6.5 Biodiversity	38
6.6 Renewable Energy	39
7 Significant Effects Indicators	41
8 Local Indicators	43
8.1 Monitoring	44
9 Local Plan Review Policies	46

1 . Introduction

1 Introduction

1.1 The Planning and Compulsory Purchase Act 2004 requires Local Authorities to produce an Annual Monitoring Report although it is no longer required to be submitted to the Secretary of State. Although the format will change as a result of the Localism Act, monitoring of the various plans and policies will continue. This report contains similar information to previous years' but its contents have been affected by the decision by government to cease to collect information relating to national indicators and by the demise of the LAA (Local Area Agreement).

1.2 This is the Forest of Dean District Council's seventh monitoring report and it covers the period 1st April 2010 to 31st March 2011.

1.3 The main purpose of the Annual Monitoring Report is to review the preparation of the Local Development Framework (LDF) and the extent to which policies within the LDF documents are being successfully implemented. This process will form the basis for reviewing planning policies. The Forest of Dean District is in the transitional stage between the adopted Local Plan Review and the emerging Local Development Framework. The majority of Local Plan policies were saved for three years from the adoption of the plan in November 2005. A number of policies which repeat or have been superseded by National guidance have not been saved. Appendix One identifies which policies have been saved and which have not. There are currently three adopted LDF documents, the Statement of Community Involvement, the Landscape Supplementary Planning Document and the Affordable Housing Supplementary Planning Document. This report continues to review progress in relation to policies contained within the saved Local Plan, although in December 2011 the Core Strategy and the Cinderford Northern Quarter AAP were both at Examination, awaiting the Inspector's Report.

1.4 This monitoring report still takes account of the targets set out Regional Spatial Strategy, as the RSS had not been revoked by 31 March 2011 and in any event much of the evidence base remains. The policies of the RSS are not considered.

1.5 The Council are required to consider various "indicators" in order to gauge how the District changes over time and whether LDF or Local Plan policies are performing as expected. These indicators need to be both measurable and meaningful. The core output indicators were withdrawn in March 2011, but for the purposes of providing monitoring information this report has been written to take account of the following types of indicator:

- **Contextual indicators**
- Measure changes in the wider social, economic, and environmental background against which policies operate. The choice of contextual indicators has been selected to achieve consistency where possible with other authorities under the guidance of the Regional Assembly.
- **Core output indicators**
- Defined by the Department of Communities and Local Government to achieve a consistent data set for all Local Authorities. They measure the direct effects of a policy as well as indicators used in the emerging RSS.(Withdrawn in March 2011)

1 . Introduction

- **Local output indicators**
- Identified through the LDF process as being relevant to the assessment of whether an objective or policy is meeting its target.
- **Significant effects indicators**
- Which measure the significant effects of the LDF policies on sustainability and have been identified by the Strategic Environmental Assessment/ Sustainability Appraisal of the Local Development Framework.

2 . The Characteristics of the Area

2 The Characteristics of the Area

2.1 The area's characteristics, and various contextual Indicators provide a backdrop against which policies can be assessed. These form the base line information. It is unlikely that this information will change very much over a short period of time. The indicators reflect the importance of taking account of the social, economic and environmental circumstances within the District in developing the LDF.

2.2 Much of the statistical information contained in the following commentary is taken from The Gloucestershire Story 2011 with additional information from the Forest of Dean Story 2006. Both these documents are published by Gloucestershire County Council and they provide a commentary on the social ,economic and environmental issues within the county and district. Some of this information is derived from the 2001 census.⁽¹⁾ Where information has been gathered elsewhere the source has been acknowledged.

2.3 POPULATION. The Forest of Dean population has steadily increased over recent years from 80900(2005) to 83900 in 2009 an increase of 3000. The population is forecast to increase by around 5.7% by 2033. At the same time, an additional 7000 households are expected between 2008 and 2033. Within the growth there will be declining numbers of children, young people and adults aged 29 - 50 but an increasing population in the 65+ age group (set to increase by 84.8% by 2033)⁽²⁾

2.4 ECONOMY. In late 2008 unemployment in the Forest of Dean (as measured by the proportion of Job Seekers Allowance claimants in the overall workforce) exceeded 2% for the first time since early 2003. In April 2011 it was 2.5% for the Forest of Dean⁽³⁾ Whilst unemployment remains below national levels, and is just below the County average, there are several wards with consistently high rates. Commuting to work is a feature of the district with an increasing number of persons leaving the district for work.

2.5 HEALTH AND WELL BEING. Life expectancy for both men and women is similar to the rest of England and below that in the rest of the County. There are local pockets of deprivation. There is a higher death rate from cancer in the under 75s than the average for England. However there is a lower death rate from heart disease and stroke in the under 75s than the average for England⁽⁴⁾

1 A full copy of the Gloucestershire Story 2011 and the 'Forest of Dean Story' can be viewed on the County Council web site www.gloucestershire.gov.uk

2 see 2010 GCC population projections <http://www.gloucestershire.gov.uk/inform/index.cfm?articleid=94725>

3 Office of National Statistics Claimant Count recorded by GCC in <http://www.gloucestershire.gov.uk/Inform/index.cfm?articleid=99167>.

4 (Health Profile Forest of Dean 2008)Published by the Department of Health, see also GCC <http://www.gloucestershire.gov.uk/inform/index.cfm?articleid=94727>, Population Monitor

2 . The Characteristics of the Area

2.6 CRIME AND SAFETY. Crime levels in the district are generally low and have fallen 19% between April 2003 and 2010. This includes a 61% reduction in theft from a vehicle and a 46% reduction in domestic burglary. However common assault has increased by 23% and a quarter of all parish councils are reporting anti social behaviour as a problem within their community.⁽⁵⁾

2.7 EDUCATION .The difference in educational attainment between the Forest of Dean and the England and Wales average has closed although the percentage of those with degree level qualifications is still below average (22.9% as opposed to 26.5 in 2005, quoted by P. Heath in research for FoDDC, 2008).

2.8 TRANSPORT AND COMMUTING. The district is reasonably accessible from a number of directions but is disadvantaged when compared to its near neighbours which have better access to the motorway network. The M48 and the M50 both cross the district and it is served by the Cardiff- Birmingham railway line with one station at Lydney and a nearby one at Chepstow. Public transport is not well developed due to the rural nature of the area and its relatively dispersed population. The average travel to work distance in the district is at 16km 3km more than the England and Wales average.

2.9 DWELLINGS AND HOUSEHOLDS. The district has a dwelling stock of 35596 (Housing Strategy Statistical Appendix 2010).The number of households will increase over the period to 2033 in step with the steady increase of population and the falling household sizes. Over the last decade the fall in household size has been the highest in the Forest of Dean when compared to other Gloucestershire districts.The Forest of Dean housing market was more self contained in 2001 than Tewkesbury or Cotswold, with over 60% of moves taking place within the District. (Fordham research, Strategic Housing Market Assessment,2009). Property prices rose over the past few years to a point where the average was in June 2007 £209590 and an average for a terraced house was £146488. Since that date there has been a fall, followed by a slight recovery and a further fall. First time buyers within the Forest of Dean continue to find difficulty in affording homes . The current economic climate has dramatically reduced the the house building activity within the district.

2.10 The population is quite dispersed with an overall density of 0.63 persons per hectare.

2.1 Geography

2.11 Newent is the only one of the district's four towns in the north of the area. It is the smallest of the four and also the closest to a major centre, Gloucester. Newent is the least self contained of the forest towns in terms of providing for its population's jobs and services. The 2001 census data on travel to work demonstrates this. Its role is one of supporting the local area. Despite additional development in the town centre over recent years, the town still loses more trade than is desirable and one of the aims of the Local Development Framework is to enhance the function of the centre. Increased need for housing for local residents will be met

5 Gloucestershire County Council - Maiden and
<http://www.gloucestershire.gov.uk/inform/index.cfm?articleid=97691> .

2 . The Characteristics of the Area

and given the likely constraint on new housing in the countryside or in the smaller settlements there will be emphasis on Newent itself for meeting its own needs and those of the villages close by. There are a number of these mainly small villages, all set in attractive agricultural landscape.

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

2.13 Lydney is the town furthest from Gloucester and is the most self contained ⁽⁶⁾. Its population is about 9000 but there are another 9000 within 5km, the majority on part of the forest ring. These settlements provide a natural catchment for the town's senior school, shopping and other services. Lydney lies on the A 48 and has the district's only mainline railway station (on the Gloucester to Cardiff line). The town spans an area between the harbour and the rising ground on the edge of the statutory forest. It occupies a variety of the landscapes which provide both constraints and opportunities. Much of the traditional employment is on the low-lying area to the south of the centre. Under the 2005 Local Plan, a new eastern neighbourhood is planned and part now is being constructed. Historically Lydney has attracted some public sector investment though not to the same degree as Cinderford. It has seen a decline in manufacturing industries. The Local Development Framework recognises a need for change and together with the implementation of the new eastern neighbourhood it provides for a comprehensive plan for the way in which riverside/harbourside location of much of the town can be used as a way to achieve its regeneration.

2.14 Cinderford is physically constrained both by the forest and by the agricultural landscapes to its east. These also provide exceptional opportunities in terms of offering a setting for the town and any new development. There are a number of sites once used by industry which are suitable for redevelopment, the majority being on the edge of or just outside the town. It has a centre which loses trade to the surrounding centres and the town itself would benefit from further

6 R. Tym research for the Regional Assembly, Functional analysis of settlements 2005

2 . The Characteristics of the Area

investment and employment. The population of Cinderford and the various settlements within about 5km is 15000. The emphasis in the existing Local Plan is on the further promotion of employment and housing, together with improvements in the town centre. The emerging Northern Quarter Area Action Plan, which is a new mixed development primarily on previously developed land, will act as a focus for regeneration, and will enable the strategy expressed in the Local Plan and the emerging Core Strategy to be realised.

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

2.16 South and west of Coleford and Lydney there is a more dispersed area, which with the exception of the far southwest is essentially rural, containing a number of villages. By far the largest of these is Tutshill and Sedbury, which is physically and functionally linked to Chepstow, a town of about 11000 inhabitants. Tutshill and Sedbury has a population of approximately 4736,⁽⁷⁾ which makes it the fifth largest settlement in the district. The other most notable features of the area south and west of the forest are the Wye Valley and then moving east, the high plateau, its associated landscapes and the low lying lands adjoining the Severn estuary.

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

2.18 Issues for the Local Development Framework which are common to the whole District include provision of affordable housing for the local population and protection of the landscape and environment, but also the improvement of the range of employment and educational opportunities that are on offer.

7 G.C.C.2007 pop estimates

3 . Issues and Challenges for The LDF

3 Issues and Challenges for The LDF

3.1 The area is subject to many of the pressures and influences common throughout the south west region or the country. The Forest of Dean is an attractive and distinctive area where people choose to live. The retention of the population with appropriate skills, the retention of services and the offer of a good range of employment are key objectives for the Council.

3.2 The economy is less well developed than the immediate area (for example the rest of Gloucestershire and Wiltshire). Common to many rural areas, there is an imbalance between jobs and the place of residence. Maintenance of services and facilities is a major issue as is the need to promote and increase certain types of employment. The supply of affordable housing is not meeting identified need. In addition new housing will be required for the existing population as household sizes continue to fall. The Local Development Framework will address these challenges as follows:

Issues for Local Development Framework

- Conserve, protect and enhance the natural and man made environment, making use of suitable previously developed sites where appropriate.
- Achieve the economic, social and environmental revitalisation of communities throughout the Forest of Dean, and to deliver new housing and other development to achieve this in a sustainable manner.
- Concentrate development in the three towns of the south of the District, developing them in a complementary manner as accessible employment service and transport centres, providing the range and type of housing appropriate to these roles.
- Develop Newent as a local centre without encouraging commuting for travel to work.
- Consider the District as a whole and the interrelationships between settlements when considering the location of new development.
- Provide for the economic and social well-being of rural communities.

3 . Issues and Challenges for The LDF

3.3 The main areas identified for action are:

Areas Identified for Action	
Environment	The Local Development Framework must help to protect and enhance the distinctive natural and built environment of the Forest of Dean and to retain a sustainable landscape rich in wildlife for the benefit of future generations.
Business and Economy	<p>Regeneration of the economy is a key priority and this will focus on the Market Towns and other important locations such as Vantage Point at Mitcheldean. Labour demand is well below that which is available in the district with six jobs for every ten resident workers in 2001. There is a net flow of at least 9000 workers each day out of the District and this increased by 2574 between 1991 and 2001. Although this reflects a national trend of travelling to work, the principles of sustainable development support its reduction as does the strategy of regeneration. Actions will therefore include:</p> <ul style="list-style-type: none"> • Improving the range of jobs on offer; • Making better use of infrastructure available; • Making available quality premises especially those related to the growth; sectors. This may include the supply of smaller starter units, promotion and funding of rural workshops; • Increasing potential for self containment of the larger settlements by promoting employment growth; • Encouraging a diversification within rural areas to retain and employ the local population.
Tourism	The Local Development Framework will develop and promote sustainable tourism In the District as part of the proposed development of the economy.
Housing	The Core Strategy will set out how the housing needs of the District will be met. Its aims ensure that everyone has the opportunity to live in a decent and affordable home. The area's indigenous requirements should be met with affordable housing being made available in a range of locations matching as closely as possible the pattern of need. New housing provision will be made in parallel with new employment. The strategy will seek to broaden the range of housing stock in step with the needs of the population.
Transport and Access to Services	New development should be located where it can take advantage of a variety of transport and it should be able to gain easy access to a variety of services. Whilst maintaining a sense of proportion,

3 . Issues and Challenges for The LDF

Areas Identified for Action	
	the strategy will seek to improve transport in the District and enable better access to services for all.
Regeneration of Towns	The concentration of development in towns and the promotion of economic activity and of services will help to reinforce the role of the towns. New housing will be located in the towns which will benefit from and contribute to the services and employment they offer. Policies for the towns centres will also promote increased activity and help to provide environmental improvements.
New Build Development	New build should be designed to assist in achieving improvements in the following areas: <ul style="list-style-type: none"> • by design; • by ensuring facilities which support new development are provided or ; • by the wider aims of protecting and providing access to the countryside.
Crime, Disorder and Community Safety	The strategy will help to reduce crime, disorder and the fear of crime and increase community safety and quality of life in the district.
Health and Leisure	Improve the health of the community, to tackle inequalities in health and to develop and promote leisure activities in the district.
Education and Lifelong Learning	Support the people of the district to learn and develop their skills throughout their lives.
Arts	Create an environment where creativity and distinction in the arts are encouraged.

4 . The Community Plan and The Coporate Plan

4 The Community Plan and The Coporate Plan

4.1 FOREST OF DEAN DISTRICT COUNCIL CORPORATE PLAN. The Corporate Plan is a statement of what the council want to achieve and how. The plan encapsulates what is important to the people of the District following on from consultations that were undertaken.

4.2 The Corporate Plan has been developed by :

- Engaging key partners and the community (partly via the viewpoint panel) in identifying priorities;
- Elected members and senior managers identifying key service and budget priorities to meet community needs ; and
- Staff at all levels being involved in developing and monitoring the implementation of service plans.

4.3 The Corporate Plan provides a yardstick against which the council's priorities, objectives, outcomes and targets can be judged and states the councils values that underpin all of theses things. Shorter term operational targets are published in the individual service plans, which in turn help to deliver the corporate plan. A copy of the Forest of Dean Corporate Plan 2011 - 2015 can be viewed on the councils web site ⁽⁸⁾

4.4 The plan identifies four priorities which are listed below:

- Provide value for money services.
- Promote thriving communities;
- Encourage a thriving economy;
- Protect and improve our environment;

4.5 The objectives within the the Corporate Plan 2011 - 2015 are relevant to the content of the Local Development Framework:

Priority 1. Provide Value for Money Services.

Objectives:

- Being clear about our direction and priorities to make best use of our resources.
- Putting our customers first to improve access to our services and improve customer satisfaction.
- Investing in our staff and councillors to meet the changing needs of our community.

4 . The Community Plan and The Coporate Plan

Priority 2. Promote thriving communities.

Objectives:

- Enabling the provision of homes to meet local needs.
- Ensuring planning policy meets community needs and protects and enhances the character of the district.

Priority 3. Encourage a thriving economy.

Objectives:

- Working with local businesses to create and sustain good quality local jobs.
- Working with partners to attract investment local economy.
- Supporting tourism by promoting the Forest of Dean as a place to visit.

Priority 4. Protect and improve our environment.

Objectives:

- Increasing recycling,encouraging composting and reducing waste .
- Helping to mitigate and adapt the impacts of climate change on our local communities.

5 . Local Development Scheme

5 Local Development Scheme

5.1 The Local Development Scheme is a programme that sets out how the Council will prepare its Local Development Framework over a next three year period. It is approved by the Council's Cabinet and as well as setting out the programme it is intended to be used as a monitoring tool.

5.2 There are major reforms in plan making likely to be proposed by government in the forthcoming Localism Act. In the meantime however, authorities are expected to continue to make plans if they are confident in their content. The Council considers that to be the situation in respect of its Core strategy and Area Action Plans that have been commenced. It is envisaged that the subject areas to be covered by the forthcoming "Allocations DPD" will be highly relevant to issues that are being discussed in the "localism" agenda.

5.3 The revised (4th) Local Development Scheme covering the period 2011 to 2014 was published in March 2011. The assessment that follows shows how programme has been revised against both internal and external influences that have generally meant that the targets in the Local Development Scheme have not been met. The reasons any slippage are detailed in each of the sections that consider the Local Development Framework documents individually but in general they include:

- Resource limitations within the policy section - increased demands on resources for other planning related tasks reducing that available for Local Development work. The effect of task diversion continues to be an issue;
- Resources not available elsewhere in the Council - the changing priorities and staff shortages affect the production of Supplementary Planning Documents
- Changes in the context (for example the revised PPS12 or the delay to the RSS, prior to the announcements that it was intended to be withdrawn)
- The decision by the council to carry out a further consultation regarding the Core Strategy
- The uncertainty of the availability of funding for schemes to be enabled in the Cinderford AAP

5.4 The timetable below is that of the last published LDS. It has however been amended as detailed in the sections for each individual DPD below.

5. Local Development Scheme

5.5 Table 1 Timetable and Key Milestones

Title	Purpose	Process	Issues and Options	Submit to secretary of state	Adopt	Review
DPD'S in heavy type below		Commence				
Local Development Scheme 2008	Project Plan for LDF	First prepared 2005		Last revision February 2011		Update as necessary
Sustainability Appraisal- Process matched to LDD	To assess proposals in LDF	2005	To run with various proposals in LDF documents			
Statement of Community Involvement	Explains how the LDF process has engaged the community in its formulation	Early 2005	2005	Late 2005	Adopted 2006	As necessary

5. Local Development Scheme

Title	Purpose	Process			Review	
Core Strategy	To articulate key spatial strategy for the district	February 2005	November 2005 to February 2006 second preferred options consultation completed May 2008	Publish March 2011 Submitted July 2011	February 2012	Review annually
Allocations DPD	Identifies scale and location of allocations and updates settlement boundaries	February 2010	Initial consultations from summer 2011	Publish and submit summer 2013(assumes that regulations are still in place	March 2014	Review as necessary
Proposals Map	To show proposals and to show interrelationship between LDDs	Annual update to reflect other documents				Annual when DPDs are adopted
Area Action Plan for Cinderford	To provide detailed specific proposals for an area subject to change	May 2006	Commenced September 2006	Preferred Options consultation October 2009, Submitted July 2011	February 2012	
Area Action Plan for Lydney	To provide detailed specific proposals for an area subject to change	September 2010	Spring /Summer 2011	Publish spring 2012 submit summer 2012	Spring 2013	

5. Local Development Scheme

Title	Purpose	Process			Review	
Landscape SDP	To provide planning guidance on landscape matters(will be prepared by consultant	March 2005	September 2005	N/A	Adopted	As Necessary - monitor annually
Affordable Housing SPD	To provide guidance on the implementation of affordable housing policies	September 2006	July 2007	N/A	Adopted	As Necessary
Annual Monitoring Report	To assess progress and impact on policies and proposals		Annual - currently submitted financial year			Annual - currently submitted December each year for previous financial year

5 . Local Development Scheme

5.6 The progress of each document throughout the monitoring period 1st April 2010 to 31st March 2011 is reviewed below.

Document: Statement of Community Involvement	
Status	Development Plan Document
Key Milestones	Adoption June 2006
Current Stage	Adopted June 2006
Progress	Review as necessary
Comment	Used to guide Community Involvement with particular regard to the Local Development Process.

Document: Core Strategy	
Status	Development Plan Document
Key Milestones	Adoption Spring 2012
Current Stage	Core Strategy Draft for publication completed march 2011
Progress to next Milestone	The Core Strategy was published and submitted to the Secretary of State in July 2011. The Inspector's Report is now awaited following public hearings in October 2011.
Comment	It is hoped that the Core Strategy will be adopted early 2012

Document: Allocations DPD	
Status	Development Plan Document
Key Milestones	Will formally commence after the adoption of the Core Strategy, though preparatory work will begin before that date.
Current Stage	Scoping and information gathering

5 . Local Development Scheme

Document: Allocations DPD	
Progress to next Milestone	Scheduled to commence in March 2011, the preparatory work was delayed due to commitments in relation to the Core Strategy. Publication will follow the adoption of the Core Strategy and will contain a review of allocations and of the settlement boundaries. It will look at allocations not contained in the Core Strategy or in the two Area Action Plans.
Comment	This DPD will cover the majority of the allocations that need to be carried forward and the review of the settlement boundaries. It will be subject to change if the plan making system is reformed.

Document: Cinderford Area Action Plan	
Status	Development Plan Document
Key Milestones	Adoption Spring 2012
Current Stage	Examination draft published July 2011
Progress to next Milestone	The examination draft was published and submitted to the Secretary of State in July 2011. The Inspector's report is currently awaited following hearings in October 2011.
Comment	It is hoped that the AAP will be adopted early 2012

Document: Lydney Area Action Plan	
Status	Development Plan Document
Key Milestones	Issues and Options publication
Current Stage	A series of public events based on the Planning for Real model were carried out during the summer of 2011. Work started in November 2010 with the primary children of Lydney helping to create the model used as the focus for the public events. Events were also held in the primary schools to provide an opportunity for the younger members of the community to become involved.

5 . Local Development Scheme

Document: Lydney Area Action Plan	
Progress to next Milestone	Comments received from the planning for real events are being analysed and will form the basis for the Issues and Options Document-
Comment	

6 . Core Indicators

6 Core Indicators

6.1 The Core Output Indicators were removed by government in March 2011. However for the purpose of this report which covers the financial year 2010 - 2011 they remain for the purposes of this report. There are however some areas where information is no longer being collected as the requirement to submit monitoring reports in the present format will cease.

6.1 Employment

6.2 The Local Plan adopted in 2005 makes provision for 77.9 hectares of employment land up to 2011 through Policy (R)F.E. 1. Of this land 74.9 hectares is in the four towns with the remainder located at the villages of Parkend and Bream. In addition to the allocations, there is opportunity for the intensification of existing employment sites. The Local Plan identifies several locations where intensification can enable more employment, most notably within the established industrial areas in the main towns. There is in addition some scope for the new, generally small, employment uses not allocated within the plan to be established in suitable locations, for example as part of agricultural diversification.

6.3 As part of the evidence base for the Local Development Framework, a study of employment needs has been undertaken and this has been accompanied by a review of existing sites and available land that may be suitable for employment.(including allocated employment sites) The first study contains a survey of existing employers and agents and makes recommendations about the needs of the district and these may be met in the future in a manner consistent with the need to diversify and offer better quality employment in the area. The second study demonstrates that there is land available for the more traditional uses and will inform both the Core Strategy and any future allocations document.

6.4 The employment statistics reported for 2020/2011 will be reported in early 2012. The figures will be derived from the electronic information recorded by the planning department at the time of submission of a planning application. Gathering information in this way is leading to improvements in the accuracy of the authorities reporting but the figures here are subject to any errors and omissions made when recording application details. The information that will be presented here will be an indication the the amount of additional floorspace which has been granted planning permission.

6 . Core Indicators

Employment floorspace

BD-1 Additional Floorspace by type		
Amount of employment and type of completed floorspace (gross and net)	Gross	Net
B1a		
B1b		
B1c	Floorspace figures to be reported in early 2010	
B2		
B8		
Total		

BD-2 Additional floorspace on Previously developed land		
	Gross employment floorspace PDL	Gross % employment floorspace PDL
B1a		
B1b		
B1c		Floorspace figures to be reported in early 2010
B2		
B8		
Total		

BD-3 Amount and type of employment land available		
		N/A
Amount and type of land available	77.9ha Land allocated within the adopted Local Plan ;Use class not specified between B1, B2, B8	

6 . Core Indicators

BD-3 Amount and type of employment land available	
Amount of employment land by type developed with areas defined within the Local Plan	No local plan allocations developed to date
Employment land available as defined in the Local Plan /LDF with planning permission.	9ha granted outline planning consent 22.5ha subject to the signing of a 106 legal agreement

6.5 There has been little movement on the implementation of employment allocations within the local plan over the monitoring period. There is consent for the development of 9.49ha of employment land. In addition to this there is outline consent for 22.5ha of land awaiting the signing of a s106 legal agreement. The Local Plan also identifies a number of existing sites that have been safeguarded for employment use along with others that are capable of intensification or redevelopment, These sites are located within settlements.

6.6 The table below illustrates the position at 31st March 2011 with regard to the Local Plan employment allocations and existing sites

Employment Land allocations within the adopted Local Plan

Town/Policy	Location	Type	Area(ha)	Progress toward implementation
(R) F.Lydney .1	East of Lydney	B1,B2,B8	9.0	5ha (P0724/04/OUT consent 2008)
(R) F.Lydney .7	Hurst Farm	B1,B2,B8	15	22.5ha of land subject to signing of s106 agreement(P1327/04/OUT)
(R) F.Lydney .8	Mead Lane	B1,B2,B8	7.0	None since allocation
(R) F.Lydney .9	Rear of Pine End Works Harbour Road	B1,B2,B8	5.8	None since allocation
(R) F.Cinderford.1	Forest Vale/Whimsey Estate	B1, B2, B8	10	

6 . Core Indicators

Town/Policy	Location	Type	Area(ha)	Progress toward implementation
(R) F.Cinderford.2	Newtown Employment	B1,B2,B8	3.0	These sites are within the Cinderford Northern Quarter Area Action Plan and will be allocated according to the emerging Plan
(R) F.Cinderford.3	Northern United	B1,B2,B8	8.7	
(R) F.Cinderford.4	Newtown Mixed	B1,B2,	3.4	
(R) F.Cinderford.5	Lightmoor	B1,B2,B8	1.0	No movement- majority of site in use
(R)F.Coleford.4	Adj Glaxo Smith Kline	B1,B2,B8	6.8	0.48ha of the allocation granted outline consent for B1 use (ref: P2086/09/OUT)
(R)F.Coleford.6	Whitecliff Quarry	B1,B2,B8	1.0	Site in full use
(R)F.Newent..5	Business Park Extension	B1,B2,B8	4.2	No Consent
(R)F.Bream.3	Whitcroft Road	B1,B2,B8	0.6	Part of site in use.
(R)F.Parkend.1	Former Railway sidings	B1,B2,B8	2.4	0.1ha consent for B8(P0972/09/COU)

Village Employment allocations within the adopted Local Plan

Village	Policy	Area(ha)	Progress toward implementation
Drybrook	(R)F.Drybrook/Harrow Hill. 4	2.2	Intensification- No planning application submitted 01/04/2010 - 31/03/2011

6 . Core Indicators

Village	Policy	Area(ha)	Progress toward implementation
Longhope	(R)F.Longhope.2 Area A land adj to A4136	2.1	Consent for use of existing building for MOT test station 08/07.No further applications 01/04/2010 - 31/03/2011
	(R)F.Longhope.2 Area B land adj to Church Road		Consent for Change of use to B8 and B 2.No further applications 01/04/2010 - 31/03/2011
Mitcheldean	(R)F.Mitcheldean.3 Vantage Point	27.8	P1270/10/FUL (400m2 office ext completed) No further permissions 01/04/2010 - 31/04/2011
	(R)F.Mitcheldean.4 Stenders		No applications 01/04/2010 - 31/03/2011
Sling	(R)F.Sling.1	5.2	No planning applications submitted 01/04/2010 - 31/03/2011
	(R)F.Sling.2 Area A		No planning applications submitted 01/04/2010 - 31/03/2011
	(R)F.Sling.2 Area B		Consent granted for 8 starter units

6 . Core Indicators

Village	Policy	Area(ha)	Progress toward implementation
			04/08 (P 0477/08/FUL)
Tutshill/Sedbury	(R)F.Tutshill/Sedbury.1	0.9	No planning applications submitted 01/04/2010 - 31/03/2011
Whitecroft/Pillowell	(R)F.Whitecroft/Pillowell.1	3.7	No planning applications submitted 01/04/2010 - 31/03/2011

Employment within Town Centres

BD-4(a)(b) Total amount of floorspace M2 for town centre		
	Within Town Centre	Outside Town Centres
A1		
A2	Floorspace figures to be reported in early 2010	
B1a		
Total		

6.7 The Local Plan Review employment policies are set out below, together with brief monitoring statistics.

Employment Policies. Adopted Local Plan

Policy	Indicator	Monitor
(R)FE.1 Principal Employment Allocations	New Business investment to aid regeneration of the District	Take up has been slow however there has been progress in the Lydney area. Cinderford Northern Quarter AAP is also making progress.

6 . Core Indicators

Policy	Indicator	Monitor
(R)FE.2 Development on Established Employment Sites	Accessible jobs for local communities, support the expansion of new business and the development of new ones on established sites	Used in the determination of 33 applications.3 of these were refused,none of the refusals were supported by this policy.
(R)FE.3 Change of Use of Employment Land	Resist the loss of existing /allocated employment land	see core indicator. Policy is well used but monitoring does not pick up reference in pre-application stage or informal reference by potential applicants. Very few employment sites are however lost to other development
(R)FE.4 Employment in Villages	Locally available employment. Support employment development within or adjacent to DSB	Used in the determination of 4 applications for employment use within villages . All were Granted consent.
(R)FE.5 Employment in the countryside	To safeguard the countryside as well as provide for businesses which require a countryside location for efficient operation	Used in consideration of 16 applications. 15 were granted consent .1 refusal which was not supported by this policy

6.2 Housing

Introduction

6.8 The housing trajectory provides a means of monitoring housing planned for in the Local Plan or Local Development Framework. The Local Plan envisaged a higher rate of development to that which now appears to be required for the Local Development Framework.

6.9 The outgoing Structure Plan requires 6950 new houses to be provided within the district between 1991 - 2011. The Local Plan sets out the allocations to enable this number to be delivered and contains assumptions about the number of dwellings expected on various types of site. In order to achieve the target set in the Structure Plan there would need to be an average of 347 homes built every year over the whole plan period. The District did not achieve this level of housing completions up to 2010/11. Against this measure there is a theoretical shortfall at the end of the Structure Plan period.

6 . Core Indicators

6.10 The Local Plan was modified prior to adoption to take account of the change from the Structure Plan Strategy to the now emerging regional planning context under the Regional Spatial Strategy. The emerging Regional Spatial Strategy and supporting evidence requires a lower rate of provision of houses over its twenty year period to 2026, 310 dwelling completions per year.

Housing Trajectory

6.11 The Council have considered the abolition of the Regional Spatial Strategy and the implications for this on their LDF. A review of the draft including the Secretary of States' proposed changes and their potential impact on the Core Strategy concluded that with some amendment the Core Strategy could still proceed, drawing evidence from the RSS material where appropriate but not taking into account any of its unique policies. The majority of the draft RSS policies do however have their roots in national policy and so does the emerging Core Strategy. The situation with the housing forecasts is that they are still current and are supported by the latest County Council household projections published in June 2010. Had the RSS been adopted and had it continued it would have been based on the evidence being used to support the Forest of Dean Core Strategy. This would of course be subject to review and the consideration of this process is now at an early stage.

6.12 The trajectory shows the Regional Spatial Strategy housing requirement and that of the outgoing Structure Plan. The sites which contribute are the Local Plan allocations, and sites that have permission for development. An assumption is also made that there will be a number of small sites that contribute to the total but are not individually listed. These have produced on average 96 completions over the past five years ending in March 2011. The emerging Regional Spatial Strategy requirement of 310 per year has been met over the first three years (2006/7 to 2008/9) which saw 205, 405 and 310 completions respectively. In 2009/10 there were only 118 though the figure increased to 228 completions in 2010/11. These figures however reflect the current economic conditions which brought a dramatic slow down in housing activity. The limited improvement recorded for 2010/11 appears to be continuing into 2011/12 albeit with most activity on a small number of the larger allocated sites.

6.13 The current economic conditions will continue to have a severe effect on the delivery of new housing. While some allowance for this has been made in the trajectory, it is impossible to predict exactly what the next or subsequent monitoring periods will bring.

6.14 There is sufficient land allocated within the Local Plan to provide housing for the next five and ten years. The calculation is based on the requirements assessed for the district in the draft Regional Spatial Strategy. This gives a requirement of 310×5 plus an allowance for the under achievement of 284 (the difference between the Regional Spatial Strategy requirement so far (1550) and the completions so far (1038)) equal to 1834. The assessed five year availability is 2043. The availability for the following five years is assessed as 1886. Beyond that date, it is likely that there will remain some of the Local Plan allocated land at Lydney and possibly elsewhere and a five year supply will be made up of this, a continued small site contribution, and land allocated in the Local Development Framework within existing settlements. The current

6 . Core Indicators

best estimate of land from this source is 1500. The indication therefore is that there is sufficient land for house building for 15 years which is available (first ten years) and likely to be available (11-15 years).

6.15 A study (Strategic Housing Land Availability Assessment) was published in March 2009 and is updated annually, having jointly assessed potential housing sites in the district. As well as assessing land currently allocated and sites with permission, to ensure that they can be regarded as available, the inclusion of an assumption that small sites will continue to contribute to housing supply has been agreed by the joint panel. This contribution has been included in the supply figures as indicated above. Potential sites have been identified that are not included in either the current five or ten year supply estimates that can provide continuity as required to meet the Regional Spatial Strategy requirement beyond 2019.

6.16 The yearly total of affordable homes provided within the district has increased as to 101. In total 298 affordable homes have been provided within the district between 2005 and 2011. A number of sites have full or outline planning consents some of which are awaiting section 106 legal agreements. As these sites come forward the number affordable homes provided will rise, especially in the short term as sites which have benefited from HCA subsidies are completed. Further delivery of affordable and market homes in the medium term will depend on such major external influences as the availability of finance for developers and mortgagees.

Housing Targets

	Start of Plan Period	End of Plan Period	Total Housing Required
Structure Plan	1991	2011	6950
Regional Spatial Strategy	2006	2026	6200

Housing Trajectory

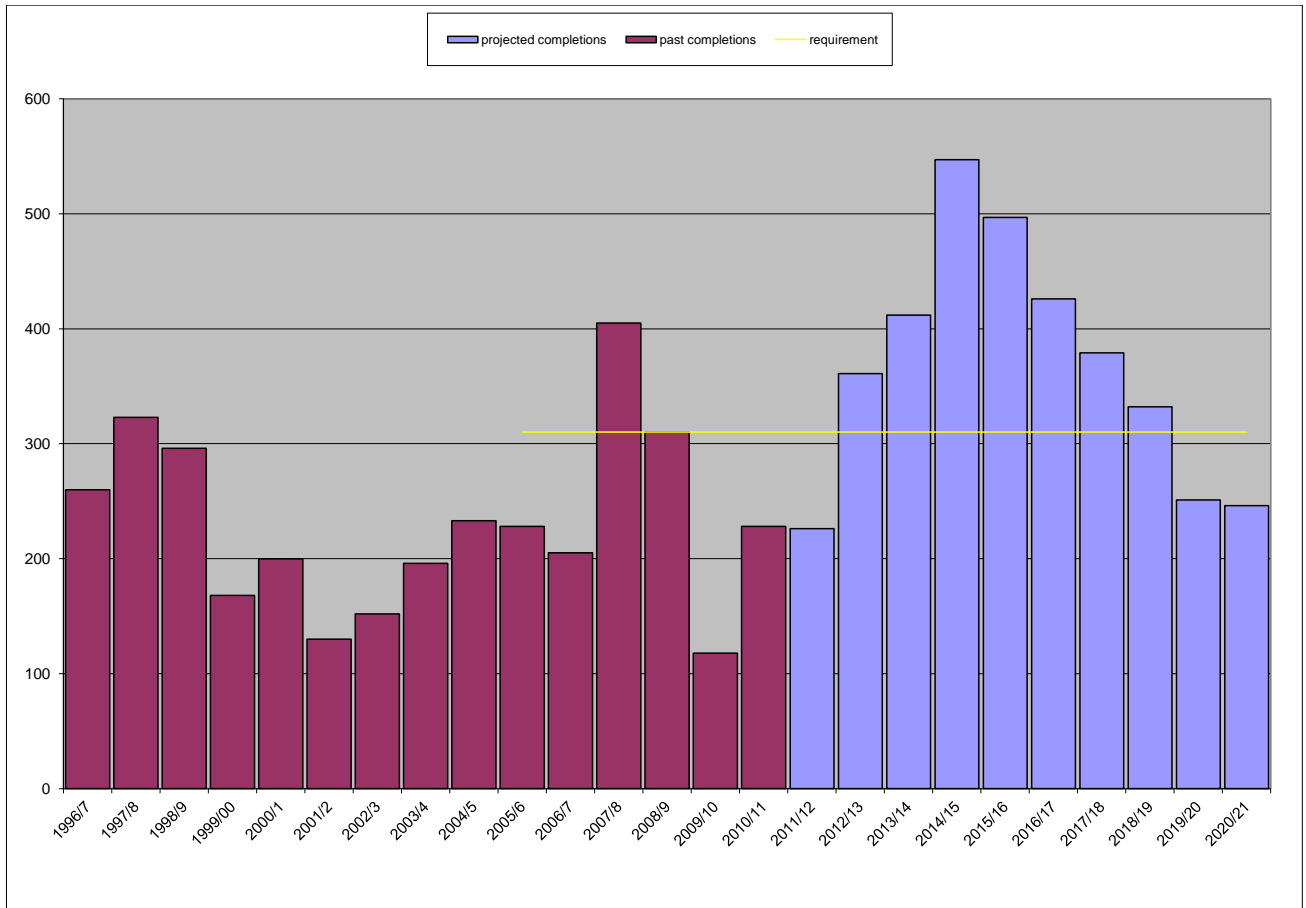
Year	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018/ 19	2019/ 20
Actual completions in year	233	228	205	405	310	118	228									
Predicted completions assuming small site supply continues								226	361	412	547	497	426	379	332	291
Annualised structure plan requirement	347.5	347.5	347.5	347.5	347.5	347.5	347.5									

6 . Core Indicators

Year	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /04	2014 /15	2015 /16	2016 /17	2017 /18	2018/ 19	2019/ 20
annualised requirement*			310	310	310	310	310	310	310	310	310	310	310	310	310	310
* figures originally prepared for RSS																

6 . Core Indicators

6.17 Housing Trajectory Graph 2010-2011



6 . Core Indicators

6.18 Local Plan Allocations

6.19 The current situation regarding the Local Plan allocations is summarised in the tables below. The progress toward implementation and the comments in relation to that progress take account of the situation up to the end of the current monitoring period.

Town Allocations

Town/Policy	Phase 2	Phase 3	Site Total	Progress toward implementation and assumed progress in trajectory 31 st March 2010.
(R) F.Lydney 1&2 Land East of Lydney	600	650	1250	Total Outline for about 1660 dwellings Outline consent for 320 dwellings (P0724/04/OUT) Outline consent for 750 dwellings allowed on appeal 05/2010(P10974/08/OUT). Outline Consent for 390 dwellings (P1336/04/OUT) Approval for 200 dwellings (0886/10/APP) Under Construction summer 2011
(R) F.Lydney 3 Holms Farm	20		20	Outline residential development and 10 affordable homes (P1325/06/OUT) Permission Lapsed
(R) F.Lydney 4 Allaston	10		10	Site complete. Total built 11
(R) F.Lydney 5 Kings Buildings	18		18	Site complete. Total built 49 flats for elderly
(R) F.Lydney 6 Hill Street	10		10	No permission
Local Plan Total	658	650	1308	
(R) F.Cinderford 5 Newtown	70		70	re considered in Cinderford Northern Quarter AAP which provides for up to 175 new dwellings
(R) F.Cinderford 6 Station Street	185		185	Permissions granted and completions now exceed allocation, additional land within allocation yet to be developed
(R) F.Cinderford 7 Valley Road North	20		20	No permission
(R) F.Cinderford 8 St Whites Farm	75	75	150	Consent for 169 dwellings (1435/09/FUL) Phase 1 under construction
(R) F.Cinderford 9 Nailbridge	70		70	No permission

6 . Core Indicators

Town/Policy	Phase 2	Phase 3	Site Total	Progress toward implementation and assumed progress in trajectory 31 st March 2010.
(R) F.Cinderford 10 Valley Road South	30	60	90	Funded scheme involving relocation of employment use is being developed,
(R) F.Cinderford 11 Town centre mixed site				No permission
Local Plan Total	450	135	505	
(R) F.Coleford 2 The Marshes	8		8	5 additional dwellings provided by conversion
(R) F.Coleford 7 Angel Farm	100		100	Consent for 100 dwellings (P1229/07/FUL) Under construction April 2011
(R) F.Coleford 8 Owen Farm	70	70	140	No permission
(R) F.Coleford 9 Poolway Farm		80	80	No permission
(R) F.Coleford 10 Milkwall	20		20	Site completed (revised area)
Local Plan Total	198	150	348	
(R)F.Newent 1 Bennions Garage	30		30	Complete
(R)F.Newent 2 Broad Street	15		15	Complete
(R)F.Newent 6 Ross Road	27		27	No permission
(R)F.Newent 7 Onslow Road	85	85	170	Phase 1 Consent for 141 dwellings (P0739/09/APP) Under construction- completed late 2011 Phase 2 Outline for residential development (approx 100) consent P0264/10/OUT
Local Plan Total	157	85	242	
Grand Total of Town Allocations	1463	1020	2483	

6.20 Housing in Villages

6 . Core Indicators

6.21 Housing sites were allocated in the Local Plan at 13 of the larger villages capable of providing about 305 dwellings. Of these 45 are proposed on 1.4ha of previously developed land, the remaining 260 are proposed on 19.3 ha of greenfield land. There has been considerable progress toward the development of the village sites. The table below illustrates the situation at the end of the current monitoring period.

Housing in Villages

Village/Site	Number allocated	Number with consent	Progress toward implementation and the assumed progress in trajectory
Blakeney (R)F. Blakeney 1 Former Goods Station	15	17	Permission granted(P0297/08/FUL)
Bream (R)F. Bream 2 Bream Woodside	12	13	Outline Permission granted (P0111/06/OUT) Permission Lapsed
Drybrook (R)F. Drybrook 2 Drybrook Road	25	25	Complete
Drybrook (R)F. Drybrook 3 Woodland Road	15	15	Complete
Huntley (R)F. Huntley 1 Land East of A40	30	33	Complete
Longhope (R)F. Longhope 1 Rectory Meadow	15	15	No Permission
Mitcheldean (R)F. Mitcheldean 1 Gloucester Road	35	35	Under construction (ground works only)
Mitcheldean (R)F. Mitcheldean 2 Lining Wood	40	51	Complete
Newnham (R)F. Newnham 1 Sheens Meadow	21	27	Permission granted (P1739/07/FUL) Under Construction
Ruardean (R)F. Ruardean 2 Norman Way	12	0	No permission
Sling (R)F. Sling 3 Land adj Miners Arms	15	23	No permission
Staunton (R)F. Staunton 1 Chartist Way	20	24	Complete
Soudley (R)F. Soudley 1 Former Coach Depot	10	13	Complete
Westbury on Severn (R)F. Westbury 1 The Old Coal Yard	10	9	Permission granted(P1595/05/OUT)

6 . Core Indicators

Village/Site	Number allocated	Number with consent	Progress toward implementation and the assumed progress in trajectory
Woolaston (R)F. Woolaston 1 Netherend Farm	30	0	Planning Application under consideration(P0111/07/FUL) Permission Lapsed
Villages Total	305	300	

6.22 Strategic Housing Land Availability Assessment

6.23 Local Authorities are required to carry out a Strategic Housing Land Availability Assessment (SHLAA) to identify potential future sources of land for housing. The SHLAA is not a policy document and does not make judgements on the future policy. The study is produced using a Partnership of developers, RSLs, and others involved in housing.

6.24 The purpose of the assessment is to understand the level of housing potential within the District and to identify sites which are considered to be potentially available for housing and could to be developed. The information forms an important part of the evidence base for the Forest of Dean District Local Development Framework.

6.25 The third Strategic Housing Land Availability Study (SHLAA) was published in April 2011. The purpose of the SHLAA is to provide evidence to support the delivery of sufficient land to meet the community's needs.

6.26 The primary role of the SHLAA is to identify sites with potential for housing and assess their housing potential and when they are likely to be developed. There is however no guarantee that the suggested sites will be allocated for housing development. The SHLAA exercise is a continuous process and the current study is at the time of writing in the process of being updated.

6.27 While there is an adequate supply of land for housing for five and ten years into the future, on land with permission of already allocated, and every indication that there will be sufficient for the remainder of the plan period, the sites identified in the SHLAA that are not current allocations and do not have permissions will be assessed and considered for allocation should the position change either through the need to identify additional or alternative land.

Housing indicators

6.28 During this monitoring period March 2010 - April 2011 various indicators set by the Government to illustrate housing provision remained in use. They are tabulated below.

Percentage of new and converted dwellings on previously developed land

6.29 The national target set by the Government is that 60% of new housing should be on previously developed land. The table below illustrates the percentage of completions on such land within the district. The figures will show a greater percentage of completions on greenfield land as more of the major Local Plan allocations come forward. This is inevitable, given the

6 . Core Indicators

need to deliver the housing required. A change in the status for gardens from previously developed land to greenfield land in June 2010 has contributed to a slight variation in the figures.

% Housing completions on previously developed land

Year	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
2004/05	94	97	98	95
2005/06	87	62.5	74.5	93
2006/07	100	100	94	79
2007/08	81	44	60	70
2008/09	90	87	92	96
2009/10	46	35	55	87
2010/11	83	48	38	39

Development Density of new dwellings completed

6.30 The table below shows the density of dwellings on sites that have been fully completed during the monitoring period. ⁽⁹⁾ Design and amenity considerations are often the overriding factor in small sites and on single plots, which usually occupy previously developed land and tend to be built at a lower density than larger sites. ⁽¹⁰⁾

Density Dwelling per HA

2005/06			2006/07		2007/08		2008/09		2009/10		2010/11	
Density d/ha	No. of dwellings	% of total	No. of dwellings	% of total	No. of dwellings	% of total	No of Dwellings	% of total	No of Dwellings	% of total	No of dwellings	% of total
0-30	0	0	10	5	76	18	21	6	39	52	41	39
30-50	92	84	14	7	10	2	11	3	17	23	21	20
50+	17	16	0	0	10	2	53	17	18	25	43	41

9 Other completions recorded during the period were on sites not yet complete.

10 Source: Forest of Dean Housing Land availability records

6 . Core Indicators

Affordable Housing Completions

6.31 Policy (R)FH13 in the Local Plan aims to achieve 40% affordable housing on all eligible sites within the District. During the current monitoring period there has been an increase in the number of affordable houses built. 2010/11 figures have been extracted from the Housing Flows Reconciliation returns 2011. At the end of 2010/11, Section 106 agreements existed to provide up to further 514 affordable homes to be provided through legal agreements.⁽¹¹⁾

Affordable Housing Completions

Year	2007/08	2008/09	2009/10	2010/11
Number	53	38	26	101

6.32 Sites for affordable housing are still coming forward, and the supply of affordable housing (i.e. rate of completions and flow of new sites gaining permission and with S106 agreements in place) has been greatly affected by the recent economic climate. The Council will continue to monitor the situation. Additional housing has been secured through the application of HCA funding and this has enabled several (mixed tenure) sites to come forward for development.

6.3 Local Services

BD4 Amount of completed retail, office and leisure development.

6.33 The figures below represent the amount of floorspace which has been granted consent during the monitoring period. Planning applications are stored electronically, however they cannot be sorted by use class order. Therefore the figures reported here are approximate.

Amount of completed Retail Office and Leisure development

	BD4a Amount of completed retail, office and leisure development M ²	BD4b Amount of completed retail, office and leisure development in Towns M ²
2005/06	Figures will be reported in early 2012	
2006/07		
2007/08		
2008/09		

6 . Core Indicators

2009/10		
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Amount of eligible open space managed to Green Flag Standard

6.34 The council have not applied for Green Flag status for any of the open areas within the District

6.4 Flood Protection and Water Quality

Flood Protection and Water Quality

6.35 The Environment Agency (EA) objected to a total of 12 planning applications during the monitoring period 11 related to Flood risk and 1 on related to water quality. (Source; Environment Agency web site)

6.36 FLOOD RISK - The Environment Agency objected to 11 applications on the grounds of Flood Risk. The outcomes of which were as follows:

- Two applications were withdrawn
- One application remains outstanding
- One was refused
- Seven granted consent following the submission of further information and/or negotiation with the Environment Agency

6.37 WATER QUALITY - The Environment Agency objected to one application on the grounds of water quality this application was subsequently withdrawn.

6.5 Biodiversity

Biodiversity (habitats)

6.38 The District has a particularly significant level of environmental assets of both international and local importance. These include a central woodland area extending to some 110 km² managed by the Forestry Commission.

6.39 Protected sites are shown on the Local Plan maps and policies for their conservation are set within local, national and regional planning documents.

6.40 Designations within the district include:

- Area of outstanding Natural Beauty 12% of the District (Wye Valley 60km² Malvern Hills 7km²)
- 44 sites of Special Scientific interest 11.7% of the District equal to 6189.76ha (source: English Nature 2005) These include Ramsar and Special protection areas, Special Areas of Conservation, Nature Reserves and Sites of Scientific Interest.

6 . Core Indicators

- % of area assessed in favourable recovering condition within Sites of Special Scientific Interest 90.40%(2001) 97.96%(2002)
- 202 Key Wildlife Sites 5.7% of the District equal to 3033ha . These include Regionally Important Geological sites.

Changes in area of biodiversity importance

2006/07	Severn Estuary confirmed as Special Area of Conservation Additional 73,715ha
2007/08	No Change
2008/09	No Change
2009/10	Addition of one Regional Important Geological site
2010/11	No Change

6.6 Renewable Energy

Renewable Energy Capacity

6.41 Information regarding renewable energy generated within the Forest of Dean District for the current monitoring period has been taken from the 2011 Survey of Renewable Electricity and Heat Projects in South West England published in March 2011. This is an annual survey undertaken by Regen SW. (the sustainable energy agency for South West England). A full copy of the document can be found on their web site www.regensw.co.uk.

Renewable energy installed

		Renewable electricity	Renewable heat projects
2007/08	Number of projects	3	4
	Capacity installed	0.012MW	0.252MW
2008/09	Number of projects	7	15
	Capacity installed	0.3MW	0.22MW
2009/10	Number of projects	20	36
	Capacity installed	0.07 (0.02 onshore wind (0.05 solar PV)	0.40(0.20 Biomass 0.13 Heat Pumps 0.07 Solar Thermal)
2010/11	Number of Projects	77	71

6 . Core Indicators

		Renewable electricity	Renewable heat projects
	Capacity Installed	0.289MW	1.588MW

7 . Significant Effects Indicators

7 Significant Effects Indicators

7.1 European regulations on strategic environmental assessment (SEA) state that local authorities must predict, assess and monitor any significant environmental effects arising from their plans and policies. In addition to monitoring the core indicators, therefore each local development framework document has to be monitored for any significant effects. This is an integral part of the sustainability appraisal process. Significant effects will be identified through the monitoring of the core indicators, especially when further biodiversity and other environmental measures are in place. The sustainability appraisals of the various local development documents will identify any likely effects at a formative stage and will therefore enable early action to be taken to avoid or mitigate any such effects. These objectives have been used to evaluate the potential effects of local development documents.

7.2

Significant effects Indicators

Local objective	Indicator	Source
Improve health	Average life expectancy	South West Observatory (contextual indicator)
	% of people describing their health as not good	FoDDC story, Gloucestershire County Council (contextual indicator)
Reduce health inequalities	Number of areas subject to air quality monitoring	FoDDC Environmental Health (local indicator)
Provide new housing to meet local needs	Provide affordable housing units	Housing Strategy Statistical Appendix (core indicator)
	Earnings /house price affordability ratio	FoDDC story, Gloucestershire County Council (contextual indicator)
	Index of multiple deprivation	As reported by Gloucestershire County Council (contextual indicator)
Diversify the range of employment opportunities within the district	New business start ups	Business link (local indicator)
Reduce poverty and income inequality	Average income	FoDDC story and as reported by Gloucestershire County Council (contextual indicator)
	% of workforce with no academic / vocational or professional qualifications	FoDDC story, Gloucestershire County Council (contextual indicator)
Meet local needs locally	No indicator identified	None identified
Reduce vulnerability of the economy to climate change and harness opportunities arising	Changes in economic structure	FoDDC and Gloucestershire County Council

7 . Significant Effects Indicators

Local objective	Indicator	Source
Reduce the need/desire to travel by car	Out commuting	FoDDC story Gloucestershire County Council and census figures (contextual indicator)
	Mode of travel to school	Gloucestershire County Council
Protect and enhance landscape and townscape	Countryside quality counts indicators	Countryside quality counts published results in 2004 this report tracked changes between 1990 and 1998. A later version will be used for monitoring when available. The Landscape SPD and its effects will also be monitored
Protect and enhance habitats and species (taking account of climate change)	Condition of SSSI's that form the bat SAC	Natural England (core indicator)
	Area of key wildlife sites	From Wildlife Trust
Maintain and enhance cultural and historical assets	Number of heritage conservation area appraisals in place	FoDDC Development Control Team
	Number of listed buildings and scheduled ancient monuments(English Heritage)	Additions and deletions to published lists (local indicator)
Avoid, reduce and manage flood risk and sea level.(taking account of climate change)	% of properties at 1% risk of flooding	Environment Agency /FoDDC (local indicator)
Reduce non-renewable energy consumption and 'greenhouse' emissions	LAA target for renewable energy installations	FoDDC /Severn Wye Energy agency/Regen sw. (core indicator)
Reduce the risks associated with unstable or contaminated land	Ha. of contaminated land	FoDDC Environmental Health (local indicator)
Conserve water resources and protect water quality	Company estimates of household consumption. Maximise use of grey /rain water	Utilities (Severn Trent Water Authority) (local indicator)
Minimise consumption and extraction of minerals	Gloucestershire County Council figures for extraction and use of secondary and recycled minerals	Gloucestershire County Council - minerals authority
Minimise land, air, light, noise and genetic pollution	Number of hectares of contaminated land	FoDDC Environmental Health (local indicator)
	Number of areas subject to air quality monitoring	Census Gloucestershire County Council (contextual indicator)
	Traffic flows especially out commuting	Census and Gloucestershire County Council surveys

8 . Local Indicators

8 Local Indicators

8.1 Data for the Local Output Indicators is collected from information held by the District Council unless otherwise stated.

8.2 Listed Buildings. The last comprehensive survey of Listed Buildings within the Forest of Dean District was undertaken in 1985 and a significant revision was made in 1986. Since that date there have been has been a modest number of additions to the List mainly within the Grade II category.

Local Indicators

Buildings of Special Architectural or Historic Interest			
Grade	Number	Year	Comment
Grade I	26	1985 - 2009	
Grade II*	61	1985 -1998	
	67	1999 - 2009	Figure corrected from pervious year
Grade II	1348	1985	
	1306	1986	Number reduced due to resurvey of Chartist Cottage settlements.
	1334	2000	Number gradually increased due to ad hoc additions to the list
	1343	2006	
	1347	2007	
	1348	2008	
	1348	2009	
Ancient Monuments	88	2009	There have been no additions to the list of ancient monuments within the District
Buildings at Risk	A building at risk classified as a listed building whose condition could result in its loss. The loss of such a building is likely to be detrimental to the locality and may be of national significance. The Buildings at Risk Survey was developed by English Heritage as a simple tool to assist local authorities in identifying and categorising listed buildings. There are different categories of building at risk. Buildings within category 1 to 3 are defined as being 'At Risk' those in category 4 are 'vulnerable' buildings which may soon be at risk, buildings in category 5 and 6 are not considered to be at risk of neglect. The buildings at risk register should be updated regularly but this has not been done due to lack of resources.		
	Category 1/2 7 buildings	2008 to date	See note above
	Category 3		

8 . Local Indicators

Buildings of Special Architectural or Historic Interest						
	10 buildings					
	Category 4 11 buildings					
Air Quality	The air quality within the district has been monitored for many years. The findings have shown that as a largely rural area the district suffers less pollution than the national average. Air quality is monitored at Lydney and at various sites in the district using passive diffusion tubes. The following are pollutants are monitored, Nitrogen Oxides; Sulphur Dioxide and Smoke Particles; Radiation; Benzene and Carbon Monoxide. There is one Air Quality management Area within the district which comprises part of Lydney town centre. The 2009 air quality updating and screening assessment report concluded that it would be unlikely that any of the pollutants monitored would exceed the objective levels set. A full copy of the report can be found on the councils web site www.fdean.gov.uk					
Contaminated Land	The Forest of Dean District Council holds a public register of contaminated land in accordance with Section 78R of the Contaminated Land Regulations. As of January 2011 no sites have been determined as contaminated land within the Forest of Dean District. (Source: www.fdean.gov.uk)					
Tourism Web Site	Use of the tourism website is monitored through the number of unique hits to the site. The number of unique hits has continued to increase in the first half of the monitoring period followed by a marked decline in the latter half of 2009.					
		April May June	July August September	October November December	January February March	Total
	2007	69,928	80,427	64,165	101,1634	315,654
	2008	131,523	144,600	151,596	190,515	618,234
	2009	230,245	151,486	92,132	123,094	596,966
	2010	Data no longer collected				

8.1 Monitoring

8.3 In addition to the notes above, it is useful to draw attention to the number of areas for which the monitoring information is not complete. As in previous years one of these continues to be the measurement of biodiversity. Little progress is being made but it is an example where a common approach is necessary to ensure any data provided is consistent between Authorities. Local Authorities are not well placed to monitor biodiversity. The impact of planning applications on protected sites can be taken into account, but detailed monitoring of overall condition of Sites of Special Scientific Interest for example is well beyond the scope or resources of Local Authorities.

8.4 The employment policies continue to present difficulties in terms of monitoring. The mixture of types of employment use, i.e. Industrial, storage, warehousing, office and the complexity of many applications mean that information required for monitoring is not easily extracted. As all the information required is not yet available electronically the collection of the data has major resource implications. The introduction of the 1APP forms has improved the amount of data being provided however proper use of the CAPS system should help greatly assuming that the correct information is put into the system. This AMR includes details about planning consents

8 . Local Indicators

granted rather than permissions that have been implemented for the above reasons. It does not include more detailed information than that of previous reports but it is hoped that further improvement and more focused information will be available to report in the future.

9 . Local Plan Review Policies

9 Local Plan Review Policies

9.1 The following Policies were 'saved' in October 2008 are will remain current until replaced or superseded by policies within Local Development Framework documents. A number of the policies provided information for the national core indicators or have been reported upon in the main body of the report.

9.2 SCHEDULE

Policy No.	Name
Part one	District wide policies
Strategy	
R F Strategy 1	Development to assist revitalisation
RF Strategy 2	Sustainable development requirement
RF Strategy 3	Priority for the re use of land
RF Strategy 4	Town centre development
RF Strategy 5	Development in the South Forest
RF Strategy 6	Development in the North Forest
RF Strategy 7	Development in villages
Housing	
RFH1	Town housing allocations
RFH3	Village housing allocations
RFH4	Housing in villages- small groups, single dwellings and infilling (larger villages)
RFH5	Housing development in smaller villages
RFH6	New housing in the countryside
RFH7	Housing on greenfield sites
RFH8	Promotion and retention of housing in town centres
RFH9	Promotion of new housing stock through conversions within settlements
RFH10	Encouragement of optimum densities
RFH11	Mix of dwelling types
RFH12	Affordable Housing Eligibility and continuing availability
RFH13	Affordable housing on new housing sites- negotiated share basis

9 . Local Plan Review Policies

Policy No.	Name
RFH14	Affordable Housing on exceptions sites
RFH15	Replacement dwellings
RFH16	Sub division of dwellings
Employment	
RFE1	Principal employment land allocations
RFE2	Development on established employment sites
RFE3	Change of use of employment land
RFE4	Employment in villages
RFE5	Employment in the countryside
Tourism recreation and Leisure	
FTRL1	Tourism, recreation and leisure development within the towns
FTRL2	Tourism, recreation and leisure development in villages and in the countryside
FTRL4	Provision of recreational access
FTRL6	Herefordshire and Gloucestershire Canal (protection of route)
Town centres	
RFS1	Shopping development in defined town centres
RFS2	Shopping development outside defined town centres
RFS4	Primary and secondary retail frontages
RFS5	Shopfronts
RFS6	Local shopping provision
Built Environment	
RFBE1	Design of development
RFBE2	Locally distinctive areas
RFBE3	Infrastructure provision
RFBE4	Energy conservation
RFBE6	Non residential re use of buildings in the countryside
RFBE7	Residential re use of buildings in the countryside
RFBE8	Protection of important open areas
RFBE9	Protection of Forest Waste and other Crown Land in the Statutory Forest of Dean
RFBE10	Protection of outdoor recreation space
RFBE11	Play space standards

9 . Local Plan Review Policies

Policy No.	Name
RFBE12	Play space provision
RFBE13	Public art
RFBE15	Advertisements and signs
RFBE17	Renewable energy development
Transport	
RFT2	Site development requirements
RFT5	Walking and cycling
Natural Environment	
RFNE1	Protection of the countryside
RFNE2	Conservation and enhancement of landscape
RFNE3	Protection of important natural features
RFNE10	Features of habitat interest
Historic Environment	
RFHE6	Development affecting archaeological sites
RFHE8	Historic parks and gardens
Part Two	Settlement based policies.
RF Lydney 1	Mixed land use allocation- East of Lydney
RF Lydney 2	Regulation of development- East of Lydney
RF Lydney 3	Housing allocation- Holms Farm
RF Lydney 4	Housing allocation- Allaston
RF Lydney 5	Housing allocation- Kings buildings (Hill St south)
RF Lydney 6	Housing allocation- Hill St
RF Lydney 7	Employment allocation- Hurst Farm
RF Lydney 8	Employment allocation Mead Lane
RF Lydney 9	Employment site to meet local needs- rear of Pine End Works Harbour Rd
RF Lydney10	Employment allocation Harbour Rd
RF Lydney11	Safeguarding of land for highway improvements
RF Lydney12	Rail transport- Lydney station and adjoining land
RF Lydney13	Newerne St pedestrian priority
RF Lydney14	Open space land to the south of the boating lake
RF Lydney15	Development at Lydney harbour

9 . Local Plan Review Policies

Policy No.	Name
RF Cinderford 1	Employment allocation Forest Vale and Whimsey industrial estates
RF Cinderford 2	Employment allocation Newtown
RF Cinderford 3	Employment allocation Northern United
RF Cinderford 4	Employment allocation Lightmoor
RF Cinderford 5	Mixed use allocation Newtown
RF Cinderford 6	Housing allocation Station Street
RF Cinderford 7	Housing allocation Valley Road north
RF Cinderford 8	Housing allocation St Whites Road
RF Cinderford 9	Housing allocation Nailbridge
RF Cinderford10	Housing allocation Valley Road south
RF Cinderford11	Heywood Road site- town centre
RF Cinderford12	Western access route safeguarding
RF Cinderford13	Forest Vale Spine road extension safeguarding
RF Cinderford14	Cinderford Linear Park
RF Cinderford15	Steam Mills lake recreation and leisure site
RF Coleford 1	Town centre environmental improvements
RF Coleford 2	Town centre retail sites
RF Coleford 3	New access route Old Station Way
RF Coleford 4	Employment allocation land adjoining Glaxo Smith Kline
RF Coleford 5	Employment sites- safeguarding Tufthorn Avenue, Old station Way, Arthur Cooper Way
RF Coleford 6	Employment and recreation site Whitecliff Quarry
RF Coleford 7	Housing allocation Angel Farm
RF Coleford 8	Housing allocation Owen Farm
RF Coleford 9	Housing allocation Poolway Farm
RF Coleford 10	Housing allocation Milkwall
RF Coleford 11	Strategic open space- safeguarding
RF Coleford 12	Playing area improvement Bells Field
RF Newent 1	Mixed use allocation Bennions Garage
RF Newent 2	Mixed use allocation Broad Street
RF Newent 3	Town centre traffic management
RF Newent 4	Amenity open space and community use Lewell Street
RF Newent 5	Newent business park extension
RF Newent 6	Mixed use allocation Ross Road

9 . Local Plan Review Policies

Policy No.	Name
RF Newent 7	Housing allocation Onslow Road
RF Newent 8	Recreation land allocation Gloucester Road
RF Newent 9	Recreation land allocation Bury Bar
RF Blakeney 1	Housing allocation former goods station
RF Bream 1	Environmental improvement area
RF Bream 2	Housing allocation- Bream Woodside
RF Bream 3	Employment allocation- Whitecroft Road
RF Drybrook/ Harrow Hill 1	Cinderford Linear Park extension
RF Drybrook/ Harrow Hill 2	Housing allocation- Drybrook Road
RF Drybrook/ Harrow Hill 3	Housing allocation- Woodland Road
RF Drybrook/ Harrow Hill 4	Employment/ redevelopment (Nailbridge)
RF Hartpury 1	Hartpury College
RF Huntley 1	Housing allocation land fronting A40 East of Huntley
RF Longhope 1	Housing allocation Rectory Meadow
RF Longhope 2	Employment redevelopment or development
RF Lydbrook 1	Former Severn and Wye railway line
RF Mitcheldean 1	Housing allocation Gloucester Road
RF Mitcheldean 2	Housing allocation Lining Wood House
RF Mitcheldean 3	Xerox employment site (now Vantage Point) safeguarding
RF Mitcheldean 4	Stenders employment site safeguarding
RF Newnham 1	Protection for historic core
RF Newnham 2	Housing allocation Sheen's Meadow
RF Parkend 1	Former rail sidings – employment and rail provision
RF Redbrook 1	Improved visitor facilities
RF Ruardean 1	Relocation of primary school
RF Ruardean 2	Housing allocation Norman Way
RF Sling 1	Employment site safeguarding (Engineering Works)
RF Sling 2	Employment and environmental enhancement (off Parkend Walk)
RF Sling 3	Housing allocation land adjacent to the Miners Arms
RF Staunton and Corse 1	Housing allocation land off Chartist Way
RF Tutshill and Sedbury 1	Development/ redevelopment Grahamstown Rd
RF Soudley 1	Former coach depot- housing allocation
RF Westbury 1	Housing allocation- The Coalyard

9 . Local Plan Review Policies

Policy No.	Name
RF Whitecroft/ Pillowell 1	Employment area- safeguarding
RF Woolaston 1	Housing allocation Netherend Farm