



# 2019/20 Authorities monitoring report

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## *Forest of Dean District Council*

This report provides an assessment on how the Forest of Dean district is travelling in relation to its planning policy framework, over the course of the period from 1 April 2019 to 31 March 2020.

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## Introduction

This document is the sixteenth Authorities Monitoring report for the Forest of Dean District Council, and the seventh to be prepared since the current Core Strategy was adopted in 2012.

It covers the period of 1 April 2019 through to 31 March 2020. The original intent of these monitoring reports was for local planning authorities to monitor and present information on:

- The implementation of the local development scheme (LDS);
- The extent to which the policies set out in local development framework (LDF) are being achieved;
- The progress of the local development documents set out in the Local Development Scheme;
- The effectiveness of the policies set out in the local development documents.

The main purpose of this report is therefore to review the extent to which policies within the Local Plan Framework are being successfully implemented, and how effective this implementation may be in meeting stated policy goals.

This report will monitor the implementation of the Core Strategy and Allocations Plan, and the progress of emerging and completed Neighbourhood Development Plans (NDPs).

## District demographic profile and trends

The Forest of Dean District is the westernmost district of Gloucestershire, bordering on Monmouthshire in Wales. It covers a land area of 526.29 km<sup>2</sup> and is geographically defined by the Wye River to the west and the Severn River to the east, with the Royal Forest of Dean - a large protected forest reserve - in the centre. To the north, the district extends to the southern extent of the Malvern Hills.

The following figures provide a quick snapshot of the Forest of Dean district, and an indication of how it is travelling in the wider context of Gloucestershire and South west England.

### POPULATION

With a total district population of **86,791** ([ONS Population estimate; 2019](#)) the Forest of Dean has had 279 new residents to the district from the preceding 12 month period, or a 0.3% increase. This is marginally lower than the South west of England (0.6%) and England and Wales (0.5%) as a whole. The population of the district has increased by 4,800 in a ten year period from 2009-2019, which represents a 5.9% increase over a decade (ONS: 2019).

The population for the Forest of Dean district is projected to increase to 90,900 in 2026 and 96,900 in 2041 (Source: [Inform Gloucestershire- population projections; 2019](#)).

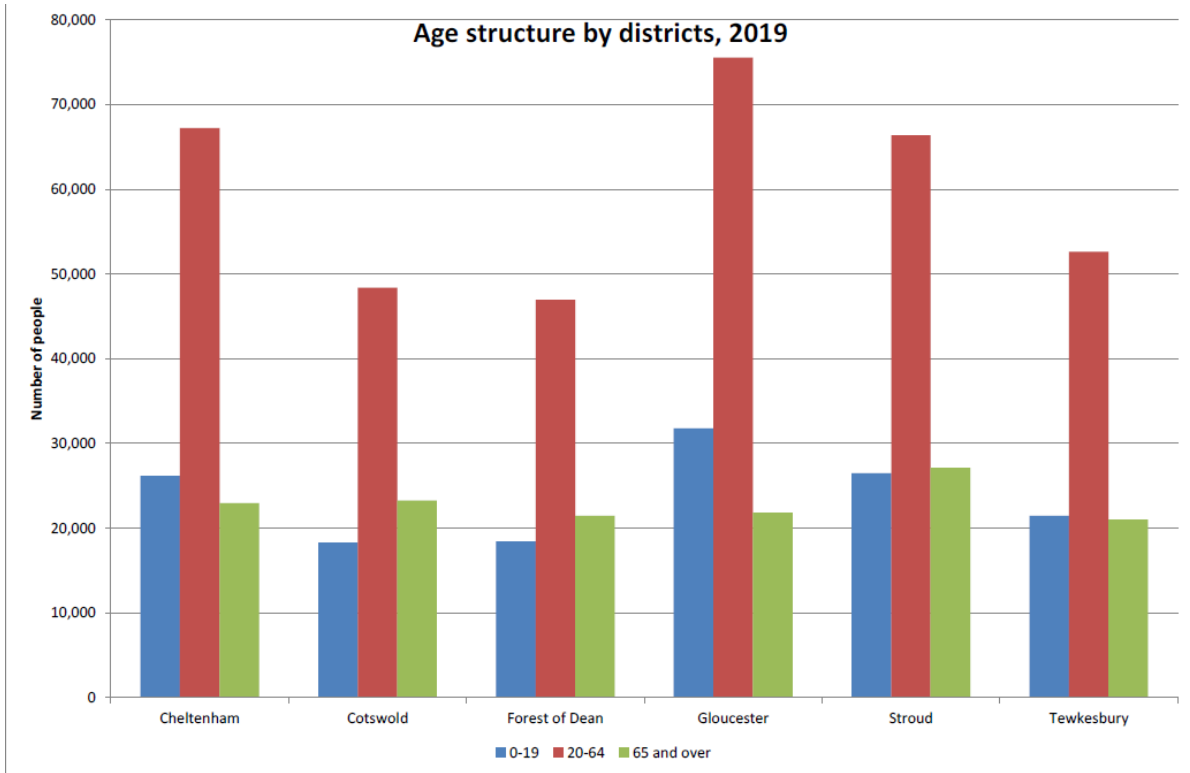
### ECONOMY

In March 2020, there is estimated to be 45,700 economically active people in the district, which represent 86.3% of the total district population of 16-64-year olds. This is down 3.1% from the previous 12-month period (Source: [Labour market profile; 2019](#)).

### HEALTH AND WELL BEING

While the population continues to grow, within the community there is a marked population change towards an aging population. In 2019, the median age in the district is 48.2, as opposed to 41.2 in 2001.

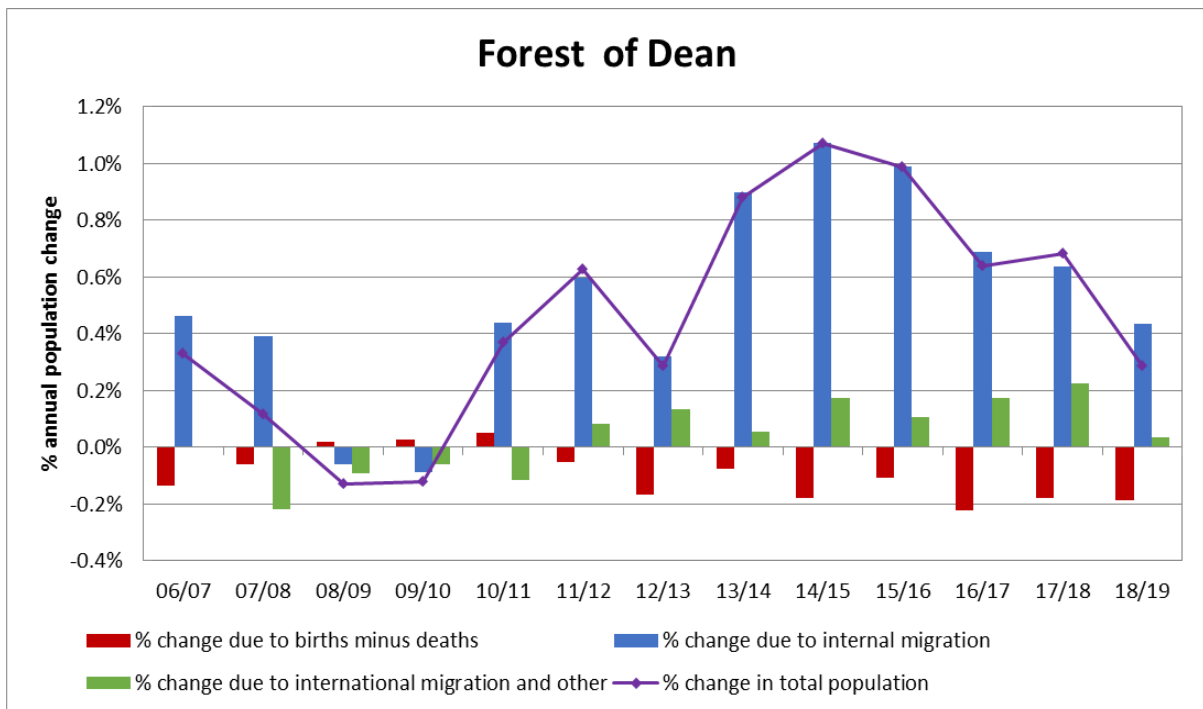
The following graph shows that the district's population is proportionately older than its county wide counterparts:



Source: [Mid-2019 population estimates, Office for National Statistics](#)

The average life expectancy is currently 80.4 for men and 83.3 for women ([Source: Public Health profiles: 2019](#)).

The following table charts the drivers of population change in the district from 2007-2019.



Source: [% Annual population change spreadsheet, Gloucestershire County Council 2019](#)

The health of people in Forest of Dean is varied compared with the average for England. About 13.7% (1,865) children live in low income families. Life expectancy for men is higher than the England average. Life expectancy is 4.6 years lower for men and 3.7 years lower for women in the most deprived areas of Forest of Dean than in the least deprived areas.

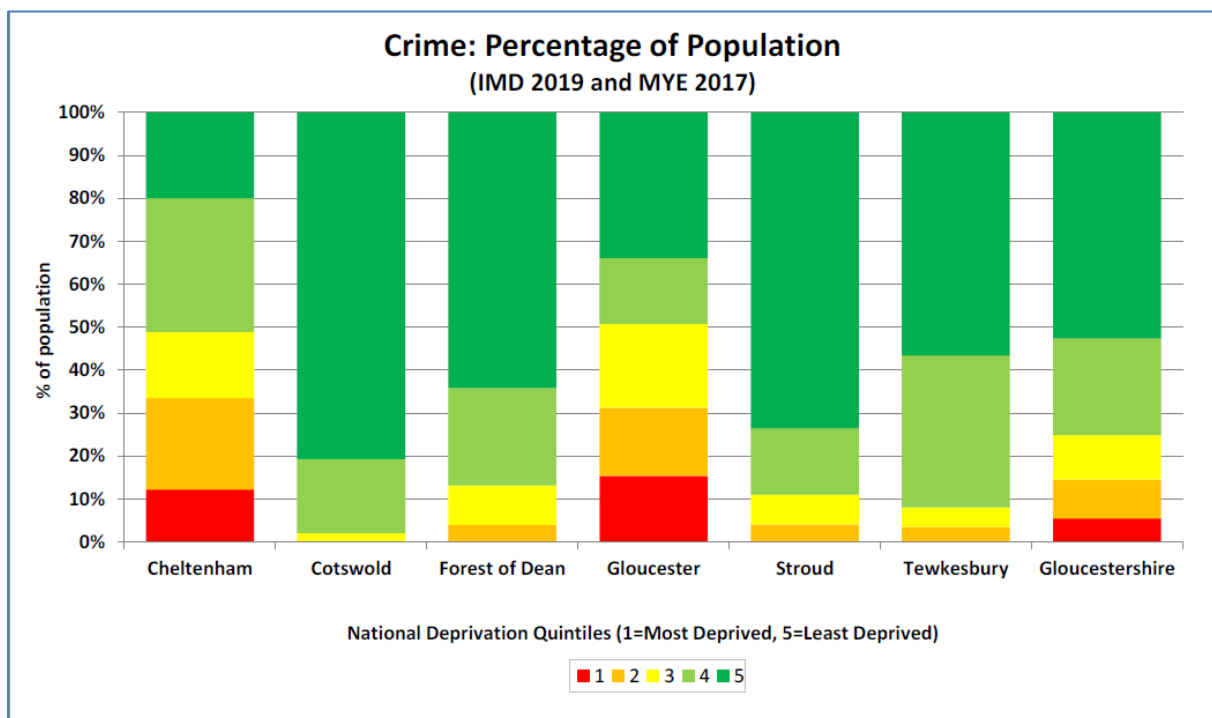
In Year 6, 18.2% (147) of children are classified as obese. The rate for alcohol-specific hospital admissions among those under 18 is 31\*. This represents 5 admissions per year.

The rate for alcohol-related harm hospital admissions is 650. The rate for self-harm hospital admissions is 122, better than the average for England. Estimated levels of physically active adults (aged 19+), rates of new sexually transmitted infections and new cases of tuberculosis, violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and employment (aged 16-64) are all better than the England average.

Source: [Forest of Dean Local Authority health profile 2019](#).

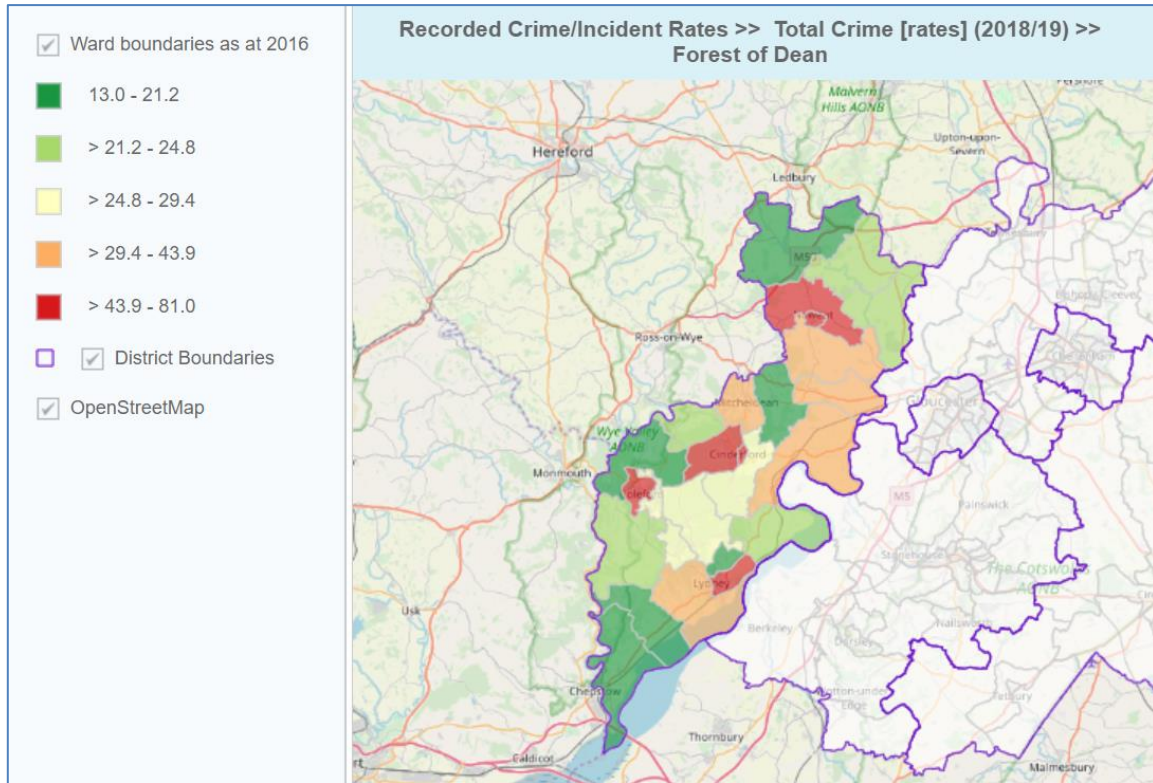
### CRIME AND SAFETY

Overall, the district has experienced crime rates much lower than the overall rates for England and Wales and the rest of the county since 2003/2004. As illustrated by the table below, the crime profile for the whole district is quite low relative to the whole county.



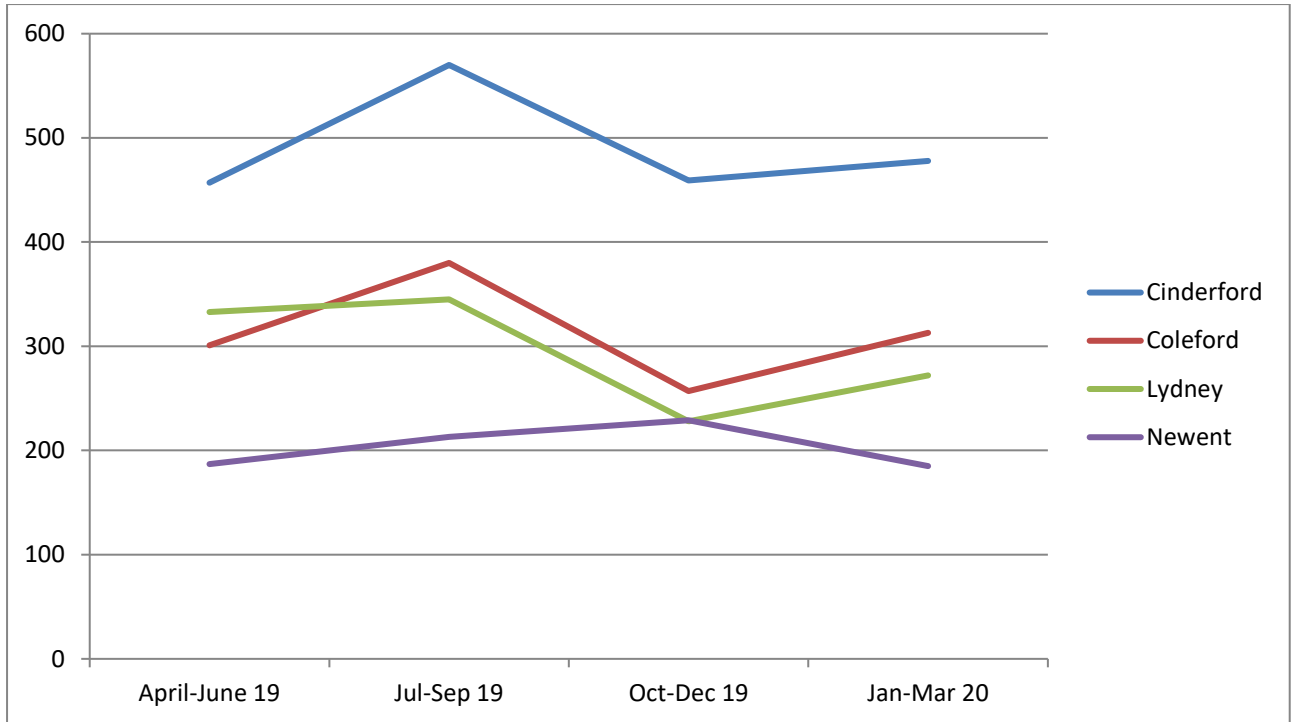
Source: [Crime incidents as percentage of population](#) 2019

The following map illustrates the distribution of crime geographically across the district. Unsurprisingly, the highest incidence of crime is clustered around the four market towns of Newent, Coleford, Cinderford and Lydney, which all have crime rates in the top quintile for Gloucestershire.



Source: [Recorded crime incidents across wards of Forest of Dean district for 2018/19](#)

The following table shows the total number of all reported crime within the four main markets towns of the district over the 2019/20 year.



Source: [Quarterly reported crime incidents over 2019/20 in four market towns](#), Gloucestershire Constabulary crime map, Nov 2020



## EDUCATION

|                        | 9-4 pass in English and Maths | Average Attainment 8 score of all pupils |
|------------------------|-------------------------------|--|
|                        | 2019/20                       | 2019/20                                  |
| Cheltenham             | 76.3                          | 54.8                                     |
| Cotswold               | 78.4                          | 53.6                                     |
| <b>Forest of Dean</b>  | <b>71.5</b>                   | <b>49.1</b>                              |
| Gloucester             | 75.1                          | 54.4                                     |
| Stroud                 | 76.4                          | 54.6                                     |
| Tewkesbury             | 72.9                          | 49.6                                     |
| <b>Gloucestershire</b> | <b>75.2</b>                   | <b>52.9</b>                              |
| <b>South West</b>      | <b>72.3</b>                   | <b>50.4</b>                              |
| <b>England</b>         | <b>71.2</b>                   | <b>50.2</b>                              |

Levels of GCSE attainment (average attainment 8 score) are worse than the England average. Within the context of Gloucestershire, the local districts of Gloucester and Forest of Dean consistently perform the lowest in terms of educational attainment at GCSE level. Whilst results will vary from year to year, statistics reveal the Forest of Dean district is consistently trailing behind its county-wide counterparts, as illustrated by this table (left) of educational attainment from 2020.

Educational attainment across Gloucestershire districts.

Source: Gloucestershire County Council; 2020

*\*Attainment 8 measures the achievement of a pupil across 8 qualifications: Mathematics (double weighted) and English (double weighted); 3 further qualifications that count in the English Baccalaureate (EBacc) measure; and 3 further qualifications that can be GCSE qualifications (including EBacc subjects) or any other non-GCSE qualifications on the DfE approved list. Attainment 8 score. the UK government.*

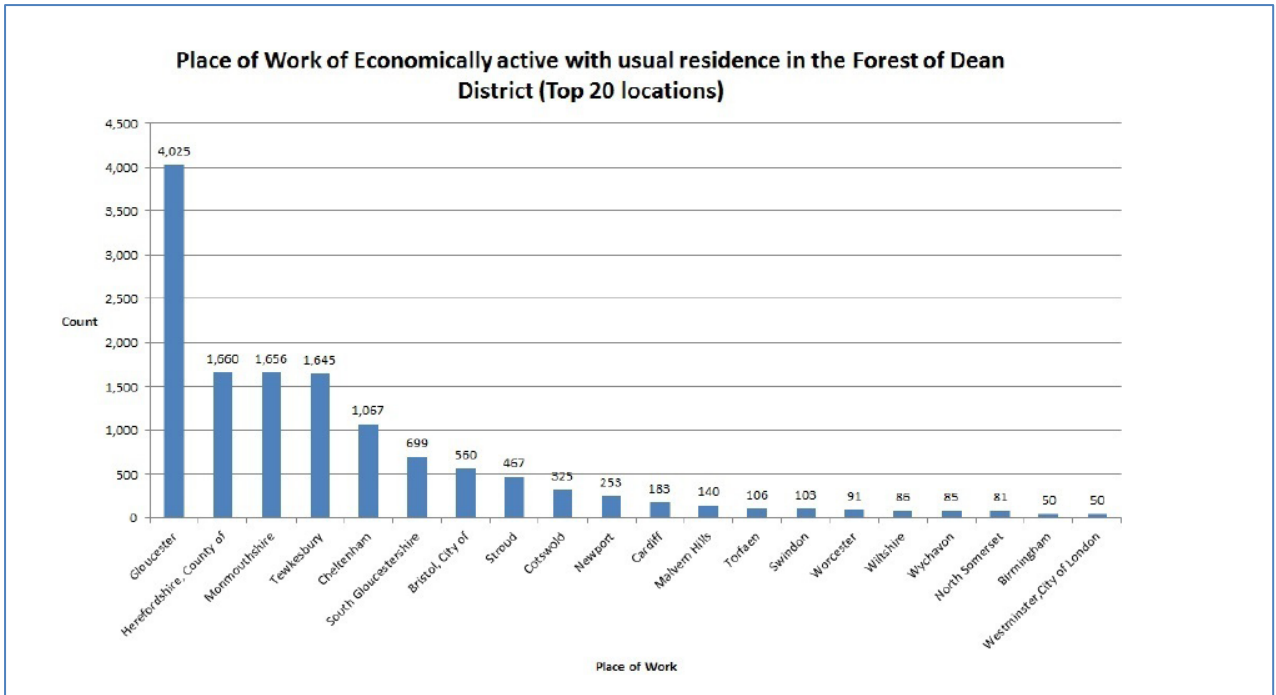
Both Cinderford West and Lydney East are within the 23 areas of Gloucestershire in the most deprived 10% nationally for Education, Skills and Training Deprivation.

Source: [Gloucestershire Deprivation report 2019, Gloucestershire County council](#)

## TRANSPORT AND COMMUTING

The proportionate growth in number of jobs has not matched the steady population growth of the district over the same period, indicating that resident out-commuting is also increasing.

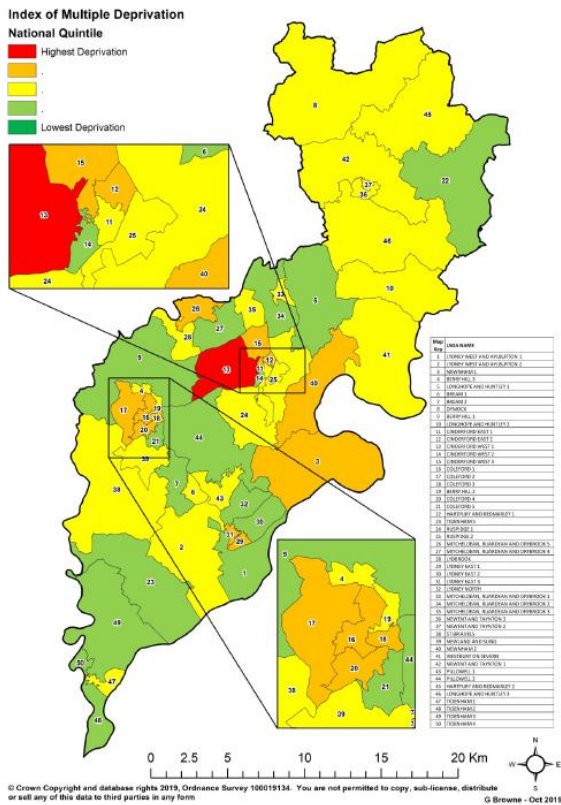
The figures below represent the people who live in the Forest of Dean and where they work. The most recently available data in respect of this is from the 2011 census. The figures are based on usual residents aged 16 and over in employment. Out of a total figure of almost 30,000 economically active people; 15,524 of them live and work within the Forest of Dean District. This represents over half of the working population who are working and are living within the Forest of Dean District, but are out commuting to a place of work. The graph below represents the top 20 destinations for people working outside the district who are usually resident within the Forest of Dean district.



Out-commuting from Forest of Dean district residents. Source: 2011 census data

While the figures are nearly a decade old, it is unlikely that the out commuting will have decreased, and more likely it would have steadily tracked upwards with the increase in housing estates, particularly around Sedbury, Tutshill, Lydney and Newent. This will be verified at the time of the next census in 2021.

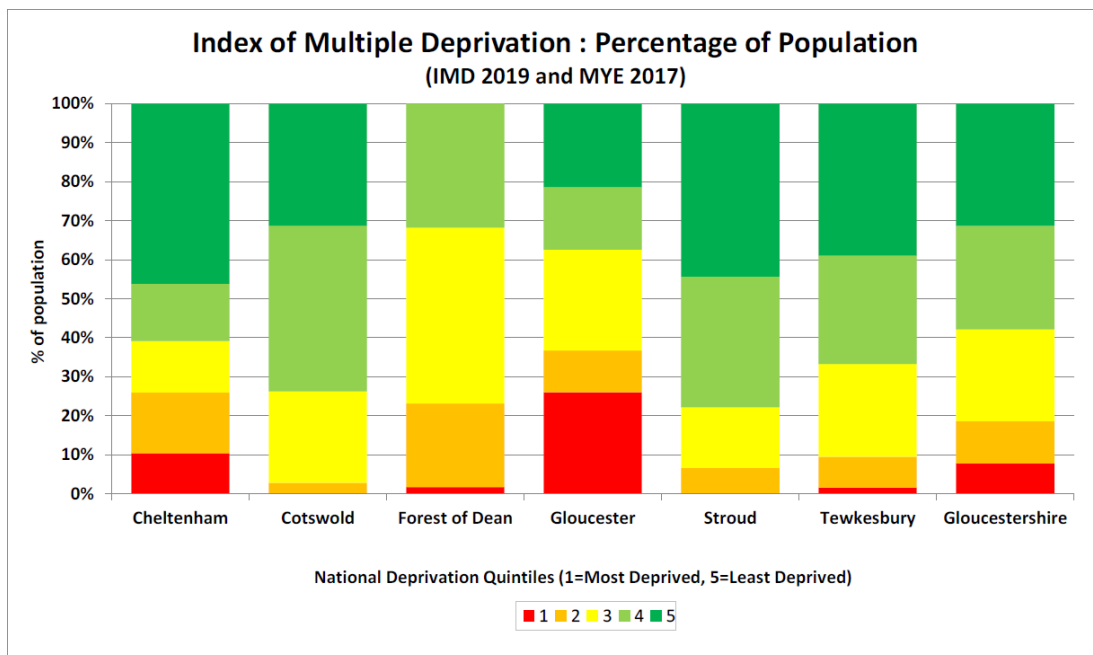
## DEPRIVATION



Forest of Dean is the second most deprived district in Gloucestershire and ranks as the 143rd most deprived of the 317 districts in England.

Forest of Dean is home to the most deprived LSOAs in the county for: “Living Environment” (Hartpury and Redmarley 2— which is the 421st most deprived LSOA of the 32,844 LSOAs in England), “Income Deprivation Affecting Children Index (IDACI)” (Cinderford West 1 - which is the 795th most deprived LSOA of the 32,844 LSOAs in England). 45% of the population of Forest of Dean live in areas of average deprivation (middle national quintile of the Index of Multiple Deprivation). Data source: [The English Indices of Deprivation 2019 Forest of Dean District Summary](#), Gloucestershire County

Forest of Dean has a distinct population pattern with the majority of residents being in the third quintile of deprivation (mid-range), with very few being in either the highest or lowest socio-economic quintile.



Source: [Multiple indexes of deprivation for districts of Gloucestershire, 2019](#)

## Progress of the Local Plan

The Town and Country Planning (Local Planning) (England) Regulations 2012 states that Authorities' monitoring reports must specify "the timetable specified in the local planning authority's local development scheme for the document's preparation".

During the 2019/20 year, the following planning policy framework was current for the Forest of Dean district:

| Document   | Status                          |
|--|---------------------------------|
| Forest of Dean district Core Strategy                                | Adopted February 2012           |
| Forest of Dean district Allocations Plan                             | Adopted on the 28 June 2018     |
| Coleford Neighbourhood Plan  | Made 1 October 2018             |
| Cinderford Area Action Plan  | Adopted February 2012           |
| Lydney Neighbourhood Plan  | Made 1 March 2016               |
| Longhope Neighbourhood Plan  | Made 1 March 2018               |
| Berry Hill, Christchurch and Edge End Neighbourhood Development Plan | Made 1 March 2018               |
| Mitcheldean Neighbourhood Plan                                       | Made 1 <sup>st</sup> March 2020 |

The following neighbourhood plans were in development over the 2019/20 period:

- Alvington - The Examiner's Report on the Alvington Neighbourhood Development Plan was received on 17 April 2020. The independent examiner's report concluded that the plan should proceed to a neighbourhood planning referendum.
- Dymock - Dymock was designated as a Neighbourhood Area, in line with the details of the application from Dymock Parish Council, on the 14 June 2018.
- Newent - Newent was designated as a Neighbourhood Area, in line with the details of the application from Newent Town Council, on 22 August 2018.
- Pillowell - Pillowell was designated as a Neighbourhood Area, in line with the details of the application from West Dean Parish Council, on 1 November 2017.

The timetable for the new Local Plan, which has been informally dubbed as "Plan 41" as its currency period will be up to the year 2041, is included in the following table. This timetable is subject to change and new iterations as the planning progresses, but does provide a goal and indication of how the process is expected to proceed. This timetable has been circulated amongst the Planning portfolio group of Forest of Dean Councilors, and published in abridged form on Council's website.

| Plan 41 – Indicative timeline |                             |                                     |                               |                         |                         |                          |                                 |                      |                      |
|-------------------------------|-----------------------------|-------------------------------------|-------------------------------|-------------------------|-------------------------|--------------------------|---------------------------------|----------------------|----------------------|
| Timeline                      | Spring / Summer 2018        | Autumn / Winter 2018-19             | Summer / Autumn 2019          | Winter / Spring 2019-20 | Autumn / Winter 2020-21 | Summer 2021              | Autumn / Winter 2021            | Spring / Summer 2022 | Summer / Autumn 2023 |
| Plan Phase                    | Working Vision & plan brief | Evidence base analysis & commission | Issues & Options              | Preferred Option        | Draft Plan              | Publication draft        | Submission draft                | Examination          | Adoption             |
| Formal Consultation           |                             |                                     | *                             |                         | *                       | *                        |                                 |                      |                      |
| SA                            |                             | Framework Consultation              | Options Assessment            |                         |                         | Sustainability Appraisal | Sustainability Appraisal Review |                      |                      |
| HRA                           |                             |                                     | Consideration of Alternatives |                         |                         | Draft HRA                | HRA Review                      |                      |                      |

## Core Strategy

The adopted Core Strategy is the principal document in the new Local Plan for the Forest of Dean, and sets the vision, spatial strategy and policies for development in the District for the period up to 2026. It contains the following key elements:

- An overall vision setting out how the district and places within it should evolve;
- Strategic objectives for the area focusing on key issues including housing and employment;
- A strategy for the delivery of these objectives, setting out where, when and how development will be delivered;
- An explanation of how the process will be monitored.

The Core Strategy and its Sustainability Appraisal were adopted on 23 February 2012. This follows the documents being declared 'Sound' by an Independent Planning Inspector, who deemed it to be in accordance with *Regulation 24(2) and Regulation 36 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008*. The Core Strategy replaced the Forest of Dean District Local Plan Review 2005 (as saved by the Secretary of State's Direction of 21 October 2008).

All other Development Plan documents must conform to the Core Strategy. As the Core strategy provides a foundation for all other documents in a Local Development Framework, it is generally one of the first documents to be prepared.

The subsequent sections will step through the main elements of the Core Strategy; describe the monitoring provisions for them as stated in Part 8. Policy CSP.17: Monitoring and Implementation, and provide measures and a discussion about how this policy is tracking against its goals.

The framework for the Core Strategy has been used as the framework for this report. Whilst the Allocations Plan is an equally important part of the Local Development Framework, it does not provide such a good monitoring framework. It provides some district-wide general policies which re-iterate the Core Strategy, but the majority of it is very detailed, site specific, desired development outcomes for the different localities of the district. There is a dedicated section on the Allocation Plan contained in Appendix 1 of this report.

## Strategic vision for the area

The overall vision for the Core Strategy is:

*The Forest of Dean will be a thriving sustainable community with a high-quality environment, a developing local economy including tourism, housing which meets the needs of residents (including affordable homes) and safer communities.*

*The existing complementary nature of the three southern forest towns will be reinforced to ensure Coleford, Lydney and Cinderford work together with their hinterlands to provide a more sustainable future. Much of the planned change will be in the towns, especially Lydney and Cinderford, with improved shopping and services meeting the needs of the existing and new population. Improved town centres, services meeting the needs of the existing and new population. Improved town centres, services and a wider range of employment will reduce commuting and other journeys. Newent will become a more effective local centre through improvements in the centre and additional employment. The quality of the countryside and the built environment will be maintained through the careful promotion of the economy, and safeguarding of the landscape.*

To progress from the vision to a series of policy objectives, it is necessary to break the vision down into relevant sections. These then become the strategic objectives of the Core Strategy.

The Core policies provide the means to implement these objectives, and then each core policy has a monitoring method, which will be assessed and unpacked in the subsequent sections of this report.

| Objective in Core Strategy   | How can the Core Strategy achieve this?   |
|--|---|
| To be a thriving and sustainable community   | This principle underpins the whole Local Development Framework.   |
| Providing quality environments throughout the district- to protect the environment for the benefit of the community and in order to attract new businesses | This will be achieved by guiding the location of new development and requiring high standards of design; steering development away from protected areas and ensuring all development respects historic form and landscape qualities. <ul style="list-style-type: none"> <li>• <b>CSP.1 Design and environmental protection</b></li> <li>• <b>CSP.2 Climate change</b></li> <li>• <b>CSP.4 Development at settlements</b></li> </ul> |
| Develop a more self-contained and diverse local  | This will be achieved by discouraging out-commuting and encouraging more sustainable  |



|   |  |
|---|--|
| <p>economy including tourism- to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible</p> | <p>transport patterns. It will also encourage a diversity and variety of employment sites located across the district.</p> <ul style="list-style-type: none"> <li>• <b>CSP.4 Development at settlements</b></li> <li>• <b>CSP.7 Economy</b></li> </ul>   |
| <p>Providing homes including affordable homes- to meet the housing needs of the community</p>   | <p>The Core Strategy required 5126 dwellings by 2026, and seeks to maximise the delivery of affordable homes. The need for affordable homes over this period was calculated as 3525 are required by 2026. Due to viability, the actual delivery is much lower than this. Since the Core Strategy was written, the need for affordable housing has been upgraded to be significantly higher than this original target.</p> <p><b>CSP.5 Housing</b> provides more detail on housing delivery and implementation, and measures for tracking how we are performing against these policy targets.</p> |
| <p>Facilitate regeneration- to support a stronger more sustainable economy in a better-quality environment</p>  | <p>This statement is particularly relevant to the four main market towns of Cinderford, Coleford, Lydney and Newent.</p> <p>It is also strongly tied to the regeneration project at Cinderford, as an exemplar of development which promotes the district's assets.</p> <ul style="list-style-type: none"> <li>• <b>CSP.4 Development at settlements</b></li> <li>• <b>CSP.5 Economy</b></li> <li>• <b>CSP.8 Retention of community facilities</b></li> <li>• <b>CSP.9 Recreational and amenity land</b></li> <li>• <b>Cinderford Northern Quarter Area Action Plan</b></li> </ul>               |
| <p>Creating safer communities with better facilities</p>  | <p>This statement relates to crime statistics as well as emergency access to all settlements within the district, and how these two things can be influenced by planning decisions.</p>  |



|  |  |
|--|--|
|  | <p>This will be achieved by promoting good, safe design of new areas as well as promoting vibrant and healthy town centres.</p> <ul style="list-style-type: none"><li>• <b>CSP.4 Development at settlements</b></li><li>• <b>CSP.5 Economy</b></li><li>• <b>CSP.8 Retention of community facilities</b></li><li>• <b>CSP.9 Recreational and amenity land</b></li></ul> |
|--|--|

## Spatial strategy

The Core Strategy is committed to the principle of sustainable development. In practice, this means directing development to the most sustainable locations in the district, where services and infrastructure can support growing communities, as well as contain populations in concentrations which will minimise car travel and strain on the roads. As such, the Core Strategy includes a spatial strategy which indicates where most development should be directed; including an expectation of 75% of all new housing and 80% of new employment being located in the four market towns of Lydney, Cinderford, Coleford and Newent. In the relevant reporting period, **68% of dwellings** completed or under construction in the Forest of Dean district were located in these four towns (from 50.15% in the preceding 12 month period, and 77.44% in the one before that).

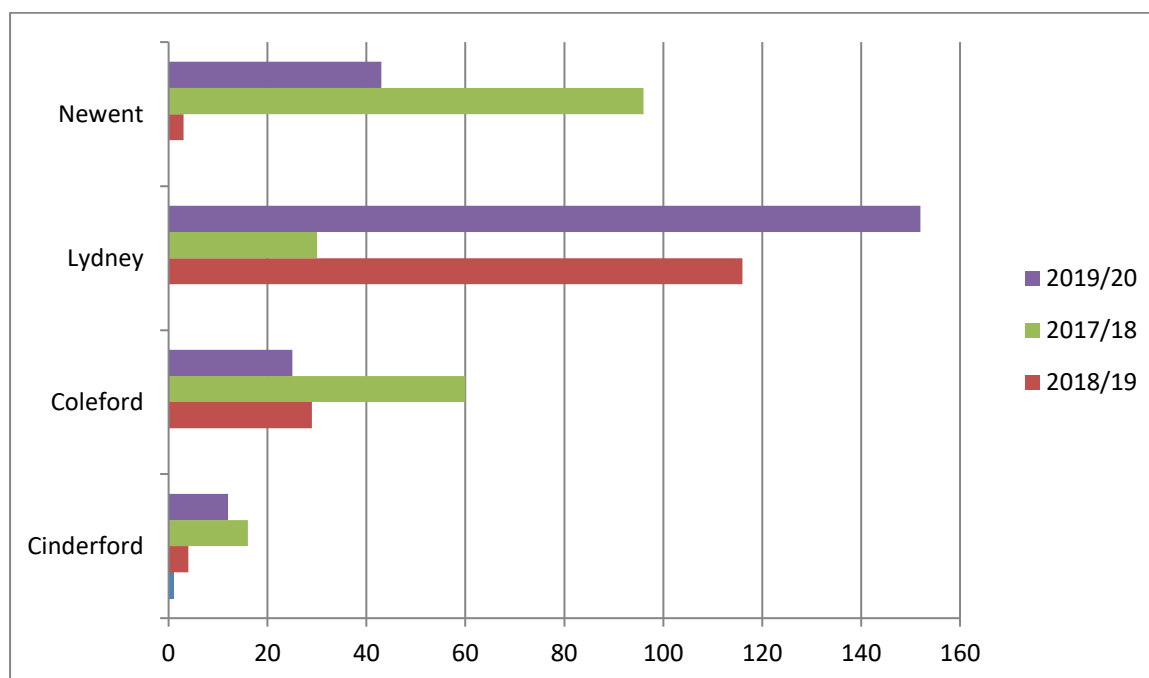
Of employment generating/ commercial uses, a much smaller percentage is located within these four towns, indicating a marked lack of development activity and change within traditional employment sites. Of the 84 applications assessed, only 9 applications were within a designated employment site. This represents 10.71% of all new employment generating uses, which is far from the 80% target in the spatial strategy. This figure is highly influenced by the number of holiday lets which were approved in the 2019/20 reporting period, and that many change of use development does not require planning permission.

As well as emphasizing the role of the four market towns, the spatial strategy also contains a district-wide strategy and vision which includes the following over-arching principles and elements for development management:

- Regeneration in Cinderford and Lydney's harbourside;
- More diverse economy;
- Development in east of Lydney and Cinderford's northern quarter;
- Avoid sensitive areas/ safeguarding the character of the countryside;
- Respond to the need for affordable housing;
- Reverse the loss of trade and declining fortunes of town centres, as well as a leakage of business to outside of the district;
- Facilitate modest growth in Newent;
- Reinforce the role of villages;
- Support renewable energy installations;
- Avoid areas of localised flooding- particularly in Lydney and Cinderford.

These themes are consistent throughout the document and the Local development Framework more generally, and will be explored in more detail throughout this report.

The following table on page 15 provides a comparison the spread of dwellings completed across the district in the 2017/18 and 2018/ 2019 financial years as compared with 2019/20.

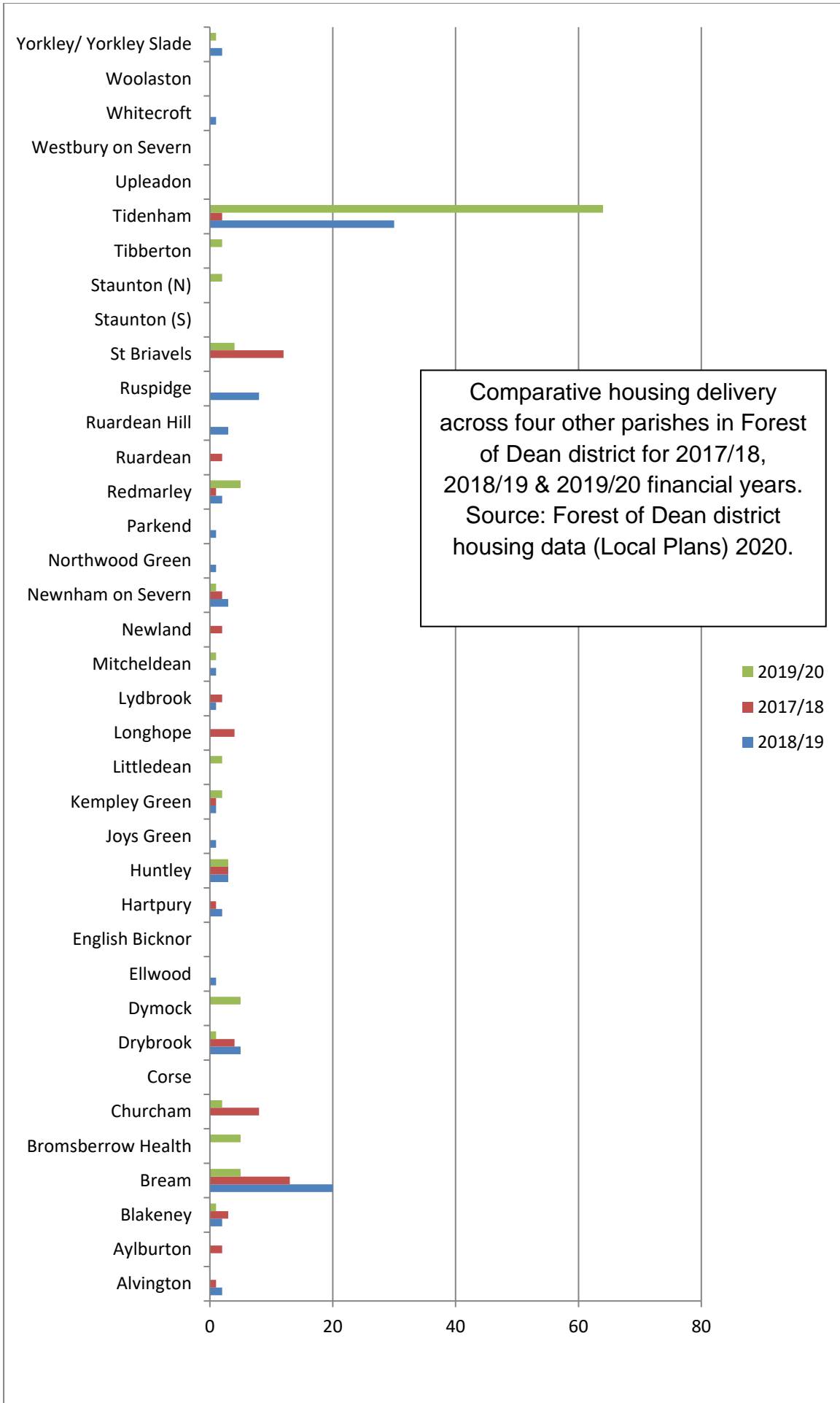


Net housing delivery across four main market towns 2017-2020.  
Source: Forest of Dean district housing data (Local Plans) 2020.

The graph above shows the geographical spread of new dwellings completed in both the 2017/18, 2018/19 and 2019/20 financial years. Newent has had a big drop over the 24 month period, whereas Lydney has had a big increase, which is consistent with the timing of the release of major development sites.

Cinderford however, has consistently under delivered over three years for its size and population, which highlights the issues with bringing forward housing supply in this location.

The table on the following page illustrates the geographical spread of new housing over the remaining parishes of the district over the same three year period. The most notable result is a sharp rise in housing delivery in the parish of Tidenham, which is consistent with the excitement in the housing market over the lifting of the tolls on the Severn Bridge, causing a spike in demand for new houses in Sedbury and Tutshill, and Chepstow in neighbouring Monmouthshire.



## Policy CSP.1 Design and environmental protection

| Implementation                     | Monitoring method  |
|------------------------------------|--|
| All developers and local authority | Use of policy and supporting guidance to secure design quality- extent of loss of protected habitats and other areas e.g. Floodplain.<br><br>Also measure new green infrastructure provided. |

This policy is the most often referred to through the development control process, which was revealed in a review of officer's report of full, outline and change of use applications over the 2018/2019 financial year, when this policy was referred to **100% of all reports** for full, outline and change of use planning proposals, which was 234 in total. It also appears in as many appeal decisions. It is the most widely cited Local Plan policy by a comfortable margin.

The policy also refers to environmental considerations, which are included in the table below, with some commentary regarding their condition and status in relation to planning policy in the 2018/2019 financial year:

|  |  |
|--|--|
| Protected sites (including historic and natural sites) | <p>This is largely achieved through the referral process. Listed sites and development within conservation areas are referred to Council's conservation advisor.</p> <p>A proposal for 2 dwellings in Tutshill (P0837/17/FUL) which was dismissed at appeal on conservation grounds and refers heavily to CSP.1. The conversion of an annexe (P1514/18/FUL) was also refused on character grounds, as was one dwelling proposal in Lydbrook (P1728/18/FUL). 5 dwellings adjacent to the Laurels in Huntley (P1709/17/OUT) was also dismissed on the basis of CSP.1, as was a change of use application in Bromsberrow to convert agricultural land to residential curtilage adjacent to a listed building. Based on these grounds for appeals outcomes, it appears that CSP.1 is an important policy for protecting character, heritage and conservation at appeal.</p> <p>Other protected sites such as Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSI), ancient woodland and other protected areas are referred to Council's internal Sustainability team. Their observations are represented in the final decision, over 90% of the time. However sometimes they</p> |
|--|--|

|   |  |
|---|--|
|   | are missed as a consultee on applications that should have been referred to them.  |
| Areas of Outstanding Natural Beauty (AONB)                  | The AONB designation applies to the Wye Valley and the Malvern Hills located in the south west and the northern most extent of the district respectively. Permitted development rights are limited within AONBs and development impacts of scenic values are weighted more highly. Planning applications within the AONB are assessed against the relevant AONB management plan, and while this does form part of the balance of decision making, it is not regarded as highly as other planning instruments. AONB management plans do have a particular status and Local planning authorities are required to take them into account- however their content covers matters not wholly within the planning domain, and therefore they are likely to be assigned a lesser weight in the planning balance, as compared to other landscape designations.  |
| Areas of flood risk   | Flood risk is considered through the development management process. Depending on the scale of the development, applications are referred to the Gloucestershire County Council as the Lead Local Flood Authority (LLFA)(for development over 10 houses) or Council's own flood risk engineers. The recent severe flooding in the Forest has proved that there are a considerable number of properties at risk of flooding due to a prolonged period of wet weather and that number is expected to rise. However, since the writing of 2017/18 annual monitoring report, where applicable due to topography or ground conditions, consented major developments will have a planning condition attached that will state that a developer is responsible for managing surface and groundwater during the construction phase. This is a positive step forward (pers comm: L King 2020).<br><br>This is discussed further in the Climate change section. |
| Areas of land contamination                                 | Development proposals on brownfield sites and contaminated land are referred to Council's internal contaminated land officer, who applies conditions which ensure appropriate site remediation works occur.  |
| Development impacts of water quality and water resource use | Major development will be referred to Severn Trent, the Environment Agency and Natural England to advise on water quality and resource use impacts. Severn Trent tend not to object to development proposals, but will apply conditions where relevant. There is strain on aging, sewage infrastructure from expanding urban areas and district wide population growth which   |

|  |   |
|--|---|
|  | will continue to accumulate over time and may become a limiting factor for development in the future, unless major capital works investment is secured for a comprehensive overhaul of some networks.   |
| Areas which are unstable due to past mining activities or ground instability | Development proposals are subject to comments and requirements of the Coal Authority if they are at risk from instability caused by past mining.  |
| Waste minimisation and management  | In the first quarter of 2019/20, the % of waste recycled was 57.4% which is a small reduction again. This is incrementally less than 57.55% from the preceding year, but compares unfavourably from 60% waste recycled in 2017/18.<br><br>Source: Quarterly performance reports, Forest of Dean district council 2020 (For April- June 2019)  |
| Pollution mitigation and management  | Air quality across the Forest of Dean District remains very good, with measured levels of nitrogen dioxide (NO <sub>2</sub> ) generally well within national limits. We have one Air Quality Management Area (AQMA) in the District which is in Lydney and was declared in July 2010. It was identified that traffic congestion (at the Tjunction between the High Street and the Bream Road) was the most likely cause of the nitrogen dioxide (NO <sub>2</sub> ) levels which exceeded the national air quality objectives at the time the AQMA was declared. Monitoring throughout 2019 has not identified any other exceedances of the national objectives within the Forest of Dean District.<br><br>Source: <a href="#">Forest of Dean district annual air quality status report 2020</a> |

### Comments

Generally, the policy is called up in relation to the design aspects of the developments. The policy only provides generic design principles to assist in the assessment of development proposals; however it does emphasize the importance of good design of development and provides a backstop against development which is insensitive or inappropriate to the immediate environment on design grounds.

The general nature of this policy means that design considerations are not always given the weighting they deserve, particularly in relation to new housing estates,

when considered against the very pressing drivers of housing delivery against 5 year land supply. This may be because without clear and prescriptive guidance on design, refusal of new housing on design grounds may not always hold up at appeal. Whilst there are a significant number of planning decisions which were upheld at appeal, which have relied on this policy to dismiss the appeal on design grounds, it is noted that CSP.1 is less heavily relied upon in appeals for larger housing development, where arguably design is more critical over a large scale.

The planning framework also includes a Forest of Dean district Residential Design Guidelines. These provided a clear benchmark and examples of good design outcomes, however they are over twenty years old and need updating. This work is underway, but throughout the 2019/20 the new design guidelines were still in draft form.

Over the reporting period there was very little activity around leveraging development for green infrastructure. The Core Strategy only provides cursory references to Green Infrastructure (GI); however the Allocations Plan policy AP.8 provides a dedicated policy. There are various projects in development which when completed will greatly assist the bench-marking and monitoring of ecological values and wildlife populations across the county, including key sites in the Forest of Dean district.

For example, Gloucestershire Local Nature Partnership (GLNP) has mapped biodiversity values including habitat enhancements and wildlife corridor linkage opportunities called the Nature Recovery Network, which can be found online here: <https://naturalcapital.gcerdata.com/>

The GLNP is also developing a draft strategic framework for Green Infrastructure (GI) across the county of Gloucestershire.

The Council's ecologists are able to use the current policy framework to broker site-scale biodiversity enhancements at present. However, with the benefit of wider district and region wide GI strategies and mapping, the Local Policy Framework may be able to broker landscape scale ecological outcomes which will be much more significant in term of promoting the biodiversity resilience in the face of climate change. Neighbourhood development plans are another potential vehicle in which Parish scale green strategies for environmental enhancements.



## Policy CSP.2 Climate change

| Implementation | Monitoring method   |
|----------------|---|
| Developers     | Development proposals evaluated against a checklist of measures |

In 2019/20, this policy was referred to in planning reports for full, outline and change of use development applications **57.26%** of the time, which was a total of 134 reports (down from 70% of reports in the preceding 12 months).

Both adaptation and mitigation strategies must be considered when it comes to factoring climate change into decision making. This is acknowledged by the CSP.2 Climate change policy of the Core Strategy. It is referred to in planning reports for full applications 70.35% of the time. The policy goes onto include the following elements of both climate change adaptation and mitigation:

| Policy element   | Progress of implementation through development control   |
|--|--|
| 1. Water management, including: <ul style="list-style-type: none"> <li>• Rainwater harvesting and greywater reuse</li> <li>• Sustainable drainage systems (SuDS)</li> <li>• Managing flood risk</li> </ul> | <p>Climate change is likely to exacerbate flooding through the district. Strategic flood risk assessments for the district have been undertaken and form the basis of the flood zone mapping, and these have recently been updated for the next Local Plan.</p> <p>Incorporation of rain water harvesting and grey water recycling systems into developments appears to be relatively underutilised in new developments, despite statements encouraging its uptake in this policy.</p> |
| 2. Heating and cooling, including: <ul style="list-style-type: none"> <li>• Passive solar gain;</li> <li>• Orientation of buildings.</li> </ul>  | <p>The integration of passive solar design into new development, at the building and street layout levels appears to be relatively underutilised.</p>  |
| 3. Biodiversity, including: <ul style="list-style-type: none"> <li>• Green infrastructure;</li> <li>• Biodiversity enhancements;</li> <li>• Habitat protection.</li> </ul>                                 | <p>Biodiversity enhancements are being made on a development site scale through Council's sustainability team; however opportunities to broker landscape scale habitat enhancements and linkages remain relatively unrealised. Development permissions generally protect the existing environment, including the Forest of</p>   |

|  |  |
|--|--|
|  | Dean edge and forest waste, however there are still many piecemeal incursions generated from outside the planning domain, such as household boundary treatments. |
|--|--|

### Comments

A key area for climate change adaptation is managing flood risk. Weather patterns are changing, with what was traditionally the typical seasonal spread of rainfall becoming less and less common. The district is experiencing a less stable and predictable rainfall pattern, and the risk of erratic and extreme weather events are expected to increase. Over the last several years there has been more intense summer rainfall, causing flash flooding. Furthermore the prolonged wet period over winter, results in a constant saturation of ground which also can also result in flash flooding. Overall the weather is hotter and drier, meaning that rivers and streams are becoming unseasonably low.

As funding to local government continues to be reduced, there is little prospect of securing the resources required for the comprehensive overhaul of aging stormwater drainage infrastructure remains elusive. This situation is compounded by both climate change and development pressures. Flood risk assessments currently include a requirement to factor in 40% additional water than the traditional rainfall profiles to accommodate projected climate change impacts, and detention basins are integrated into new development to factor for this.

Another serious challenge for climate change mitigation is the level of car traffic in the district, and its relationship with planning decisions and development outcomes. Despite best efforts to promote self-containment; out-commuting continues to rise and employment uses in the Forest of Dean district continue to decline. Major peak time traffic congested is occurring at both ends of the A48, where it extends into Chepstow and where it joins with the A40 leading into Gloucester.

The Forest of Dean District Council declared a 'Climate Emergency' in December 2018. The declaration essentially provides the context and objectives in regards to the Climate Emergency. These objectives include the following:

1. Make the Forest of Dean District Council carbon neutral by 2030;
2. Make the Forest of Dean District carbon neutral by 2030;
3. Work with partners across the district, county and region to help deliver carbon neutrality through all relevant strategies and plans;
4. Call on the Government and other relevant organisations and partners to provide the powers, resources and funding to successfully meet the 2030 target.

The Council has recently released a [Rapid Action Plan](#) (RAP) to meet these goals. This plan includes a reference to the new Local Plan, which it hopes will "set development standards in relation to new development" that "Sets out strategic carbon neutral development plan". These aspirations will be further reflected in Council's new corporate plan. Therefore it is important to reflect this clear priority in the development of the new Local Plan.

*Renewable energy systems are another key area of climate change mitigation, but they are not directly referred to in this policy as they are dealt with in CSP.3 Sustainable energy in developments.*

### Policy CSP.3 Sustainable energy use within development proposals

| Implementation | Monitoring method   |
|----------------|---|
| Developers     | Percentage achieved measured against policy requirements. Other contributions from smaller developments monitored and recorded. |

In 2019/2020, CSP.3 was referred to in planning reports for full, outline and change of use development applications **26.5%** of the time (total of 62 reports). This is down from 41.59% for the period of 2018/2019.

This policy provides a very clear target of 10% of the energy generated from each home was to come from sustainable/ renewable sources, increasing to 20% over the life of the policy. This was implemented in the three years since the Core Strategy's adoption, from 2012-2015. The policy objective aligned with the UK government's strategy "Code for sustainable homes"- which is an environmental assessment method for rating and certifying the performance of new homes in the United Kingdom, which was adopted in 2006 with a view to encouraging continuous improvements in sustainable home building. However this policy was superseded in 2015, when the UK government aimed to consolidate these standards into the building regulations. This also superseded the element of *CSP.3 Sustainable energy use within development proposals*.

However the general principles of supporting renewable energy installations and generation, whether on a micro-generation on a building or domestic scale, or larger commercial energy development for wind, solar and biogas are still supported by this policy. The table below however, shows that this year has seen the approval of 8 small scale schemes for renewable energy provision (which appears to be an increase since last year). However, it must be borne in mind that other minor applications as well as householder applications (which have not been collected as part of this data) may have also included smaller elements of energy provision (such as small domestic heat source pumps/solar panels).

In the 2019/20 period, the following larger scale energy developments were approved:

| Application reference | Development   | Address   | Approved/ Refused |
|-----------------------|---|---|-------------------|
| P1231/19/FUL          | Installation of 66 kw ground source heat pump and associated ground collector. (Part-retrospective) | Ninnage Lodge Crowgate Lane Westbury On Severn Gloucestershire GL14 1QS | Refused           |

|              |   |  |          |
|--------------|---|--|----------|
| P1494/19/FUL | Installation of 12 No. 330w solar panels on mounting trays including associated generators and isolators.                   | Scarr House The Scarr<br>Newent Gloucestershire<br>GL18 1DH                              | Approved |
| P1612/19/FUL | Installation of x2 air source heat pump to serve main dwelling and coach house. (Holiday Let).                              | Bicknor Cottage Ross<br>Road English Bicknor<br>Coleford Gloucestershire<br>GL16 7PA     | Approved |
| P1378/19/FUL | Installation of ground source heat pump infrastructure (retrospective).   | Severn And Wye Smokery<br>Ltd Chaxhill Westbury On<br>Severn Gloucestershire<br>GL14 1QW | Approved |
| P1410/19/FUL | Erection of x2 199kw woodchip biomass boilers and a wood chip drying floor building. (Retrospective).                       | Newberries Farm<br>Blackwells End<br>Hartpury<br>Gloucestershire<br>GL19 3DB             | Approved |
| P1959/19/FUL | Installation of 500kw biomass boiler in an agricultural building and installation of associated flue. (retrospective).      | Hill Farm<br>Lensbrook<br>Lydney<br>Gloucestershire                                      | Approved |
| P1139/19/FUL | Installation of a 300KW biomass boiler in a shipping container and associated heat distribution equipment. (Retrospective). | Little Brierley Farm<br>Birchlas Lane<br>Staunton<br>Gloucestershire                     | Approved |
| P1192/19/FUL | Installation of 210KW Biomass boiler (retrospective).   | Grove Farm<br>Flaxley<br>Newnham<br>Gloucestershire                                      | Approved |

### Comments

Gloucestershire wide data on carbon dioxide emissions and energy use per dwelling from 2019 indicates that the CO<sub>2</sub> emissions per dwelling in the Forest of Dean district are significantly higher than both Gloucestershire and England's average, despite marked reductions since one year previous. This may be because of a higher proportion of older style, detached building stock which is not well insulated or designed for warmth.

There was a clearer policy framework when the Core Strategy was adopted with CSP.3 which included a 10% carbon reduction target for new homes, which was underpinned by the UK government's Code for sustainable homes. However in 2015, there was an intention to integrate these targets into building codes as a mandatory

requirement, and now lies outside of the domain of the Local Policy Framework. Whilst these sorts of targets on carbon reduction are now not within the policy frameworks, clearer design guidelines could assist with the orientation of streets and buildings at the application stage. There is an opportunity for the emerging Local Plan to respond to reinstate this original policy.

Whilst development management and building regulations can improve the efficiency standards of new builds, this has limited influence over the total energy use and carbon emissions as new development only contributes an additional 1% (approximately) to the total housing stock of the district. Therefore, any significant reduction in household carbon emissions will also require retrofitting the existing housing stock of the district.

## Policy CSP.4 Development at Settlements

| Implementation  | Monitoring method   |
|---|---|
| Developers and local authority;<br>Public agencies providing finance;<br>Utility companies; and<br>Service providers. | Percentage of new housing within settlement boundaries (expected to remain constants or increase).<br>Overall monitoring of housing sites, against trajectory.<br>Measure of distribution against distributions indicated in policies below. Where external funding is involved, its expenditure on projects and their completion will be monitored.<br>Provision of services and development by service providers (eg PCT) will be monitored as development an in case of potential constraints. |

In 2019/20, CSP.4 was referred to in planning reports for full, outline and change of use development applications **72.64%** of the time, or in 170 of reports (down from 80% in the preceding 12 months).

The majority of new housing should be located within the defined settlement boundary of the Local Development Framework, according to both local and national planning policy. There a few exceptions to this rule which are supported on policy grounds, however these are rare and for the most part development proposals located outside the defined settlement boundary will be considered to be in the open countryside and subsequently refused. This is the most effective and clear mechanism within the Local Plan which largely controls and directs the form of future growth and settlement pattern.

The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which is underpinned by a total target of 330 new dwellings per year over the plan period, set by central government to meet UK's housing needs. The average number of houses built within the Forest of Dean district consistently falls below this number, as illustrated by the table below:

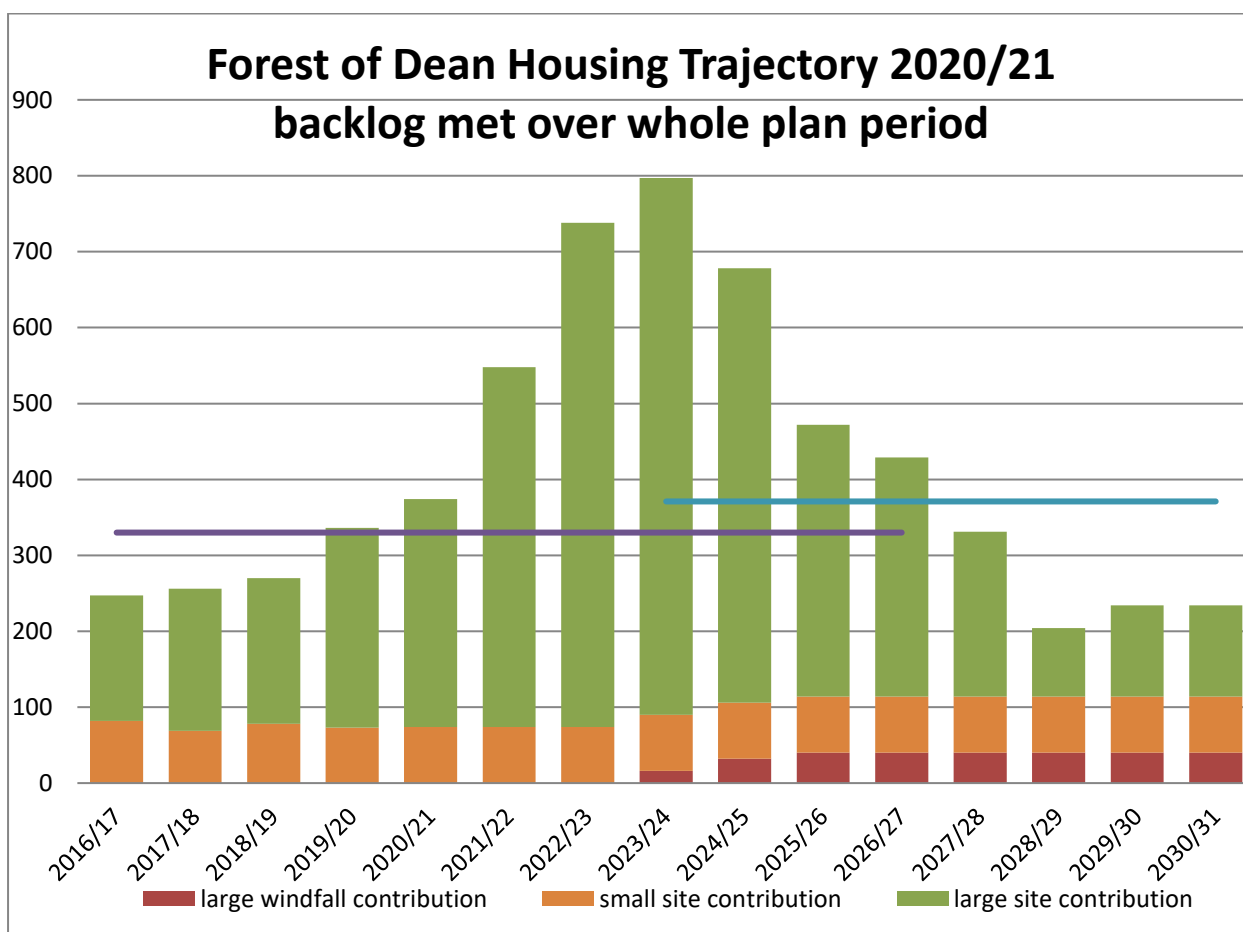
|  | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | TOTAL |
|--|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Net housing completions                | 205    | 405    | 310    | 118     | 228     | 265     | 230     | 343     | 372     | 303     | 247     | 256     | 270     | 336     | 3897  |
| Net housing completions on small sites | 114    | 167    | 114    | 43      | 43      | 82      | 86      | 75      | 86      | 69      | 82      | 69      | 101     | 69      | 1200  |

*Net housing completions from 2006-2020*

*Source: Forest of Dean District Council housing data (Local Plans) 2020*

This shortfall is generally due to lack of market demand. Any shortfall below 330 within the Plan period will be compounded onto the total number of dwellings expected to be delivered in the remaining period.

The trajectory for housing land over the remainder of the Plan period from 2016/17 is illustrated in the graph below:



*Forest of Dean district housing trajectory 2020.*



Source: Forest of Dean District Council housing data (Local Plans) 2020

For the majority of new dwellings in the 2019/20 period, the Local Development Framework has been successful in containing new growth within the defined settlement boundary, with only 34 of 336 dwellings delivered built outside the settlement boundary (or 9.8%).

Larger housing developments are leveraged for additional infrastructure and services within towns through developer contributions, which have the potential to further enhance the quality of existing towns and villages for the benefit of both current and existing residents.

The following table depicts the original plan targets for new dwellings in the four market towns as well as the other villages collectively. These were published in the original Core Strategy which was adopted in 2012, but have since been updated in line with new government methodologies. These updated numbers are included in the Allocations Plan, which was still in draft form for the entirety of this reporting period (it was adopted in June 2018, so partway through this monitoring period), but was still used as a reference point for development management.

| Town                         | Completed & under construction in 2019/2020 |
|------------------------------|---|
| Lydney<br>37% of housing     | 152 completions<br>103 under construction   |
| Cinderford<br>20% of housing | 13 completions<br>22 under construction     |
| Coleford<br>13% of housing   | 27 completions<br>24 under construction     |
| Newent<br>7% of housing      | 44 completions<br>56 under construction     |
| TOTAL                        | 236 completions<br>205 under construction   |

|                                  |   |
|----------------------------------|---|
| Other villages<br>23% of housing | 143 completions<br>211 under construction |
|----------------------------------|---|

Housing targets, completion and outstanding balance for four main towns and other villages of Forest of Dean district for 2018/19

Source: Forest of Dean District Council housing data (Local Plans) 2019

These figures reveal that during the total 2019/20 financial year:

- **345 gross dwellings** were completed in this 12 month period (336 net);

- Of these 39.41% **were in the villages collectively** and 60.59 % **were in the four market towns** (from 47.03% in villages and 52.97% in market towns the previous year);
- **387 dwellings were under construction** in this period (up from 343 in the previous year, and 121 the year before that);
- Of these **24.8%** were in the villages and **75.2%** were in the four market towns;
- In total, a further **34 (gross) were completed outside of the defined settlement boundary** in 2018/19. This represents a total of 9.8% of **dwelling houses** in Forest of Dean district are built outside defined settlement boundaries in this period, down markedly from **15.33% in the previous year**.
- **468 (gross) were permitted** in 2019/20, up from 240 in 2018/19.

## Policy CSP.5 Housing

| Implementation                                    | Monitoring method  |
|---|--|
| Developers and registered social landlords (RSLs) | Distribution and number of dwellings completed;<br>Affordable dwellings completed;<br>Number of affordable houses delivered against potential number that policy could allow;<br>Approximate mix between settlements;<br>Percentage of new house building on previously developed land and measurement of density.<br>To be used for assessing overall provision, distribution, type, tenure and for relating the number of completed dwellings against employment land/ employment. |

In 2019/20, CSP.5 was referred to in planning reports for full, outline and change of use development applications **53.85%** of the time, or 126 reports. This is down from 56% in 2018/19.

In the Forest of Dean district, there was the following development activity as of the end of the financial year 2019/2020:

|                               |      |
|-------------------------------|------|
| Gross Completions             | 345  |
| Net Completions               | 336  |
| Gross not Started             | 2526 |
| Gross under construction      | 387  |
| Gross for Outstanding and U/C | 2913 |

Source: Forest of Dean District Council housing data (Local Plans) 2020

In 2019/20, further 336 new dwellings (net) and 465 new dwellings (net) were permitted in the district (source: Forest of Dean district council internal development applications database, 2020).

These figures are further split into permissions granted on Greenfield, Brownfield or Infill sites. Greenfield is a term from that refers to undeveloped land, whereas brownfield is a construction term that describes previously developed land, which are typically old industrial areas. Infill refers to development within existing built up and functional urban areas, and is typically much smaller in scale than the former two categories. The following pie chart represents the split between Greenfield and previously developed for number of new dwellings permitted in 2019/20.

|  | Brownfield |       | Greenfield |       | Overall total |       |
|--|------------|-------|------------|-------|---------------|-------|
|  | Net        | Gross | Net        | Gross | Net           | Gross |
| <b>1<sup>st</sup> Quarter (Apr to Jun)</b> | 11         | 11    | 20         | 20    | 31            | 31    |

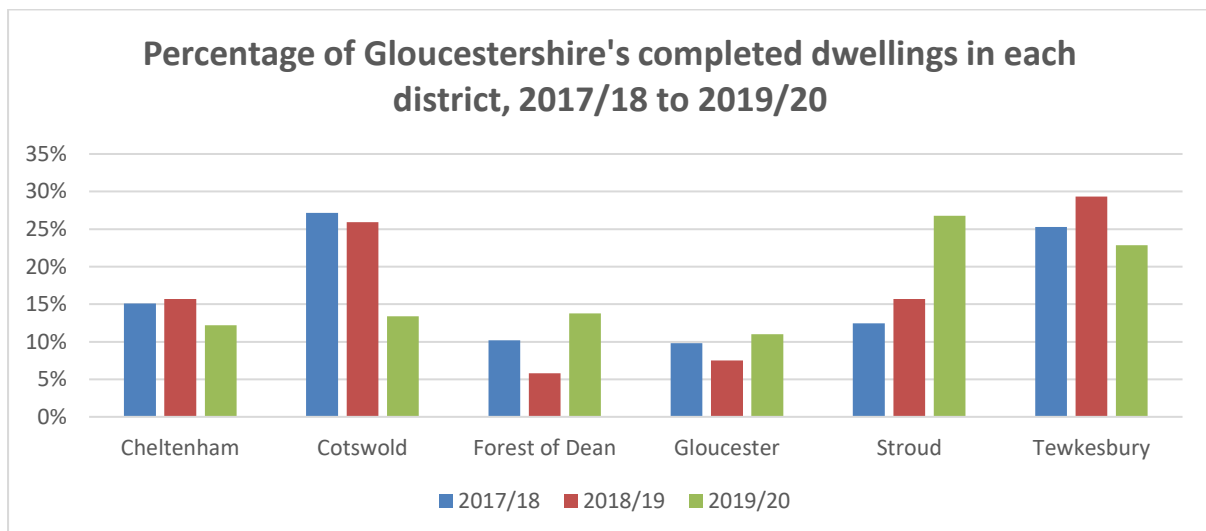
|                                  |    |    |     |     |     |     |
|----------------------------------|----|----|-----|-----|-----|-----|
| <b>2nd Quarter (Jul to Sept)</b> | 18 | 20 | 66  | 66  | 84  | 86  |
| <b>3rd Quarter (Oct to Dec)</b>  | 26 | 31 | 77  | 77  | 103 | 108 |
| <b>4th Quarter (Jan to Mar)</b>  | 18 | 20 | 100 | 100 | 118 | 120 |
| <b>Cumulative Total</b>          | 73 | 82 | 263 | 263 | 336 | 345 |

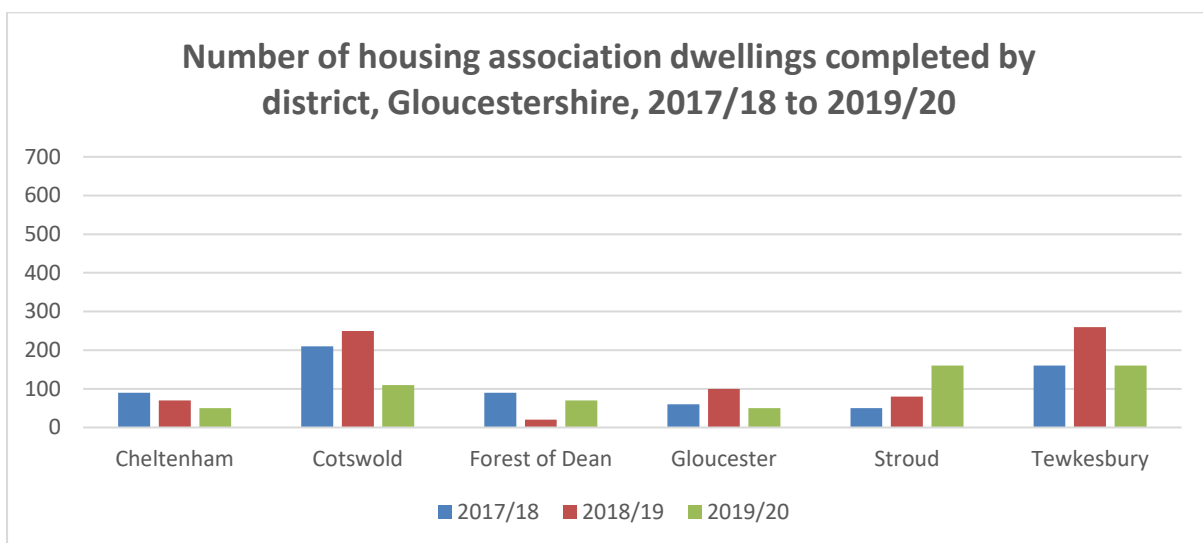
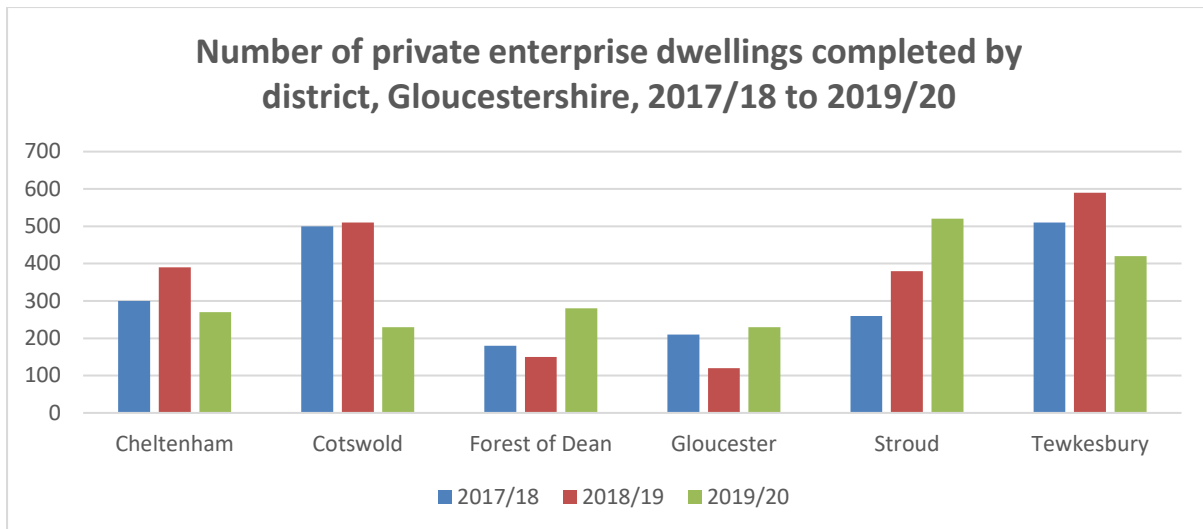
*Breakdown of housing delivery by quarter over Greenfield and previously developed land for Forest of Dean District for 2019/20*

*Source: Forest of Dean District Council housing data (Local Plans) 2020*

The Core Strategy lays out the following targets for new housing in the district:

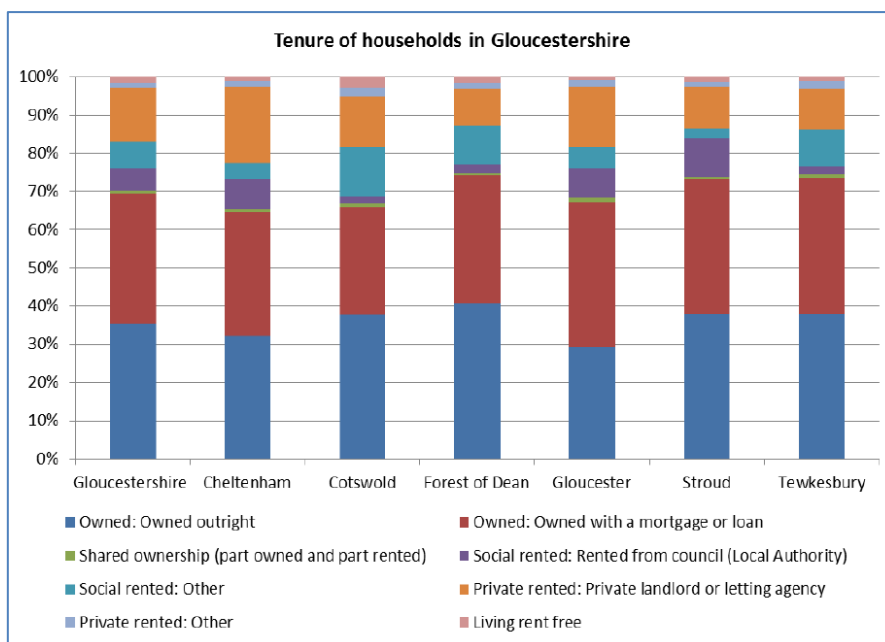
- 40% affordable housing contribution on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district;
- Average development density of 30 dwellings per ha;
- Tenure mix 70:30 in favour of rented accommodation sought;
- Total of up to 70 affordable dwellings district wide per year.
- The following figures represent how many dwellings have been completed in the district as compared with other districts in Gloucestershire, over 3 consecutive years.



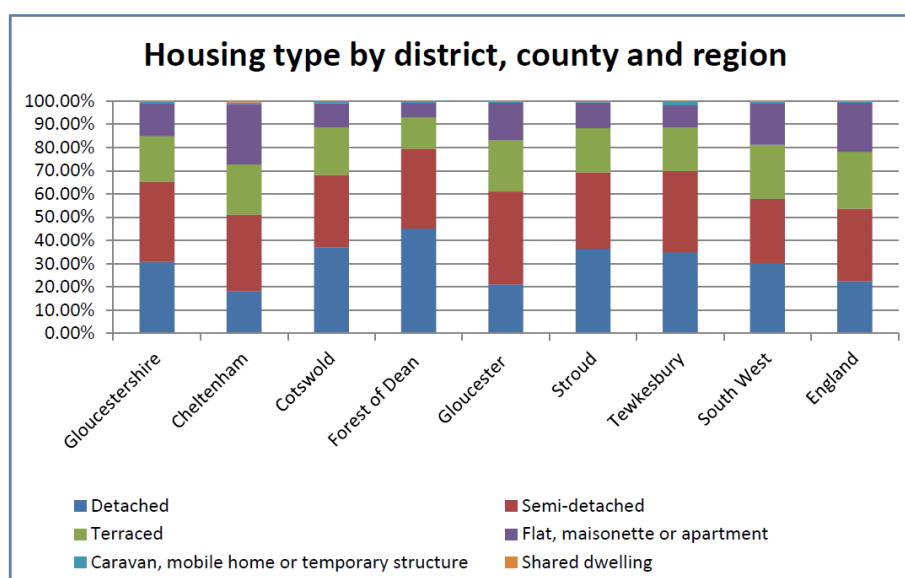


Source: Gloucestershire County Council 2020

The following graphs provide a profile of the total housing stock and tenure of the Forest of Dean district up to 2011, which is derived from the last UK census:



*Tenure of households in Gloucestershire*  
 Source: Census data (2011) Office of National Statistics

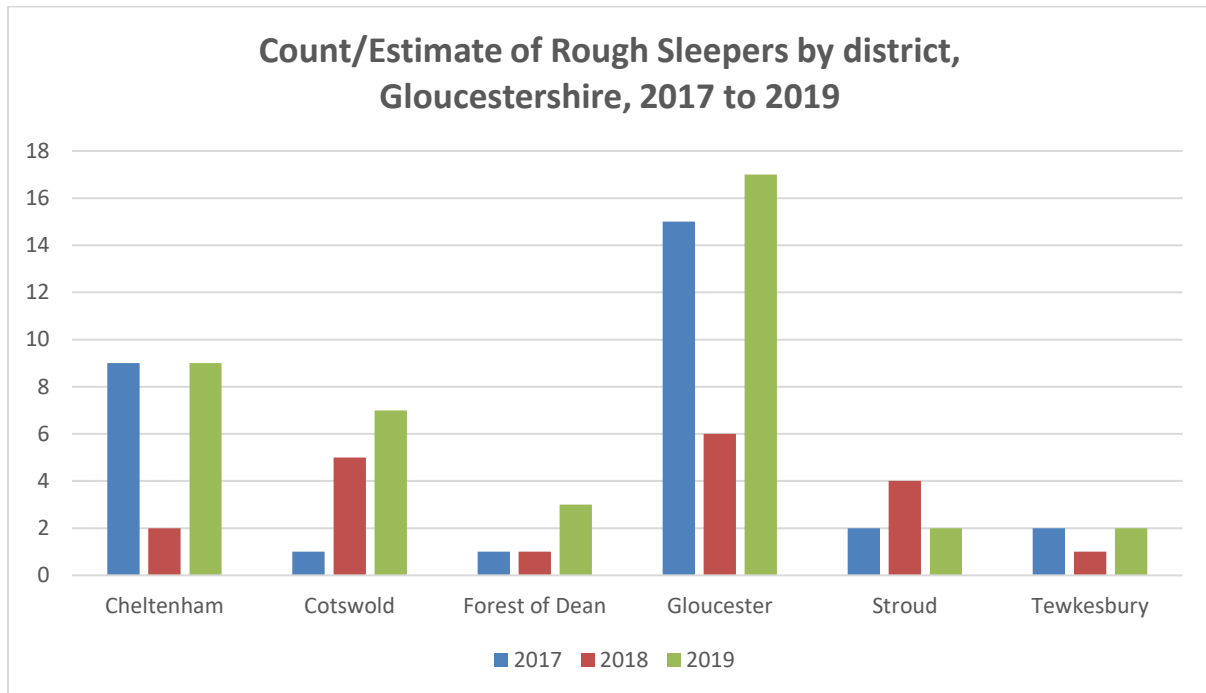


*Housing type by district, county and region*  
 Source: Census data (2011) Office of National Statistics

The notable features of this data is that Forest of Dean District has the highest level of owner occupied housing (74.3%), ownership rates, a high proportion of the district's housing stock is detached or semi-detached, with a much lower proportion of terrace housing and flats in the context of the whole of Gloucestershire.

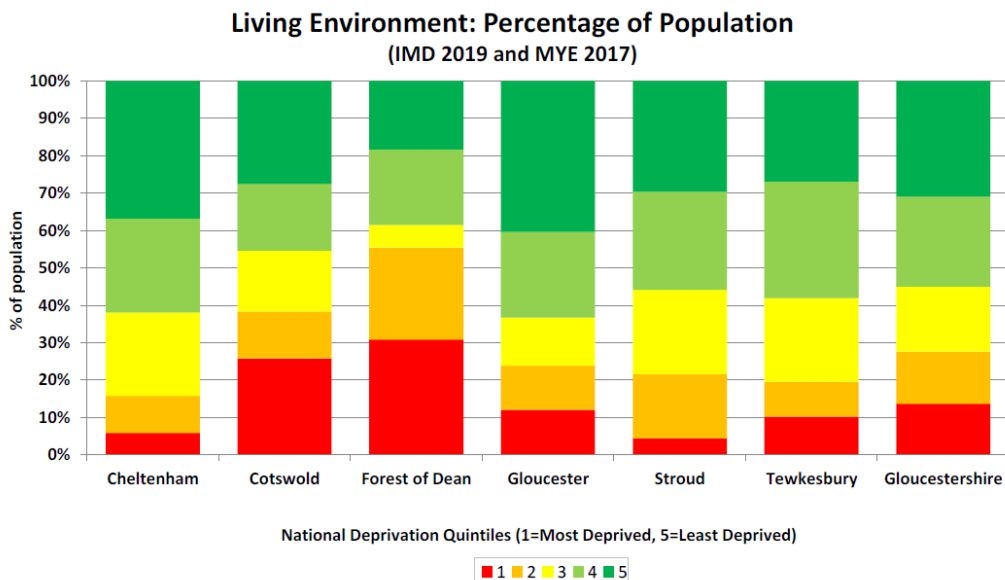
Whilst there is a significant, identified housing need in the district, the number of rough sleepers continues to remain very low in 2019/20. However there has been a marked increase from 2019/18 and 2017/18 periods. Homelessness is still an issue

albeit in low numbers compared to other districts, and tends to be in the form of staying with friends and relatives.



*Count of rough sleepers for 2017 & to 2019*  
 Source: Inform Gloucestershire, Gloucestershire County Council

Further to this, in the following assessment, Forest of Dean district ranked the highest in the county for deprived living environment. This indicates that, despite having a home, many people live in poor quality dwellings and areas.



*Living Environment: Percentage of Population for Gloucestershire 2019*

Source: Inform Gloucestershire (Gloucestershire County Council) 2019  
[https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire\\_deprivation\\_2019\\_v13.pdf](https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf)

### Affordable housing

House prices up to the 2019/20 period for the district were as follows:

|         | <b>Detached</b> | <b>Semi-detached</b> | <b>Terraced</b> | <b>Flat/<br/>maisonette</b> | <b>Overall</b> |
|---------|-----------------|----------------------|-----------------|-----------------------------|----------------|
| 2019/20 | £342,717        | £194,927             | £166,975        | £139,623                    | £257,194       |
| 2018/19 | £320,259        | £198,825             | £164,832        | £102,750                    | £245,285       |
| 2017/18 | £316,612        | £184,214             | £153,146        | £116,685                    | £232,988       |
| 2016/17 | £297,059        | £166,415             | £167,931        | £110,179                    | £227,090       |
| 2015/16 | £284,022        | £160,186             | £144,729        | £122,785                    | £213,876       |

Source: HM Land registry data 2020

These figures represent the average house prices for the fourth quarter of each period, and not over the whole 12 months. Nonetheless, these figures illustrate that house prices in the Forest of Dean district are consistently tracking upwards. These house prices are beyond many local people's reach, thus the need to secure affordable housing as a portion of net housing development.

The NPPF defines affordable housing as Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent;
- b) Starter homes;
- c) Discounted market sales housing;
- d) Other affordable routes to home ownership.

For the period 1 April 2019- 31 March 2020, 78 affordable homes were completed and a further 78 affordable houses were permitted in the Forest of Dean district. These new affordable homes were delivered in the following locations:

| <b>Parish</b> | <b>No. of units</b> |
|---------------|---------------------|
| Tutshill      | 30                  |
| Lydney        | 22                  |
| Newent        | 26                  |
| <b>Total</b>  | <b>78</b>           |



*Delivery of affordable housing in Forest of Dean district by Parish*

*Source: Forest of Dean district housing data 2020*

During 2019/20, a further 22 affordable Housing units were permitted (based on Full or Reversed Matters), in the following locations:

| Parish       | No of units |
|--------------|-------------|
| Longhope     | 3           |
| Alvington    | 4           |
| Redmarley    | 4           |
| Corse        | 11          |
| <b>Total</b> | <b>22</b>   |

*Affordable housing permitted in 2019/20 in Forest of Dean district by Parish*

*Source: Forest of Dean district housing data 2020*

This figure is down significantly from the previous year, when 81 affordable housing units were permitted.

This delivery and these permissions go some way to meet the need for affordable housing, which has been identified in the Strategic Housing Market Assessment (SHMA) of 2015. This assessment determined that there is a need for 814 affordable homes per annum. This figure is not a realistic expectation given that the net target of all housing in the district is only 330 dwellings per annum, and actual delivery is lower. However it does serve to highlight the marked need for more affordable housing throughout the district.

Furthermore, the delivery of affordable housing is concentrated in several centres while the identified need as per the Affordable Housing register is spread across the district, on the basis of people's first, second and third preferences. Across Forest of Dean district, there were currently over 2,268 people whose names are on the waiting list for affordable housing as at 31 March 2020. New delivery is only one aspect of provision of affordable housing. Each year between 300-500 existing affordable homes spread right across the district will become available for relating as they become empty. In the following graph, these requests are grouped by Parish.

| Parish      | no of households |
|-------------|------------------|
| Alvington   | 73               |
| Awre        | 90               |
| Aylburton   | 110              |
| Bromsberrow | 12               |
| Churcham    | 22               |
| Cinderford  | 535              |

|                         |     |
|-------------------------|-----|
| Coleford                | 625 |
| Drybrook                | 151 |
| Dymock                  | 58  |
| English Bicknor         | 13  |
| Hartpury                | 45  |
| Hewelsfield & Brockweir | 5   |
| Huntley                 | 57  |
| Kempley                 | 13  |
| Littledean              | 120 |
| Longhope                | 61  |
| Lydbrook                | 55  |
| Lydney                  | 573 |
| Mitcheldean             | 202 |
| Newent                  | 244 |
| Newland                 | 38  |
| Newnham                 | 79  |
| Oxenhall                | 7   |
| Redmarley               | 32  |
| Ruardean                | 91  |
| Rudford & Highleadon    | 14  |
| Ruspidge & Soudley      | 158 |
| St. Briavels            | 43  |
| Staunton (Coleford)     | 17  |
| Staunton/Corse          | 47  |
| Taynton                 | 9   |
| Tibberton               | 29  |
| Tidenham                | 180 |
| Upleadon                | 7   |
| West Dean               | 496 |
| Westbury-on-Severn      | 66  |
| Woolaston               | 42  |

Housing need by Parish location.

Source: Forest of Dean District Council housing register. (2020)

The ratio of affordable housing compared with market delivered is 78 affordable houses of the 336 net dwelling units completed for 2019/20. This represents 25.21% of the total new housing stock for the district was affordable homes, which are well below to the policy target of 40% on housing developments of 5 or more dwellings in designated rural areas and on sites of 10 or more dwellings in the rest of the district, or a target of approximately 70 affordable homes per year. It is a big improvement however, on the preceding year when only 7.31% of houses delivered in the district were affordable.

The proportion of affordable housing compared with market housing in 2019/20, is 465 gross permitted (463 net) with 22 of them affordable, resulting in a percentage of 4.75%. This is poor compared to the preceding year when 36.81% of dwellings permitted were affordable, which is much closer to the policy target.

The housing mix of affordable dwellings is also important, as a range of tenures and sizes are required. In 2019/20, 50 rented and 28 shared ownership dwellings were delivered in the following formats:

|                |           |
|----------------|-----------|
| 1 bed          | 26        |
| 2 bed bungalow | 5         |
| 2 bed house    | 37        |
| 3 bed house    | 10        |
| <b>Total</b>   | <b>78</b> |

Breakdown of housing type by # of bedrooms for 2019/20

Source: Forest of Dean district council housing data

It is noted that the above provides a snapshot of 2019/20 only, and that it is recognised that housing and particularly the delivery of affordable housing does not occur in a linear fashion and as such the effectiveness of planning policies and the delivery of affordable housing should just be considered within the context of a long time period.

The challenge of providing employment land together with new housing to promote self-containment across the district remains elusive. Despite allocated employment areas, development to the east of Lydney did not deliver an employment component, and the loss of offices and barns to housing through prior notification brought in by the UK government means employment space in the town centre is also decreasing.

## Policy CSP.6 Sites for gypsies, travellers and travelling show people

| Implementation  | Monitoring method   |
|---|---|
| Developers;<br>Potential occupiers;<br>Public bodies. | Monitor permissions granted and development of sites against prevailing needs assessment. |

In 2019/20, CSP.6 was referred to in planning reports for full, outline and change of use development applications **1.28%** of the time, or 3 reports (down from 1.76% in the preceding period).

The 2013 Gypsy and Traveller Area Assessment (GTAA) report of shows a shortfall of 39 permanent sites. This was downgraded to 33 in the intervening period. A further study in 2017 using revised government guidelines concluded that there was a modest need for up to 6 for housing persons who wished to travel and identified 9 about whom there was no information or who did not say that they wished to travel. These households may however still be in need of suitable housing and will need to be catered for. The policy situation is that applications will be assessed against the Core Strategy policy CSP.6 which sets out criteria for gypsy and traveller as well as the different requirements for show people's accommodation.

There was only one development application for a new gypsy and traveller sites in the 2019/20 period, which was permitted. This was P0415/19/FUL: Erection of a detached bungalow with associated parking, landscaping and works at 1 The Stables Southend Lane Newent Gloucestershire GL18 1JD.

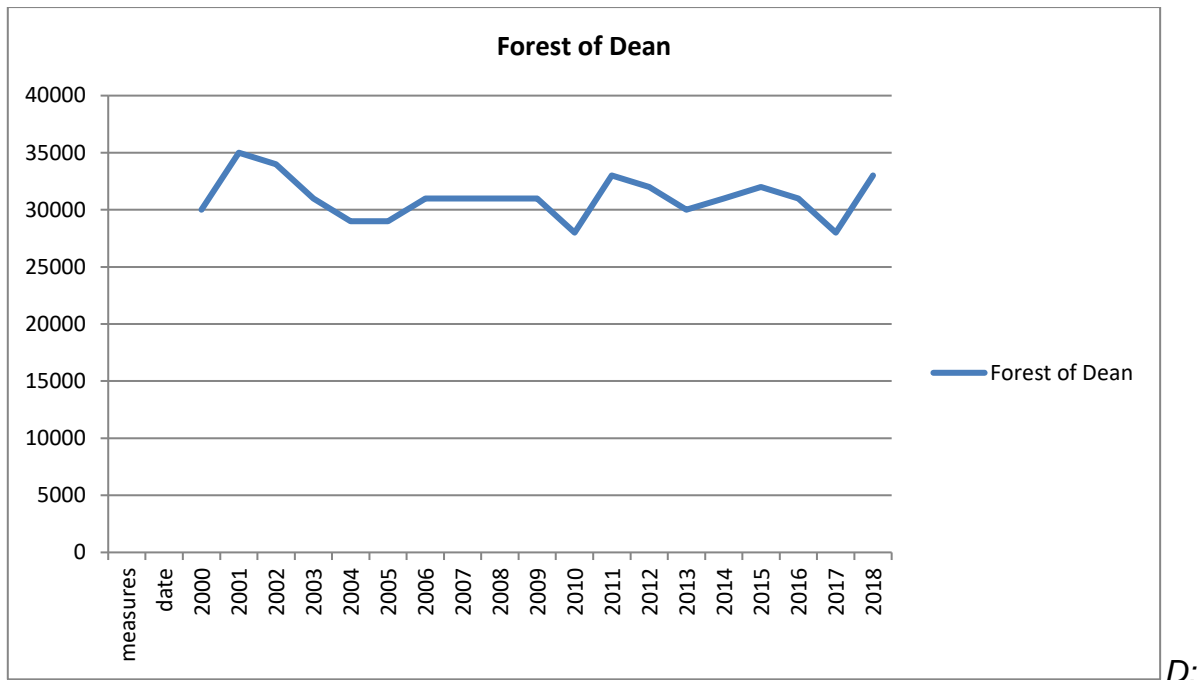
## Policy CSP.7 Economy

| Implementation   | Monitoring method  |
|--|--|
| Developers;<br>Local authority; and<br>Public agencies | In the long term, changes in the employment structure e.g. Increase in service sector will be recorded as well changes of use from employment. Where possible numbers employed will be recorded also extent of land developed. The implementation of tourism related development will also be monitored, to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against checklist of adaptation measures. |

In 2019/20, CSP.7 was referred to in planning reports for full, outline and change of use development applications **41.02%** of the time (equivalent to 96 reports) which is consistent with 41% of the time in the preceding 12 months.

An indicator for the sustainability of a settlement is employment density (i.e. number of jobs compared to total population). Not all people will choose to live and work within the same settlement, but settlements with a higher employment density will offer the best opportunity to be able to do so, while minimising pressure on transport. Settlements with low employment density will inevitably limit residents' options, requiring them to commute further to work.

The table below demonstrates that while job numbers are increasing in the Forest of Dean district, this is not a steady trend, and is subject to spikes and downturns. The proportionate growth in number of jobs has not matched the steady population growth of the district over the same period, indicating that resident out-commuting is also increasing.



Source: [Total job numbers for the Forest of Dean District \(2018\)](#)

#### Employment and unemployment (Jul 2019-Jun 2020)

|                           | Forest Of Dean<br>(Numbers) | Forest Of Dean<br>(%) | South West<br>(%) | Great Britain<br>(%) |
|---------------------------|-----------------------------|-----------------------|-------------------|----------------------|
| <b>All People</b>         |                             |                       |                   |                      |
| Economically Active†      | 43,000                      | 80.7                  | 81.3              | 79.1                 |
| In Employment†            | 41,900                      | 78.6                  | 78.6              | 75.9                 |
| Employees†                | 36,500                      | 69.4                  | 66.0              | 65.0                 |
| Self Employed†            | 5,400                       | 9.1                   | 12.3              | 10.7                 |
| Unemployed (Model-Based)§ | 1,300                       | 3.0                   | 3.2               | 3.9                  |

Source: [Breakdown of Economically active people in the Forest of Dean District \(2019/20\)](#)

#### Key employment generators

The profile of the number of jobs per industry or sector up to 2020 reveals how the economy is changing and some marked differences between the Forest of Dean District employment base as opposed to the rest of the country and region.

**Employee Jobs By Industry**

|  |       |      |      |      |
|--|-------|------|------|------|
| B : Mining And Quarrying   | 30    | 0.1  | 0.2  | 0.2  |
| C : Manufacturing  | 4,000 | 16.0 | 8.8  | 8.0  |
| D : Electricity, Gas, Steam And Air Conditioning Supply                  | 20    | 0.1  | 0.4  | 0.4  |
| E : Water Supply; Sewerage, Waste Management And Remediation Activities  | 225   | 0.9  | 0.8  | 0.7  |
| F : Construction   | 1,750 | 7.0  | 5.7  | 4.9  |
| G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles | 3,500 | 14.0 | 16.1 | 15.0 |
| H : Transportation And Storage   | 1,000 | 4.0  | 3.8  | 4.9  |
| I : Accommodation And Food Service Activities                            | 1,750 | 7.0  | 9.5  | 7.7  |
| J : Information And Communication  | 500   | 2.0  | 3.1  | 4.3  |
| K : Financial And Insurance Activities                                   | 400   | 1.6  | 3.2  | 3.5  |
| L : Real Estate Activities   | 500   | 2.0  | 1.7  | 1.7  |
| M : Professional, Scientific And Technical Activities                    | 1,750 | 7.0  | 8.4  | 8.8  |
| N : Administrative And Support Service Activities                        | 1,500 | 6.0  | 7.1  | 8.9  |
| O : Public Administration And Defence; Compulsory Social Security        | 500   | 2.0  | 4.2  | 4.4  |
| P : Education  | 3,000 | 12.0 | 8.6  | 8.7  |
| Q : Human Health And Social Work Activities                              | 3,500 | 14.0 | 14.0 | 13.1 |
| R : Arts, Entertainment And Recreation                                   | 600   | 2.4  | 2.4  | 2.5  |

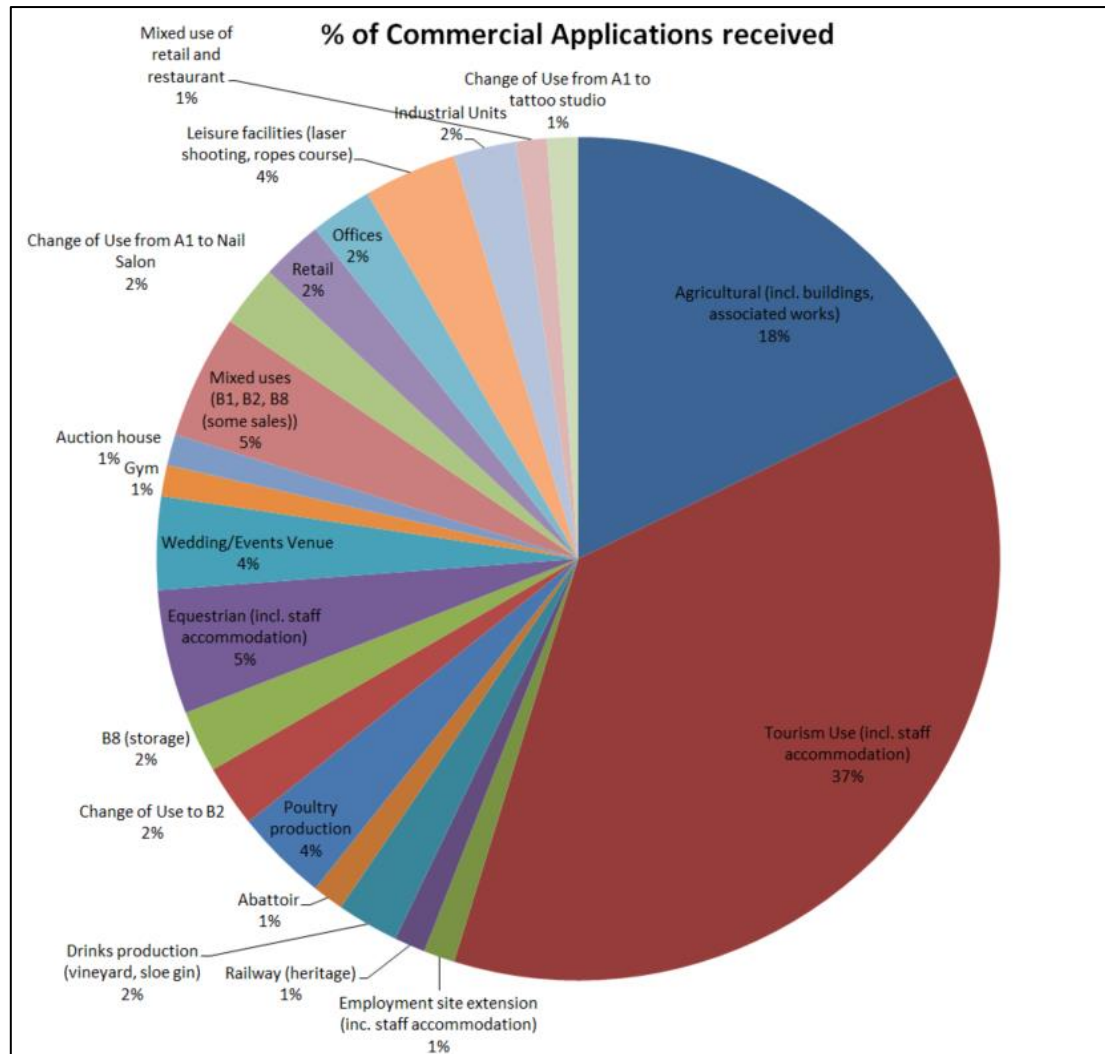
Source: [Job number by industry \(2019\)](#).

The most dramatic of these is the 4,000 employee jobs in the manufacturing sector, which in terms of percentage share of total jobs, puts Forest of Dean district at around double the rate of both the south west and Great Britain. This may be accounted for by large manufacturing employers like the Ribena/ Lucozade factory in Coleford and manufacturers based at Vantage Point in Mitcheldean. Some of these 4,000 manufacturing jobs may be outside of the district, and Forest of Dean residents commute to access them. Jobs in construction are also above both regional and national averages.

Conversely, residents employed in financial and insurance activities as well as professional, scientific and technical jobs are significantly lower for Forest of Dean district than the wider region and country. This wider picture indicates the strong working class/ blue collar roots of the district still remain.

### Commercial Uses

The following pie-chart displays the breakdown of applications for commercial uses in the 2019/20 year.



Source: Commercial applications separated into uses  
 (% of applications shown, out of 84 commercial applications)  
 Forest of Dean district council planning application database 2020

The District Council has determined 84 applications for commercial development in the period 2019/20, which is an increase of 12 applications (72) for the previous year. Of these 84 new commercial development applications, 31 were tourism developments (36.9%), although this is actually 2 less applications than recorded for the previous year (33 tourism applications). 100% of these tourism applications are for new accommodation/ holiday units (including a mixture of yurts, shepherds huts, caravans and building conversions), most of which are outside of the settlement boundary, which illustrates how small scale, self-contained holiday lets in the open countryside have come to dominate the visitor accommodation offer of the district in a trend which continues. This policy promotes “Tourism which conserves heritage and environment”. Whilst some of these accommodation units may preserve older buildings and heritage assets, the majority are conversions of barns or new buildings/structures.



Of the remaining 53 (63.1%) applications assessed, only 9 applications were within a designated employment site, and these were:

- Change of use of storage unit to sales/workshop/storage unit and Black Bridge Business Park, Parkend (approved)
- Change of use of sports club to gym at Vantage Point Business Village, Mitcheldean (approved)
- Change of use to auction house at Stenders Business Park, Mitcheldean (approved)
- Outline application for a B1, B2 or B8 use at Richard Read Transport, Longhope (approved)
- Extension to existing building to provide 2 units (B1, B2 and B8) at Staunton Court Business Park (approved)
- Change of use from B1 to B2 (motor MOT unit) at Bromsberrow Heath Business Park (approved)
- 3 industrial units at Whimsey Industrial Estate, Cinderford (approved)
- Change of use of part of site to B8 at Broadmoor Road, Cinderford (approved)
- Subdivision of industrial unit into 2 separate units at Lydney Industrial Estate, Harbour Rd (approved)
- 

It is noted however, that most changes of use from one employment use to another within an established employment site, do not require planning permission. Equally, some works to existing employment sites also do not require planning permission.

2 new industrial units have been approved, and a number of B2, B8 and mixed use applications (combining B1, B2 and B8) have been submitted, demonstrating that businesses/business parks are diversifying to improve viability.

**Other noticeable trends are:**

1. As mentioned, tourism follows on the trend from last year, and it constitutes almost double the number of applications received for agricultural/poultry uses.
2. The second highest number of commercial applications received are understandably related to agriculture and this is to be expected, and encouraged (through Policy CSP.7) in a rural district such as the Forest of Dean.
3. Applications for pure retail are very low, with just 1 application (although some small scale ancillary retail is included in some mixed use applications. As with the 2018/19 monitoring report, the trend towards out of town retailers has abated, but there as there is still very little sign of increase in retail, this indicates that online shopping is still displacing retailers in the town centres.
4. 3 events/wedding venues have been approved, all of which are in open countryside locations. This denotes an upward trend in diversification of large buildings and outbuildings for commercial events, following the increase in demand for country weddings/parties.

5. Again, on par with current fashion trends, 2 applications have been submitted for a nail bar and a tattoo studio.
6. Equestrian and diversification of land (such as drinks production/associated storage) is slowly taking place (although this only accounts for 6 applications/7% of the commercial applications)
7. Leisure uses, such as gyms, laser shooting, restaurant applications account for 6% of the commercial applications received.

Holiday lets, recreational (leisure), events venues and to some extent equestrian use applications can all be linked back to the fact that the Forest of Dean District has a growing and strong tourism background and businesses are making the most of this unique landscape to provide various means of entertaining and accommodating visitors (and sometimes habitants) to this area.

The high number of tourism applications over the 2019/20 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, in a trend which is growing. The number of applications for self-catering, holiday lets also demonstrate a move away from traditional hotel style accommodation.

### Commercial losses

For this period (2019/2020) there appears to be an upward trend towards commercial losses (i.e. conversions offices and employment uses being converted into dwellings) across the district. Last year there were 15 commercial losses owing to commercial, agricultural and industrial buildings being converted to dwellings (down from 28 in the previous year to that). This year it is necessary to split the collection of application data into 3 categories:

Full planning applications:

The number of full applications received within this period were 6, with 5 of those being approved:

| Original Use          | Number of Sites | How many approved |
|-----------------------|-----------------|-------------------|
| Holiday Let           | 2               | 2                 |
| Car spares shop       | 1               | 1                 |
| Light industrial      | 1               | 1                 |
| Agricultural Building | 2               | 1                 |

### PQ3PA applications:

It is important to consider that conversion of barns/outbuildings into dwellings is classified as Permitted Development (subject to certain criteria under Part 3, Class Q of the GPDO). 12 PQ3PA applications were received in this period and 6 (50%) were deemed to be permitted development (thus allowed), detailed below:

| Application Number | Proposal   | Location   | No of dwellings |
|--------------------|--|------------|-----------------|
| P1840/19/PQ3PA     | Prior notification for the conversion of agricultural building to a residential dwelling and associated operational development.               | Aylburton  | 1               |
| P1715/19/PQ3PA     | Prior notification for the conversion of agricultural building to a residential dwelling and associated operational development.               | Stroat     | 1               |
| P1177/19/PQ3PA     | Prior Notification for the change of use of existing agricultural barn to a residential dwelling and associated operational development.       | Tibberton  | 1               |
| P0854/19/PQ3PA     | Prior approval for the change of use of an agricultural building to a dwelling.  | Littledean | 1               |
| P0705/19/PQ3PA     | Prior notification for the change of use of existing agricultural barn to a residential dwelling and associated building operations. (Revised) | Redmarley  | 1               |
| P0679/19/PQ3PA     | Prior notification for the change of use of existing agricultural barn to a residential dwelling and associated building operations.           | Corse      | 1               |

### PO3PA applications:

Light industrial/offices now also have Permitted Development Rights, allowing conversion to dwellings. This year has seen 3 applications received as demonstrated in the table below, and all 3 were deemed to be permitted development (approved):

|                |                    |   |  |
|----------------|--------------------|---|--|
| 11.04.2<br>019 | P0369/19/PO<br>3PA | Prior approval for conversion of B1(c) light industrial to C3 residential.  | Bellstone, Redmarley Rd, Newent                      |
| 25.06.2<br>019 | P0706/19/PO<br>3PA | Prior approval for conversion of B1 office to C3 residential.   | Barn Studio, Chapel Farm, Hartpury                   |
| 23.12.2<br>019 | P1716/19/PO<br>3PA | Prior approval for the conversion of a light industrial unit (B1c) to a self-contained residential dwelling (C3). | The Workshop, Clanna Gardens, Clanna Lane, Alvington |

In summary, it can therefore be seen that **21** applications were received in total for commercial losses, with **14** (67%) of those being approved, and therefore the trend towards commercial losses to dwellings on an upward curve once more. It is highly noticeable that **15** (71%) of the applications received were through the permitted development right system (the large majority of which were considered permitted development), therefore signifying that a large portion of the commercial losses are

difficult (if not impossible) to avoid, as they are permitted through government legislation. All conversions to residential obviously contribute to the district's housing supply, yet conversely, the additional permitted development rights for commercial buildings also makes it difficult to foresee the number of commercial losses, and also consider how the Local Authority can mitigate for this in the economy.

### Existing capacity

There is significant employment land and infrastructure existing in the Forest of Dean district, with large industrial areas and trade parks in Cinderford, Lydney, Coleford and Mitcheldean in particular. While some of these have high occupancy rates, many are under used and contain many vacant units. If the demand is not there, then allocated new employment areas will not necessarily deliver more employment.

In late 2019, a review of employment sites was conducted by the Forest of Dean District Council Local Plans team. Through a combination of methods, an estimate has been made regarding the following three key indicators:

1. Banded estimated employee numbers at each employment site (as a number within an estimated band);
2. Estimated occupancy rate of existing business units (as a percentage);
3. Estimated infill capacity within each site (in ha).

This assessment has provided a district wide picture of the activity and capacity of existing employment sites. The following figure provides an overall district picture across all existing designated employment sites, as it stands in 2019.

As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have been put into bands rather than number estimates, to reflect the wide margins for change and variation for these estimates.

| <b>Total estimated employees</b> | <b>Total estimated infill capacity</b> | <b>Average estimated occupancy rates</b> |
|----------------------------------|--|--|
| 8,000-12,000 employees           | 82ha                                   | 82%                                      |

Estimated employees/ infill and occupancy of designated employment sites  
Source: Forest of Dean District Employment baseline report, 2019

This total, district wide figure is further broken up into the following parishes, within their designated employment sites:

| <b>Parish</b>    | <b>Estimated employees</b> | <b>Estimated occupancy (%)</b> | <b>Estimated infill opportunity (ha)</b> |
|------------------|----------------------------|--------------------------------|--|
| <b>Aylburton</b> | 25-50                      | 80%                            | 0.07 ha                                  |
| <b>Blakeney</b>  | 10-25                      | 90%                            | 0 ha                                     |
| <b>Bream</b>     | 25-50                      | 80%                            | 0.2 ha                                   |

|                              |           |      |          |
|------------------------------|-----------|------|----------|
| <b>Bromsberrow Heath</b>     | 10-25     | 80%  | 0.19 ha  |
| <b>Churcham</b>              | 75-100    | 85%  | 0.08 ha  |
| <b>Cinderford / Ruspidge</b> | 2500+     | 90%  | 10.9 ha  |
| <b>Coleford</b>              | 1500-2000 | 75%  | 8.28 ha  |
| <b>Drybrook</b>              | 75-100    | 90%  | 0.07 ha  |
| <b>Longhope</b>              | 75-100    | 80%  | 4.39 ha  |
| <b>Lydbrook</b>              | 25-50     | 70%  | 8.02 ha  |
| <b>Lydney</b>                | 1000-1500 | 70%  | 35.89 ha |
| <b>Mitcheldean</b>           | 2500+     | 90%  | 1.45 ha  |
| <b>Newent</b>                | 500-750   | 80%  | 5.36 ha  |
| <b>Staunton &amp; Corse</b>  | 25-50     | 85%  | 0 ha     |
| <b>Sedbury / Tidenham</b>    | 75-100    | 60%  | 0.9 ha   |
| <b>Westbury</b>              | 100-150   | 100% | 0.06 ha  |
| <b>West Dean</b>             | 200-500   | 90%  | 6.03 ha  |

*Estimated employees/ infill and occupancy of designated employment sites by Parish*

*Source: Forest of Dean District Employment baseline report, 2019*

Note: These figures relate to estimated jobs created on designated employment sites only and is not equivalent to the total number of economically active people within each Parish.

These results indicate the following key messages:

- Larger employment areas of Forest Vale in Cinderford, Vantage Point in Mitcheldean and Mead Lane in Lydney are well utilised and accommodate some large employment generators. These sites provide a significant source of local employment for the district.
- Vantage point at Mitcheldean is well occupied, and with a new day care centre and Growth Hub due to be opened on the site, this site is likely to still be an attractive location to attract a range of small- medium business tenants. There are still some warehouse, light industrial, and business units available to let but on the whole the site is well utilised, and a certain amount of churn in tenancies is to be expected.
- There is infill potential within tenancies to subdivide into smaller units, as some large sites appear to be occupied but under-utilised. However the infill capacity of each of these larger sites is relatively minimal.
- Newent's business park is well utilised, as is the smaller Cleeve Mill business park on Ross Rd. Some intensification on the Ross Rd business park could

be achieved, to provide Newent with a small release of more employment land.

- Some existing employment areas are almost derelict, and only used for storage and vehicle parking uses, with minimal occupancy by tenant businesses. These include Whitecliff Quarry in Coleford, Staunton Rd Coleford and Land at Stowfield in Lydbrook. The dormant Richard Read depot at Longhope has recently been purchased with a view to develop it for new business units.

While the existing employment areas of the four main market towns are discussed in the centre by centre section, generally speaking there is plenty of capacity in existing employment sites and the new ones delivered through Lydney east and Cinderford Northern Quarter master planned developments have had very little uptake.

### Comments

Pairing new housing development with new employment opportunities to reduce out-commuting continues to be a significant challenge for local planning authorities and policy makers. The alternative is to create new residential enclaves which have little prospect of accessing employment within their own town or district. While established employment sites are still active within the district, most vary from half to about 80% capacity. As current, established areas are underutilised, there seems like little prospect that new employment areas will be in demand.

The high number of tourism applications over the 2019/20 period illustrates that tourism and outdoor recreation continue to be a key driver of the district economy, in a trend which is growing. The number of applications for self-catering, holiday lets also demonstrate a move away from traditional hotel style accommodation.

## Policy CSP.8 Retention of community facilities

| Implementation  | Monitoring method  |
|-----------------|--|
| Local authority | Number of facilities that are protected by the policy but which are lost through planning permissions being granted. |

This policy was referred to in 12 planning reports in 2019/20, which was 5.13% of the total.

In the 2019/2020 period, the following community facilities were permitted.

| Date       | Application reference | Description  |
|------------|-----------------------|--|
| 24.05.2019 | P0264/19/FUL          | Change of use from former bank to a Sui Generis use to hold various community events and functions including pop-up shops and food service. Alterations to include provision of changing room toilet and associated works. |
| 12.07.2019 | P0551/19/FUL          | Construction of a 60 x 30 riding arena, riding pen, stable block and classroom facilities with associated parking, landscaping and works. (Hartpury College)   |
| 12.06.2019 | P0561/19/FUL          | Erection of a replacement metal skate park with associated works. (Part Retrospective).  |
| 19.07.2019 | P0830/19/FUL          | Erection of a community building with associated parking and works. Removal of temporary cafeteria building and shipping containers.   |
| 29.10.2019 | P0792/19/FUL          | Creation of an external multi-use games area with associated works. Gloucestershire College.   |
| 05.12.2019 | P1302/19/FUL          | Change of use of land to extend churchyard to provide additional burial ground.  |

In the same period, the following community facilities were lost though planning permissions for conversions/re-development:

| Date       | Application reference | Description  |
|------------|-----------------------|--|
| 25.09.2019 | P1863/18/FUL          | Conversion of Methodist chapel to a residential dwelling with associated works.  |
| 12.11.2019 | P1259/19/FUL          | Conversion of former Chapel into two dwellings.  |
| 18.12.2019 | P1480/19/FUL          | Conversion and extension of former primary school into No. 8 dwellings with associated access, parking, private amenity/storage facilities including new access and junction works. Demolition of part of existing school. |
| 22.02.2020 | P1221/19/FUL          | Change of use of redundant chapel to a dwelling, erection of a replacement single storey rear extension and all associated site works.   |

### Comments

Generally, existing community facilities such as sports fields and village halls are not lost to or impinged on by new development. The permissions for new community facilities are generally associated with existing facilities, such as at higher education establishments and a burial ground. However, a new community building at Newent Recreation Ground as well as a skate park at Woolaston Memorial Hall are welcomed additions to the district's community facilities.

However, some churches in the district have been lost to housing conversions, which is consistent with a trend across the country. It should be noted that although a primary school was lost, this had been replaced by a new school in a nearby location, and therefore there is no overall loss of this facility.



## Policy CSP.9 Recreational and amenity land

### Implementation

Local Authority

### Monitoring method

Loss of protected land, area and number of sites.

This policy relates to the protection of existing recreational and amenity land as well as the creation of new public open space to be delivered by new development. Amenity land includes “forest waste” which is smaller areas of remnant forest surrounding the protected areas of the Royal Forest of Dean. These areas provide a distinctive, scenic backdrop to many parts Forest towns and villages, and provide valued recreational opportunities to residents.

The Core Strategy and the Allocations Plan together contain policies which protect amenity land including all forest waste whether or not it is explicitly identified on the policies map. The plans incorporate Important Open Areas (IOAs) and settlement boundaries which have been reviewed for the submission of the Allocations Plan; this takes plan policies forward to 2026. The Important Open Areas Keynote and accompanying Schedule of Important Open Areas, published March 2015, provide a more detailed framework for the protection of specific areas of recreational and amenity land. The open spaces and play-spaces are currently being reviewed, but this review was not available for the 2018/19 period.

No recreational or amenity land was lost to development over this period, however, additional open space and improvements made to existing open space/recreational land were approved as follows:

| Date       | Application Number | Description of Development  |
|------------|--------------------|---|
| 05.07.2019 | P1330/18/OUT       | Outline Application for residential development (up to 230 dwellings), including infrastructure, ancillary facilities, open space and landscaping. Demolition of barn. Vehicular access from Foley Road with emergency access from Southend Lane. |
| 12.06.2019 | P0561/19/FUL       | Erection of a replacement metal skate park with associated works. (Part Retrospective).   |
| 19.07.2019 | P0830/19/FUL       | Erection of a community building with associated parking and works. Removal of temporary cafeteria building and shipping containers.  |
| 06.09.2019 | P0825/18/OUT       | Residential Development (up to 40 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Access from Highfield Road via Rodley Manor Way.   |
| 23.09.2019 | P0471/17/FUL       | Erection of 23 dwellings and provision of public open space with associated landscaping, car parking and new access. (Revised Description.)   |

|            |              |   |
|------------|--------------|---|
| 29.10.2019 | P0792/19/FUL | Creation of an external multi-use games area with associated works. |
|------------|--------------|---|

It is notable that 3 of the provisions of new/improved open space/recreational land have been provided through the larger housing applications which were approved during this period, demonstrating the real benefits which can occur through larger scale developments.

## Settlement policies

| Implementation   | Monitoring method  |
|--|--|
| Developers,<br>Local authorities,<br>Public bodies;<br>Utility companies | Monitor against delivery of development- see table Settlement hierarchy before policy CSP16. |

### CSP.10 Cinderford

#### Planning reports

15 planning reports in 2019/20 period, or 6.42% of all full, outline and change of use applications.

#### Hierarchy status

One of the largest towns in the district, and serves a catchment including Littledean, Mitcheldean, Drybrook and Ruardean (total catchment of approx. 18,000).

#### Description

Cinderford is the traditional heart of the Forest of Dean district, with a strong industrial history. As a community, Cinderford is the only location in the district which features in the top quintile for deprivation index in the UK. The town is socially and economically depressed, with low rates of development while conversely there is growing need for affordable housing. Aims to regenerate the town through a new purpose built, multi-function precinct in the northern quarter seek to reverse the slow decline of this centre.

Cinderford is directly accessible from the neighbouring village of Littledean, and has become contiguous with adjoining community of Ruspidge, which has joined with the larger centre and now forms its southern tail. It is these outlying settlements which have enjoyed greater development activity in the past decade, whilst the traditional centre of Cinderford has remained relatively dormant.

| Target   | Completed 2018/19 | Comments  |
|--|-------------------|---|
| Housing- 1050 dwellings over plan period                     | 13                | Cumulative total of 252 from 2012/13 (CS adoption) to 2019/20   |
| Affordable housing- 40% sought over sites of 10 units/ 0.3ha | 0                 |   |
| Employment land- 26ha identified                             | NA                | Cinderford has the largest employment site in the district at Forest Vale, and this will be added to by more employment land in the Northern Quarter. There are large brownfield sites within Forest vale |

|  |             |   |
|--|-------------|---|
|  |             | which could be redeveloped into major industrial facilities.  |
| Educational provision and skills facility  | In progress | Significant progress has been made in this period, with construction of the new Further Education College opening in September 2018, and Dene Magna sixth form college opening in September 2019. |
| Town centre provision- 2600m2 convenience and 2300m2 comparison goods  |             | The town centre appears to be in decline, with vacant shop fronts increasing to 11%.  |
| Area action plan- 175 dwelling units/ 6.1ha employment land/ recreation/ tourism space/ green infrastructure |             | First stage of this development completed. There is no uptake of the new employment land.   |

### Town centre

In the 2019/20 period, footfall in the Cinderford town centre appears to have decreased significantly, to 38 in 2020 from 63 in 2019 from 93 in 2018, as calculated on the basis of footfall count over a 10 minute period across an average trading week.

| 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2009 | 2008 | 1999 |
|------|------|------|------|------|------|------|------|------|------|------|
| 38   | 63   | 93   | 63   | 75   | 79   | 81   | 78   | 91   | 85   | 212  |

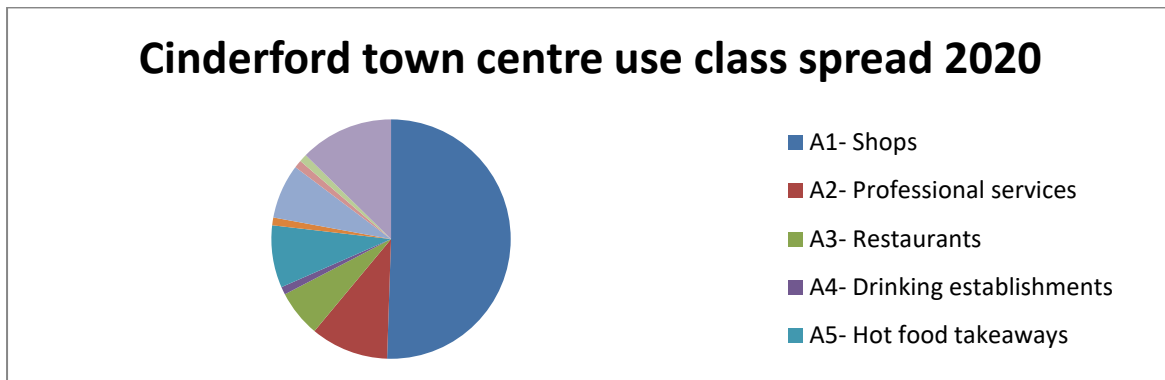
*10 Minute Average Summary Comparisons*

*Source: Cinderford town centre audit, Forest of Dean district council*

This is the lowest point in a steady download trend from nearly three times this number in 1999. Car park usage has also decreased from 3376 in March 2017 to 2879 in March 2018, to 2,501 in March 2019, to 1828 in 2020 based on the number of tickets purchased for Heywood Road car park. Whilst car parking tickets will oscillate from month to month, the overriding trend appears to be a decrease in usage.

Both footfall an parking in March 2020 in town centres will be highly influenced by COVID-19, and the national lockdown and stay-at-home orders which were in place.

The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:



*Cinderford town centre business use classes*

*Source: Cinderford Town Centre Audit Report (2020) Forest of Dean District Council*

This use class has mostly consistent from the preceding years, with only some minor variations. The 14% of units were vacant, down from 11% of the total active shop fronts the preceding year. This is well below the national average of 11.5% (Source: Local Data Company). Four of the A1 shops are charity shops, and these appear to stable fixtures over the past 6 years.

### Employment land

Forest Vale employment area is the largest employment site in the district; however significant areas within this site lie dormant and are ripe for redevelopment. Forest Vale has infill capacity for some large new facilities on brownfield land, such as manufacturing of heavier industrial uses, should the investment become available. Further brownfield development opportunities exist at the Cinderford Northern Quarter site.

### 2019/20 significant development

|              |     |   |                              |
|--------------|-----|---|------------------------------|
| P0643/19/FUL | CON | Erection of two dwellings and associated works. (Revised Scheme).   | Land Adjacent 14 Causeway Rd |
| P0410/19/FUL | REF | Erection of 4 No. One bed apartments with associated parking, landscaping and works. Alterations to existing vehicular access.  | Land South Of Edmunds Way    |
| P0182/19/FUL | CON | Erection of 9 No. residential units including alterations to existing residential unit with associated landscaping, parking and works. Alterations to 2 No. existing retail units including amendments to | 21-23 Market Street          |

|              |     |  |                                 |
|--------------|-----|--|---------------------------------|
|              |     | existing fenestration and insertion of 3 No. roof lights to 19 Market Street.  |                                 |
| P1480/19/FUL | CON | Conversion and extension of former primary school into No. 8 dwellings with associated access, parking, private amenity/storage facilities including new access and junction works. Demolition of part of existing school. | Former St Whites Primary School |
| P1754/19/FUL | CON | Conversion of existing 4 bed mid terrace to 2no. two bed town houses.  | 129 High Street                 |

### Appeal outcomes

|                       |  |  |   |
|-----------------------|--|--|---|
| P1264/18/OUT          | 47 Steam Mills,<br>Cinderford. GL14<br>3JD | Detached dwelling                      | Dismissed   |
| Enforcement<br>Notice | 128a Church Rd,<br>Cinderford. GL14<br>3EH | Construction of a<br>car parking area. | Appeal dismissed<br>and enforcement<br>notice upheld. |

## CSP.12 Lydney

**Population:** 8,776 (2011 census)

### Planning reports

5 planning reports in 2019/20 period, or 2.14% of all full, outline and change of use applications.

### Hierarchy status

Lydney is currently approaching the 10,000 population mark but with 1,068 dwelling permissions in the pipeline, it could rapidly eclipse Cinderford and Coleford to become the largest centre in the Forest of Dean district. It currently supports the satellites of Alvington and Aylburton to the south, and Allaston to the north has effectively joined Lydney to form one continuous urban form.

### Description

Lydney has been subject to some significant development activity in recent years, with a large area of land being developed in the east of Lydney. Lydney is positioned close enough to the Severn bridge to benefit from the tolls being lifted, as well as the proximity to Bristol, which has excited the property market here and poised Lydney for sustained future growth.

| Target   | Completed 2019/20 | Comments   |
|--|-------------------|--|
| Housing- 1900 dwellings over plan period   | 152               | Cumulative total of 551 completions from 2012/13 (CS adoption) to 2019/20.<br><br>A further 94 dwellings are under construction.   |
| Affordable housing- 40% sought over sites of 10 units/ 0.3ha   | 32                | 6.89% of dwellings completed in 2019/20 were affordable  |
| Employment generating uses-<br><br><b>30ha identified</b><br><br>15ha at Hurst farm and 5ha as part of the east of Lydney development, and 7ha at Mead lane. |                   | 7ha at Mead lane approx. 75% (this is the area identified for intensification not the new allocation) occupied. New employment sites in Lydney east have had no uptake. Lydney Harbour is currently at around estimated 50% capacity, with a lot of room for infill and intensification. |
| Town centre provision- 600m2 convenience and 1500m2 comparison goods   |                   | Lydney town centre has had some investment into the town centre.   |

|   |  |   |
|---|--|---|
| Town centre highway strategy- part delivery through Lydney east development |  | Funds towards this strategy are tied to permissions and delivery to east of Lydney development. |
|---|--|---|

### Town centre

The Lydney Town centre assessment for 2020 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

In the 2019/20 period, footfall appears to have decreased from 67 in 2017 to 40 in 2020, as calculated on the basis of footfall count over a 10 minute period across an average trading week. This is a dramatic reduction since 1999 when it was 212.

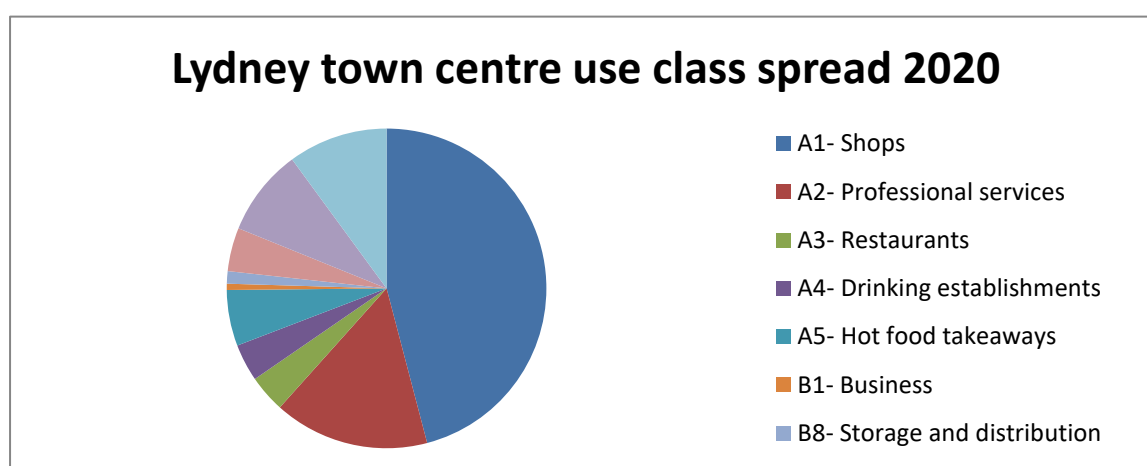
| 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2009 | 2008 | 1999 |
|------|------|------|------|------|------|------|------|------|------|------|
| 40   | 50   | 51   | 67   | 52   | 79   | 81   | 78   | 91   | 85   | 212  |

*10 Minute Average Summary Comparisons*

*Source: Lydney town centre audit (2020) Forest of Dean district council*

Car park usage has also decreased from 6815 in March 2017 to 861 in March 2020, based on the number of tickets purchased for the Newerne Street car park in the Lydney town centre. Both footfall and parking in March 2020 in town centres will be highly influenced by COVID-19, and the national lockdown and stay-at-home orders which were in place.

The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:



*Lydney town centre business use classes*

*Source: Lydney Town Centre Audit Report (2020) Forest of Dean District Council*



Lydney has two more vacant units in its town centre than it did the preceding year.

### Employment land

There is some room for expansion and better utilisation of some of these employment sites, particularly the Harbour Industrial area in Lydney, which is estimated to be only 50% occupied. This represents a major unused capacity, with many established business units sitting empty. Around 30% of the business units at Lightmoor Park in Lydney are estimated to be empty. Mead Lane industrial area enjoys higher occupancy rates, however several large facilities use their sites loosely, and further subdivision and infill could be achieved.

### 2019/20 significant development

|              |     |  |  |
|--------------|-----|--|--|
| P0825/18/OUT | CON | Residential Development (up to 40 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Access from Highfield Road via Rodley Manor Way.  | Land East Of Rodley Manor Way Lydney Gloucestershire               |
| P1655/18/OUT | CON | Outline application for 4 dwellings with ancillary works involving use of the existing access. (Some matters reserved).  | Land At The Croft Allaston Road Lydney                             |
| P0690/19/OUT | CON | Outline application for the erection of six private affordable market dwellings with associated landscaping, parking and works. Construction of new vehicular access. Demolition of existing dwelling.   | School House Naas Lane Lydney Gloucestershire GL15 5AT             |
| P1144/19/FUL | CON | Change of use of Unit 1A from retail to a restaurant and subdivision of Units 4-6 to create two retail shops including alterations and associated works. Demolition of existing courtyard, conservatory and store. Removal of roof coverings over walkways and alterations to the external appearance and fenestration of all units. | 1A 4-6 Hylton Court Newerne Street Lydney Gloucestershire GL15 5RF |

### Appeal outcomes

|              |                                    |   |         |
|--------------|------------------------------------|---|---------|
| P1288/18/OUT | 91 Primrose Hill, Lydney. GL15 5SW | Erection of new dwelling & detached garage. | Allowed |
|--------------|------------------------------------|---|---------|



## CSP.14 Coleford

**Population:** 10,397 (2011 census)

### Planning reports

5 planning reports in 2019/20 period, or 2.14% of all full, outline and change of use applications.

### Hierarchy status

Includes settlements forming an arc around Coleford proper- including Berry Hill in the north to Milkwall in the south.

### Description

Coleford is a compact settlement, which supports a larger number of satellite communities, including Berry Hill, Broadwell, Coalway, Milkwall and Five Acres. The core settlement is relatively small, but when aggregated with these outlying settlements, it is a very significant centre within the context of the Forest of Dean district. Coleford is also an important administrative centre for the Forest of Dean, which includes the Forest of Dean District Council offices as well as the Forestry Commission headquarters for management of the Statutory Forest of Dean. It is also well placed to serve as centre for local tourism, as its location is closely inter-related with Forest boundary. Its forest edge location however, does constrain the settlement in terms of further development.

| Target  | On track? | Actual   |
|---|-----------|--|
| Housing- 650 dwellings over plan period                               | 27        | Cumulative total of 472 from 2012/13 (CS adoption) to 2019/20  |
| Affordable housing- 40% sought over sites of 10 units/ 0.3ha          | 0         |  |
| Employment generating uses- <b>6.8ha identified</b>                   |           | Established industrial area within Tufthorn Ave is nearly at full capacity, with little room for expansion, however more allocated land is owned by Suntory and is largely vacant. |
| Town centre provision- 1200m2 convenience and 1300m2 comparison goods |           | The town centre is gradually declining but still has steady occupancy rates from the last period   |

### Town centre

The Coleford Town centre assessment for 2019 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

In the 2018/19 period, footfall appears to have increased from 47 in 2017 to 79 in 2018, and back down to 43 in 2020, as calculated on the basis of footfall count over a 10 minute period across an average trading week. The 2018 figure appears to be an anomaly in a relatively consistent level of foot traffic through Coleford town centre over the past 10 years.

| 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2009 | 2008 | 1999 |
|------|------|------|------|------|------|------|------|------|------|------|
| 43   | 64   | 79   | 47   | 53   | 52   | 40   | 60   | 40   | 31   | 29   |

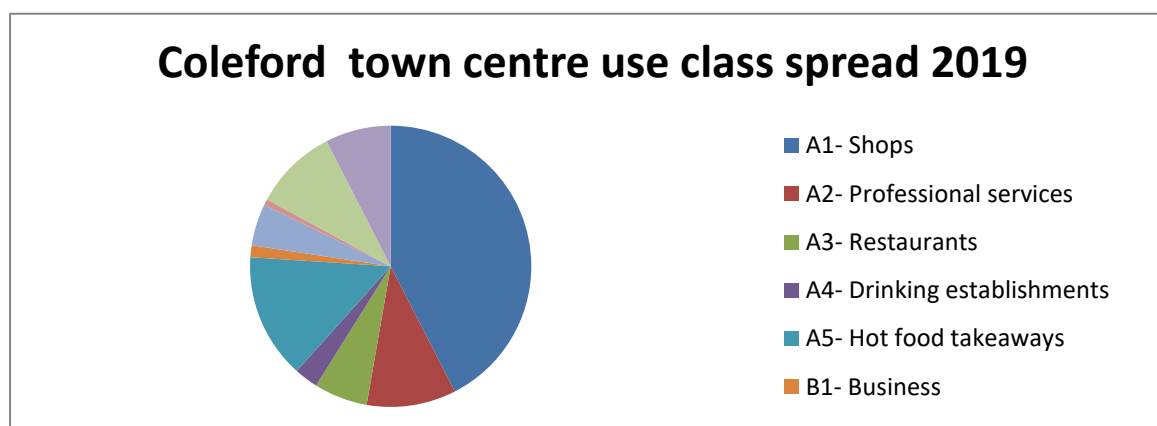
*10 Minute Average Summary Comparisons*

*Source: Coleford town centre audit (2020) Forest of Dean district council*

Car park usage has also increased from 12,552 in March 2017 to 13,823 in March 2018, but shrank back down to 13,335 in 2020 based on the number of tickets purchased for the Railway drive car park, on the basis of parking tickets purchased.

These two factors combined indicate that the town centre of Coleford is enjoying steady patronage, despite COVID-19 lockdown and stay-at-home orders.

The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:



*Coleford town centre business use classes*

*Source: Coleford Town Centre Audit Report (2020) Forest of Dean District Council*

This use class has remained fairly consistent from the preceding years, with only some minor variations. Four of the A1 shops are charity shops, which is down from four the previous year.

The overall vacancy rate is 8% which is significantly lower than the national average of 11.2% (Local Data Company) as well as the other market town centres of the district. However it is up from 7% the previous year.

### Employment land

Tufthorn Ave & Mushet Industrial park are well utilised and busy employment sites, well located close to the Coleford town centre and the B428 road. There is one site within Tufthorn Ave which could be converted into new business units (currently used to store containers) but other than this, expansion of the employment area is constrained by housing and new housing approvals on three sides. Nearby Pingry farm provides a possible overflow location to accommodate new employment opportunities for Coleford.

### 2019/20 significant development

|              |     |  |   |
|--------------|-----|--|---|
| P0593/19/FUL | REF | Erection of 4 No. detached dwellings and 4 No. garages with associated parking, landscaping and works. Construction of new vehicular access. | Land At Joyford Hill Coleford                           |
| P1685/19/OUT | REF | Outline application for the erection of 5 dwellings. Construction of vehicular access and associated works. (All matters reserved).          | Land To The East Of Harpers Close Coalway Road Coleford |

### Appeal outcomes

|              |   |   |           |
|--------------|---|---|-----------|
| P1043/18/OUT | Bridewell Farm, Christchurch, Coleford, GL16 7NR              | Single dwelling.  | Dismissed |
| P1991/18/FUL | The Old Church, Scowles, Coleford GL16 8QT                    | Conversion of existing outbuilding with linked extension as a dwelling. | Dismissed |
| P0843/19/FUL | Aloma Breambury to Station Rd, Palmers Flat, Coalway GL16 7HT | Creation of off-road parking in front garden, removal of front wall.    | Allowed   |
| P0593/19/FUL | Land at Joyford Hill, Coleford, GL16 7AH                      | 4 new detached dwellings.   | Allowed   |

## CSP.15 Newent

**Population:** 4,322 (2011 census)

### Planning reports

8 planning reports in 2019/20 period, 3.42% of all full, outline and change of use applications.

### Hierarchy status

Newent operates in relative isolation for the other three market towns which form a tight network.

### Description

Newent is an important centre servicing the Northern catchment of the district. This position has helped to sustain steady growth in the town. Growth is limited however, by tight and well defined town centre with limited land around it.

A flood protection project- Scheme for Newent designed and will be completed in September 2018.

| Target   | On track? | Actual   |
|--|-----------|--|
| Housing- 350 dwellings over plan period  | 44        | Cumulative total of 326 from 2012/13 (CS adoption) to 2019/20  |
| Affordable housing- 40% sought over sites of 10 units/ 0.3ha                   | 0         | 100% of new dwellings completed were affordable  |
| Employment generating uses- <b>5ha identified</b>                              |           | An existing business park is at full capacity, and new allocations have no uptake. 5ha allocated in AP |
| Continued support of town centre allowing further retail and service provision |           | Town centre remains steady, but experiencing gradual decline   |

### Town centre

The Newent Town centre assessment for 2019 assessed the indicators of footfall/ car parking/ retail offer/ culture and leisure offer/ reported crime/markets/ charity shops/ vacant shops and evening/ night time economy as indicators of the town centre health.

In the 2019/20 period, footfall appears to have decreased to 46 in 2019, as calculated on the basis of footfall count over a 10 minute period across an average trading week. COVID-19 may have had a big influence over this low number.

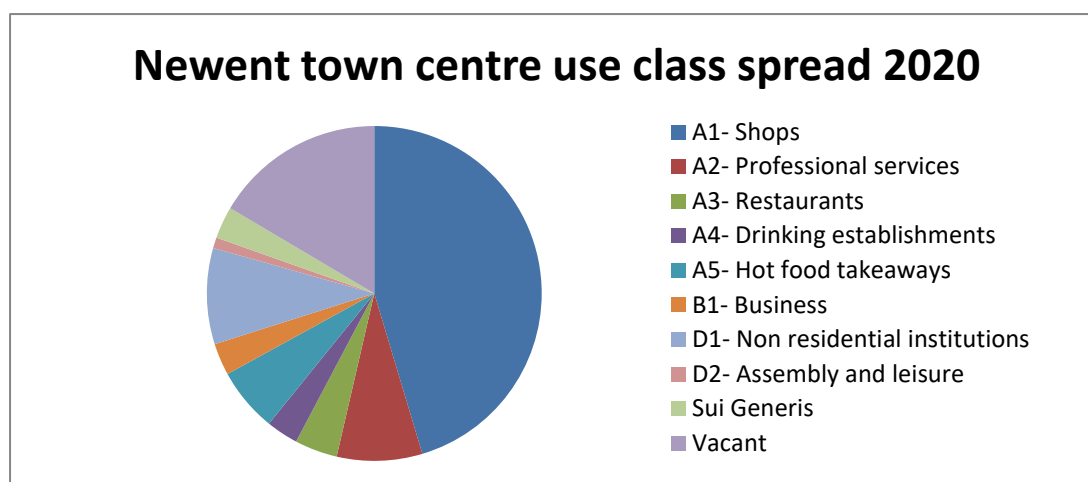
| 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2009 | 2008 | 1999 |
|------|------|------|------|------|------|------|------|------|------|------|
| 46   | 56   | 45   | 59   | 51   | 57   | 56   | 57   | 49   | 59   | 56   |

*10 Minute Average Summary Comparisons*

*Source: Newent town centre audit (2020) Forest of Dean district council*

Car park usage has also decreased from 5316 in March 2017 to 4382 in March 2018, and again 4,471 in 2019, based on the number of tickets purchased for the main town centre car park. Whilst car parking tickets will oscillate from month to month, the overriding trend appears to be a decrease in usage.

The following pie-chart provides an indication of the diversity of uses within the town centre, as well as the rate of vacant shop fronts:



*Newent town centre business use classes*

*Source: Newent Town Centre Audit Report (2020) Forest of Dean District Council*

This use class has remained fairly consistent from the preceding years, with only some minor variations. There are three more vacant units than there was the preceding year.

### Employment land

Newent has a small but active employment area, which is estimated to be operating at full capacity in terms of occupancy rates. A new allocated area is yet to be fully investigated for constraints and has not yet come forward for development.

## 2019/20 significant development

|              |     |   |  |
|--------------|-----|---|--|
| P1990/18/OUT | REF | Outline planning permission for up to 50 dwellings, new planting and landscaping, informal open space, car parking, vehicular access point from Bradfords Lane and associated ancillary works. All matters to be reserved with the exception of the main vehicular site access. (Resubmission). | Land Off Bradfords Lane Newent Gloucestershire                       |
| P0830/19/FUL | CON | Erection of a community building with associated parking and works. Removal of temporary cafeteria building and shipping containers.  | Newent Recreation Ground Watery Lane Newent Gloucestershire GL18 1QA |

## Appeal outcomes

|                    |   |   |   |
|--------------------|---|---|---|
| P1056/18/FUL       | Kings Arms Inn, Ross Road, Newent GL18 1BD                  | Change of use of land to motorhome overnight parking area.  | Dismissed                                     |
| Enforcement notice | Land at Mantley Chase Workshop, Ross Road, Newent. GL18 1QY | Erection of dwelling and change of use of the land for siting of a static caravan for residential use | Enforcement notice upheld (appeal dismissed). |



## CSP.16 Villages

The largest of the villages that are captured under this policy is **Tutshill/ Sedbury** which is a functional part of Chepstow, and is approaching the same population size as Newent. Whilst its population size alone should place it higher on the settlement hierarchy, however high levels of out-commuting mean these settlements do not have a clear centre and lack many key services, as residents rely on services in Chepstow.

**Bream** is another large village and is closely related to Lydney, and is also connected to Yorkley, Pillowell & Whitecroft. It has a population of about 2,600. It is well placed to secondary road network, and has a level of services which means it could sustain more growth.

|              |     |   |   |
|--------------|-----|---|---|
| P0661/19/FUL | REF | Erection of 2 No. detached dwellings with associated parking, landscaping and access. Alterations to approved boundaries for plot 3 of planning permission DF10132/G. | Old Sawmills The Tufts<br>Bream Gloucestershire |
|--------------|-----|---|---|

**Drybrook** is a village which has supported two housing developments in recent times; however it is constrained by the forest fringe.

|              |     |   |   |
|--------------|-----|---|---|
| P0714/19/OUT | CON | Outline application for the erection of 4 detached dwellings with ancillary works. (All matters reserved)   | Land On West Side Of<br>Drybrook Road<br>Drybrook |
| P0075/19/FUL | CON | Erection of 10 no timber holiday cabins with associated landscaping and works.  | Greenway Farm<br>Hawthorns Road<br>Drybrook       |
| P0868/19/OUT | REF | Outline planning application for the erection of upto four dwellings with associated landscaping, parking and works. Demolition of existing buildings. (Redevelopment of previously developed land) (All matters reserved). | Land Adjoining 1<br>Hawkwell Row<br>Drybrook      |

**Mitcheldean**, is a large village with a population of 2,686, which has the benefit of 26ha of employment land.

|              |     |  |   |
|--------------|-----|--|---|
| P1914/18/FUL | CON | Change of Use from ex sports and social club to pre-school | Sports And Social Club<br>Vantage Point |
|--------------|-----|--|---|

|              |     |   |                                |
|--------------|-----|---|--------------------------------|
|              |     | creche and gym. (Part Retrospective).   | Business Village Mitcheldean   |
| P1997/18/FUL | CON | Conversion of granary building to form 3 dwellings including alterations and ancillary works. | 2A Court Farm Lane Mitcheldean |

## APPENDIX 1: Allocations Plan

The Allocations Plan was adopted on the 28<sup>th</sup> June 2018. During the monitoring period of 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, the district wide Allocations plan policies were referred to in almost all planning reports, and several key allocated sites were permitted for development, as detailed in the table below. In almost all cases, the planning outcome was consistent with the Allocations plan policy for the site. Therefore, over the last monitoring year, the Allocations Plan has been implemented through the development management process successfully.

The table below demonstrates the number of applications which have been evaluated using the different Allocations Plan Policies and what the general outcomes have been. This provides an indication of how widespread the use of each policy is and what lessons we can take from its use within the evaluation process.

It should be noted that these statistics have been drawn from all minor and major determined planning applications received during the period of 1st April 2019 to 31<sup>st</sup> March 2020 (total 234). Please be aware that householder applications (extensions, porches, garden outbuildings, etc.) have not been included in the gathering of this information.

| AP Policy                    | N°/% references in planning reports (234 apps in total recorded) | Development outcomes.   |
|------------------------------|--|---|
| AP.1 Sustainable Development | 232 / 99.14%   | This policy is cited in almost all planning reports, which is to be expected given the general and fundamental intent of the policy. It accords with the basic premise of the NPPF for a presumption in favour of sustainable development.  |
| AP.2 Renewable Energy        | 10 / 4.27%   | This is a more specific renewable energy policy, which builds upon and clarifies the intent of CSP.2 & CSP.3. With the exception of applications for telecommunications and a bungalow, it is generally used for applications involving renewable energy proposals (biomass boilers (4), ground source heat |

|   |              |   |
|---|--------------|---|
|   |              | pump & solar panels). The use of this policy has increased since last year, and it is expected that this will continue to rise as more renewable energy applications are received in an effort to combat climate change.  |
| AP.3 Mixed Uses & Proximity                       | 12 / 5.12%   | This policy is generally cited for proposals for to subdivide existing business units, creation of additional/new business units (processing and storage), a riding arena, creation/conversion of community buildings and new retail units.   |
| AP.4 Design of Development                        | 229 / 97.86% | Similar to CSP.1, this policy is cited in almost all of the planning reports, as it is a simple policy approach to providing general principles of good design.   |
| AP.5 Historic character and local distinctiveness | 83 / 35.47%  | This policy is mainly cited where a proposal impacts on heritage assets and their settings, generally listed buildings, non-designated heritage assets and Conservation Areas.  |
| AP.6 Locally Distinctive Areas                    | 8 / 3.41%    | Provides policy mechanism for development proposals which fall within designated Locally Distinctive Areas. All the applications citing AP.6 are for dwellings or conversion to dwelling.   |
| AP.7 Biodiversity                                 | 131 / 55.98% | This policy refers to national and European guidance on designated habitat sites. It is referred to in over half of planning reports, many of which are not within or adjoining designated sites. This indicates that biodiversity concerns have high status in the planning process. It is highly noticeable that this policy is engaged for the erection of dwellings (ranging from single units to major proposals), as well as agricultural/equestrian, tourism (glamping), workshops (commercial) and community building proposals. However, the % of applications citing this policy has dropped by 12% in the last year. |
| AP.8 Green Infrastructure                         | 64 / 27.35%  | This policy is referred to in around a quarter of full planning reports, which is similar in number to the previous year. Applications citing AP.8 are generally for dwellings, agricultural buildings and tourism (yurts), and whilst it demonstrates that the policy is taken into account and landscaping /biodiversity betterment has formed part of the evaluation, there are few examples of green infrastructure (GI) being committed through the development management process. It highlights that there may be a need for a stronger policy mechanism   |

|  |   |  |
|--|---|--|
|  |   | (and general understanding of what it seeks to achieve) to broker GI outcomes. However, it is also considered that the monitoring process may be need to be adapted to clearly see where GI improvements have been proposed through the planning process (as it is very difficult to scroll through each individual application to assess this).   |
| AP 9 - Herefordshire and Gloucestershire Canal | 2 | <p>This policy is only referenced in the single application where a proposed development (2 commercial units) adjoined the canal route in Newent (Cleeve Mill Garage). The evaluation clearly outlines the proximity of the proposal to the route, but concluded that it would not have any impact on the possible diversion of the canal. This demonstrates that this policy is successful in assuring the preservation of the canal route.</p> <p>This policy was also cited in the application (approved) for the conversion of 11 individual letting rooms into 2 dwellings. The policy was only used in the policies section and no further mention of its objectives are stated within the evaluation or the conclusion.</p> |
| AP 13 – Hartpury College                       | 1 | This policy has been cited in the approval for a riding arena (and other equestrian facilities) within the Policies, Impact on Heritage Assets, Character and Appearance, and the conclusion sections. This demonstrates that this policy is used appropriately for applications at the college.   |
| AP14 - Locally Valued Landscape May Hill       | 1 | This policy has been cited in the reason for refusal (barn conversion) by playing a pivotal part in the evaluation of the harm caused to the locally valued landscape.   |
| AP.21 – Staunton Court                         | 1 | This extension to the existing building to provide 2 units (approved) cite this policy in the evaluation and conclusion, and has been clearly used to guide the acceptability of the evolution of this business site.  |
| AP.29 – Wye Valley                             | 6 | <p>This policy reinforces the role of the Wye valley AONB. It has been cited in 6 applications:</p> <ol style="list-style-type: none"> <li>1) The conversion of an existing barn into a dwelling with an associated 2-storey garage in Brockweir, which was refused. The case officer uses</li> </ol>  |

|   |   |  |
|---|---|--|
|   |   | <p>this policy as part of the reason for refusal (harm to the character and appearance of the rural landscape in the AONB).</p> <ol style="list-style-type: none"> <li>2) The installation of a replacement 10.6m telecommunications pole with apparatus, which was approved in Redbrook. The policy is quoted within the evaluation of the landscape character and appearance.</li> <li>3) The change of use of land from agricultural to equestrian purposes and construction of a manage in Tidenham Chase, which was approved. The policy is quoted in the character and appearance section as well as the conclusion.</li> <li>4) Change of use of land to provide tourism business site on The Common, St Briavels, which was refused. This policy was quoted in the evaluation of the character and appearance section, where it was judged that the scheme would not be harmful in this regard.</li> <li>5) Erection of a detached dwelling, in Newland which was refused. This policy is quoted within the evaluation and the conclusion of the proposal being harmful to the AONB.</li> <li>6) Change of use of land for 5 chalets (Flaxley), which was refused. The site is not within the AONB, but it is in a Wye Valley BAT SAC, so this policy was quoted in the evaluation.</li> </ol> |
| AP 30 – Cinderford Town Centre                  | 1 | This policy has been cited in the policies section but not as part of the evaluation for the erection of 9 residential units.  |
| AP.36 – Forest Vale, Cinderford Employment Area | 2 | This was used for a proposal for 3 industrial units within Forest Vale employment site, for which it was granted consent for being policy consistent, quoting the policy in the evaluation of principle and the conclusion. This policy was also cited in an application for a change of use of the site to B8, leading to the conclusion that the principle of development was acceptable.  |
| AP39 – Lydney Town Centre                       | 1 | This policy has been used for the evaluation of the principle of development and air quality sections of the case officer report to demonstrate that the scheme follows the policy objectives.   |

|  |   |   |
|--|---|---|
| AP44 – Lydney Industrial Estate            | 1 | The case officer report for an application for the subdivision of industrial unit into 2 (approved) used this policy specifically in the principle section to demonstrate that the promotion of a continued range of employment uses on the site was acceptable. This policy therefore aided in the overall decision.   |
| AP.47 – East of Lydney                     | 1 | This was used for a proposal for up to 40 dwellings for which it was granted consent for being policy consistent. This policy was quoted in the evaluation for the principle of development, the character and appearance, Ecology, S106 matters, and the conclusion. This shows that the policy has proven effective in steering the development in the right direction for several factors.   |
| AP55 – Coleford Town Centre                | 2 | An application for the conversion of a retail shop to ground floor flat was refused and this policy was specifically cited (some it word for word) pointing out the negative impact on the economy. However, this application was later allowed at appeal. The inspector understood the conflict of the proposal with Policy AP55, but concluded that there was nothing of substance to demonstrate harm to the objective of the policy.<br><br>Another application to convert the hairdressers into a tattoo studio was granted, also citing Policy AP55 in the policies section of the case officer report, but not detailing anything further of the objectives of the policy. |
| AP69 – Coleford – Locally Valued Landscape | 1 | This policy is specifically quoted in the Character and Appearance section of the case officer report as well as in the conclusion and a reason for refusal for the 5 dwellings. This policy has therefore played an important role in the evaluation and decision making process. The Inspector for the appeal (dismissed) highlighted that the protection under AP.69 of the AP is not an embargo on development, merely a control on development that is not essential and that would have a negative impact.<br><br>This policy has been successful in avoiding development that would be harmful to the landscape.   |
| AP 75 – North of Southend Lane, Newent     | 1 | This policy was highlighted in the Policies, Principle and Conclusion sections of the evaluation for 230 dwellings on this allocation site and demonstrates it has been pivotal in the decision.  |

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| AP82 - New Road and High Street Bream           | 1 | This policy has been cited particularly in relation to the character and appearance of the proposal (approved detached dwelling at the Tufts Bream), stating that the policy stresses the importance of protecting open areas and incorporating existing landscape features.   |
| AP86 – Hartpury, Land adjoining village hall    | 1 | This policy was positively cited throughout the case officer's report as the proposal was fully in accordance with the criteria set out in AP86 (subject to signing the S106 in an agreed timeframe). However, owing to unforeseen circumstances with probate, the S106 could not be agreed and therefore the 11 dwellings were refused on the grounds of not providing the necessary contributions and affordable housing. This policy was therefore pivotal in the evaluation of this site and the necessary criteria (especially affordable housing) that was required. |
| AP 89 – Land off Church Road, Longhope          | 1 | This allocations policy for dwellings has been cited in the approved application for 23 dwellings on the site. It has been cited in the Character and Appearance and Highways sections of the case officer's report and the information contained within the policy has therefore proved of use in the evaluation.   |
| AP 90 – Transport Depot A4136                   | 1 | The officer report for the approved application for a B1, B2 or B8 use on this allocated site cites this policy in the Principle and Character and Appearance sections of the report, thus demonstrating that this policy has aided in the evaluation.   |
| AP 101 – Land off Drury Lane, Redmarley         | 1 | This policy was specifically cited in the Principle of Development section of the report for a plot substitution of this allocated housing site, which was granted permission. The officer states that moving the affordable housing to another site in the area, and gaining an additional financial contribution to off-site affordable housing, more than compensates for the loss of the on-site affordable housing sought by policy AP 101 of the AP. This policy has therefore been highly useful in the evaluation and determination of the application.            |
| AP 107 – Housing Allocation Off Gloucester Road | 1 | This policy is particularly cited in the policies and the Principle of Development section forming part of the reason for approval of the 27 dwellings on this allocated site.   |



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| AP 109 - Locally Valued Landscape – Staunton/Corse | 3 | <p>This policy has been cited in the evaluation and the reason for refusal outlining the harm to the chartist plot in this locally valued landscape.</p> <p>This policy was also cited for the erection of an agricultural building. It was particularly used in the Character and Appearance section, thus guiding a positive decision for this proposal.</p> <p>This policy has been particularly referenced in the Character and Appearance section for the approval of a pair of semi-detached houses, as this policy provides good guidance for what is acceptable in the Locally Valued Landscape.</p> |
| Chapter 5 – Cinderford and Ruspidge                | 1 | <p>Whilst this is not a policy, this chapter has been cited in the case officer's report with particular relevance to the understanding of the potential impact of a new dwelling in Cinderford (refused). The general information about the settlement provided in this chapter has assisted with the evaluation, but not cited in the conclusion or reasons for refusal.</p>   |
| Chapter 11 - Beachley                              | 1 | <p>Whilst not a policy, chapter 11 has been cited in the only the policies section of the officer's report (refusal for the change of use of a disused industrial site to extend existing adjacent park homes with 29 residential park homes). It has not been used in any other parts of the evaluation or in the Inspectors decision (dismissed). However, its contents may have provided some background information to the character of the area.</p>  |
| Chapter 14 – Brierley                              | 1 | <p>Whilst not a policy, this chapter has been cited in the officer report in the policies section, but not within the evaluation itself. Similarly, the appeal statement (dismissing the 2 dwellings) does not mention it. That is not to say, that the information within the Chapter has not assisted in the understanding of the site and local area.</p>   |
| Chapter 18 – Drybrook and Harrow Hill              | 1 | <p>Whilst this is not a policy, the officer report for the approval of a single dwelling cites this chapter. It does not form part of the evaluation or the conclusion, but its contents may have been useful in their evaluation process.</p>   |

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| Chapter 28 – Lydbrook, Joys Green and Worrall Hill | 3 | <p>Whilst this is not a policy, this chapter has been considered and cited in the case officer's report for 2 applications on the same site, for the erection of a new dwelling in Lydbrook. Both applications were refused, which was refused twice on several grounds, including the harmful impact on character and appearance of the settlement. The revised scheme was also dismissed at appeal, although the Inspector did not cite this chapter of the AP (but did use character and appearance as grounds for dismissal).</p> <p>Chapter 28 has also been cited in only the policies section of the officer's report (refusal for a 3 bed dwelling). It has not been used in any other part of the evaluation or in the Inspector's decision (dismissed), however, as one of the reasons for refusal was harm to the character and appearance, this chapter could have aided in the evaluation.</p> |
| Chapter 31 – Newnham-on-Severn                     | 2 | <p>This chapter has been cited in the policies section for a detached dwelling (refused) application. It is not mentioned in the evaluation but may have assisted with the understanding of the site and surrounding area.</p> <p>Chapter 31 has been cited in only the policies section of the officer's report (approval at outline for a dwelling). It has not been used in any other part of the evaluation; however, it may be that this background chapter to the settlement has assisted with understanding the character of the area.</p>   |
| Chapter 34 – Parkend                               | 2 | <p>Whilst this is not a policy, this chapter has been cited in the policies section of the case officer's report for the change of use of a storage unit to sales/workshop/storage (granted), but does not form part of the evaluation or the reasons for approval. It may be the case that the information provided in this chapter has aided in the consideration of the proposal.</p> <p>Similarly, this chapter has been cited in the policies section only for the refusal of the erection of 3 dwellings, but does not form part of the evaluation or reasons for refusal.</p>  |
| Chapter 37 - Ruardean                              | 1 | This policy is particularly cited in the Character and Appearance/Heritage section of the evaluation and the reason for refusal (erection of dwelling in C.A  |

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|  |           | and affecting a listed building in Ruardean). This chapter has been useful in providing information on the character of the settlement and the principles of delivering good design. The appeal was dismissed and whilst the Inspector did not cite this policy, it may have contributed to their decision on the harm to the harm to the heritage assets.  |
| Chapter 38 – Ruardean Hill                   | 2         | <p>This chapter has clearly formed part of the evaluation of the Character and Appearance section of the case officer report, in particular the understanding of local design and materials. This has partly led to the refusal for a new dwelling on Ruardean Hill.</p> <p>This chapter was also cited in the policies section of the officer's report for a proposal for a new dwelling (different site) in Ruardean Hill. This dwelling was refused on amenity grounds, highways and harm to character and appearance, and therefore this chapter of the AP may have been of some use with regards to the understanding of the character of the immediate area and why it should be protected.</p>   |
| Chapter 40 – Sedbury and Tutshill            | 1         | This chapter has been cited in the policies section for an application for 3 dwellings in Tutshill (refused). It is not mentioned in the evaluation, but may have assisted with the understanding of the site and surrounding area.   |
| Chapter 49 – Whitecroft, Pillowell & Yorkley | 2 / 0.42% | <p>Whilst this is not a policy, this chapter has been cited in the case officer's report with particular relevance to the understanding of the potential impact of a new dwelling within the Pillowell Conservation Area and Locally Distinctive Area. The general information about the settlement provided in this chapter has assisted with the conclusion that the proposal would be harmful to the character and appearance of the area and has therefore played a part in the decision to refuse.</p> <p>This chapter has also been cited in the policies section of the case officer's report, but does not form part of evaluation, or the reasons for approval for the Log cabin. However, it may be the case that the information provided in this chapter has aided in the consideration regarding character and appearance.</p> |



## APPENDIX 2: Appeals outcomes

There have been 44 appeals decided between 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, 3 of which have been Enforcement appeals.

Of the 41 appeals relating to planning applications:

- 27 were dismissed (one being a split decision)
- 15 were upheld (one being a split decision)

Enforcement notices:

- 1 with no further action
- 2 dismissed (planning notice upheld)

| Application Ref.    | Site Address   | Description of Proposal  | Appeal Outcome | Policy References  | Comments   | Lessons learned (re. policies)  |
|---------------------|--|--|----------------|--|--|---|
| <b>P0135/18/LD2</b> | Eastbach Court, Eastbach, English Bicknor GL16 7ET           | Replacement roof and internal/external alterations to agri building. | Dismissed      | Article 3 and Schedule 2, Part 6 of the GPDO.                      | The extension/alteration to the building would be significant and is therefore not permitted development.  | No local plan policy was involved in the decision.  |
| <b>P0837/17/FUL</b> | Land adj. St John's on the Hill, Tutshill, Chepstow NP16 7EG | 2 dwellings  | Dismissed      | CSP.1, CSP.4, CSP.5, CSP.8, CSP.9 and CSP.16. AP.1, AP.4 and AP.7. | The scheme would fail to preserve the setting of the listed house and its curtilage buildings and unacceptably harm the character and appearance of the area. Separation of housing from settlement boundary and their | Reflects the importance of CSP.1 in terms of respecting, preserving, conserving or enhancing important characteristics. Also, |

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|                     |  |  |         |   | visual isolation is harmful within the parkland.<br>Loss of all-weather tennis/netball court and informal play area (used by school).  | AP.1, CSP.4, CSP.5 and CSP.16 with regards to sustainable housing and impact on local character.<br>CSP.8 and CSP.9 are particularly useful for safeguarding community and recreation uses.<br>Could have a policy for this area given its attributes and being outside the DSB. |
| <b>P0630/18/FUL</b> | Former R&D Pressings, Whitecliff, Coleford. GL16 8NB | Demolition of industrial unit and erection of 2 dwellings. | Allowed | CSP.1, CSP.4 & CSP.16. AP.1 & AP.4. Residential Design Guide. | The proposal would not result in harm to the character and appearance of the local area, development reinforces existing settlement pattern and in-keeping with the approach to development in villages. Garden spaces are acceptable. | Disregards the 100sq.m. for private amenity in Design Guide 'does not purport to set a minimum standard for outdoor space.' May need to revisit this particular part of the SPG.   |
| <b>P0568/18/FUL</b> | Hill Crest, Stag Hill, Yorkley, Lydney, GL15 4TA     | Detached dwelling.   | Allowed | CSP.1, CSP.4 AP.4   | Proposed dormer windows would complement the character and appearance of the area, scale and nature is compatible with the role of Yorkley as a settlement. Living   | Importance of CSP.1 and AP.4 to consider design quality objectives.  |

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|                        |  |  |           | Residential Design Guide NPPF, para.109   | conditions are acceptable. No unacceptable impact on highway safety.   | RDG 21m. separation is not taken into account by Inspector, as it is not referred to in the current development plan. Need to review this part of the SPG and include in LP. |
| <b>P1000/18/FUL</b>    | The Old Piggery, Dymock, GL18 2BG                    | Variation of conditions.                         | Dismissed | CSP.1, AP.1, AP.4 & AP.7 NPPG (paras.127c & 170b).  | Variation of condition to retain existing wall would have an adverse effect on the character and appearance of the countryside. The ecology report does not present persuasive or compelling evidence to justify varying the lighting condition. | Shows the importance of policies CSP.1, CSP.2 and AP.7 with regards to protection of biodiversity.   |
| <b>P1483/18/PO3 PA</b> | Former R&D Pressings, Whitecliff, Coleford. GL16 8NB | Change of use of industrial unit to 2 dwellings. | Dismissed | Schedule 2, Part 3, Para. PA.2 of the GPDO, Reg 9 of the Conservation of Habitats and Species Regulations | Harm caused to European Protected Species.   | None, as no local plan policies were engaged in the Inspector's decision.  |

| (CHSR)<br>2017         |   |  |           |   |  |  |
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| <b>P1446/17/OUT</b>    | Land off Top Road, Upper Soudley, Cinderford GL14 2TY | 20 units.  | Dismissed | Conservation of Habitats and Species Regulations 2017, CSP.1, CSP.4, CSP.5, CSP.16, AP.1, AP.4 NPPF para 77, 78 | Harmful to the local landscape, number of housing units would be too many for this location. Generation of significant car journeys. | CSP.16 makes it clear that the number of dwellings in one village would be beyond the 'limited change' considered appropriate. So, CSP.16 works well for housing limits in smaller villages. |
| <b>P1581/18/PR3 PA</b> | Barn adj. Chapel Hill Barn, Aylburton GL15 6DF        | Change of use from agricultural barn to B1 use.            | Dismissed | Class R of the GPDO   | Development does not fall within the definition of a flexible use as defined in Class R of the GPDO.                                 | No local policies were engaged in the Inspector's decision.  |
| <b>P1056/18/FUL</b>    | Kings Arms Inn, Ross Road, Newent GL18 1BD            | Change of use of land to motorhome overnight parking area. | Dismissed | CSP.1 NPPF para 108b  | Harm to highway safety.  | CSP.1 is used with regards to infrastructure/highway.  |



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| <b>P1514/18/FUL</b> | Harts Farm, Chapel Lane, Redmarley GL19 3JF | Annexe as separate dwelling. | Dismissed | CSP.1, CSP.4, CSP.5 and CSP.16 AP.1, AP.4 NPPF sections 5&6, para 55 Section 66(1), para 196 of the Planning (Listed Buildings and Conservation Areas) Act 1990 | Considerable harm to the significance of the heritage asset and its group value. Size of proposed garden acceptable, but the lack of boundaries for privacy is unacceptable. | The use of CSP.1, CSP.4, AP.1, AP.4 and AP.5 combined for the evaluation of a high quality environment.   |
| <b>P1371/18/FUL</b> | Greenfields, Awre, Newnham GL14 1EG         | Garage and workshop.         | Dismissed | NPPF, NPPG, CSP.1, AP.1, AP.4 RDG, Alterations and Extensions – A guide to householders   | Garage/workshop building would dominate the setting rather than appearing as incidental to the house.  | Interesting that the Inspector quoted the RDG Alterations and Extensions with regards to the size and scale of incidental outbuildings (garages). Retain this element of design guide in any updates. |

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| <b>P1885/17/OU<br/>T</b> | The Meadows, Bromsberr<br>ow Heath,<br>Ledbury<br>HR8 1NX | 5 self-build dwellings. | Allowed | CSP.4,<br>CSP.16,<br>CSP.1,<br>NPPF, | Close to the SB with services, some of the land is PDL. | Inspector admits conflict with CSP.4 (outside of the SB), but also notes that the words 'most changes' in the policy indicates some degree of flexibility. This and CSP.5 do not preclude all development outside. CSP.16 the use of the words ' <b>where appropriate</b> , the defined settlement boundary will be a key determinant...' and the Inspector considers that the language used is not absolutist and allows for the exercise of planning judgement. There is a need to carefully consider wording in CSP.4, CSP.5 and CSP.16, to perhaps make more 'absolute' if we do not wish to support new housing |
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|  |   |  |                               |  |   | in the open countryside.  |
| <b>P0653/18/FUL &amp; P0658/18/LBC</b> | Rose Cottage, Blakeney Hill Road, Blakeney GL15 4BT | Single storey extension. Internal alterations. | FUL – Allowed LBC - Dismissed | CSP.1, AP.1, AP.5 NPPF (para 124 & 193) Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. | The extension and external works are discrete and would integrate. The internal works, however, fail to show that the designated heritage asset would be preserved. | The Inspector has relied mainly on Section 16(2) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. |
| <b>P1043/18/OUT</b>                    | Bridewell Farm, Christchurch, Coleford, GL16 7NR    | Single dwelling.                               | Dismissed                     | CSP.4, CSP.5   | Development would not be in a suitable location with regard to the housing strategy in the area (open countryside).   | CSP.4 can work well to discourage new development in the open countryside. Retain this policy in future LP.                 |
| <b>P1709/17/OUT</b>                    | Land adj. The Laurels, Main Road, Huntley GL19 3EA  | 5 dwellings.                                   | Dismissed                     | CSP.1, CSP.2, CSP.4, CSP.5, AP.1, AP.4, AP.7 NPPF  | Development would result in harm to the character and appearance of the area and would not add to the overall quality of the area. Adverse effect on ecology.       | Importance of CSP.1, CSP.4 and CSP.5 and AP.1 and AP.4 with regards to character and appearance.                            |

|                     |   |                         |           | Habitats Directive                  |   |  |
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| <b>P1728/18/FUL</b> | Land to rear of 1 Merthyr Terrace, Upper Lydbrook, GL12 9PT | 2 bed house.            | Dismissed | CSP.1, AP.1, AP.4, RDG, NPPF        | Proposed scheme would detrimentally harm the character and appearance of the area in terms of its siting, design and levels. A suitable means of access for all users is unable to be achieved. Overlooking caused by topography of land and proximity to neighbours. | CSP.1 highlights that new development takes into account the important characteristics of the environment as well as requiring the adequateness of infrastructure. AP.4 seeks propagation of local distinctiveness. The inspector notes the 21m. distance in the RDG, so this these policies should be retained in the future. |
| <b>P1652/18/FUL</b> | Hill Crest, Stag Hill, Yorkley, GL15 4TA                    | Single storey dwelling. | Allowed   | RDG, AP.1, AP.4, NPPF, CSP.1, CSP.4 | Development provides acceptable living conditions.  | Inspector afforded the RDG some weight despite its age. He also concluded that RDG garden size is average and does not preclude smaller gardens for individual plots.  |

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| <b>P1782/18/FUL</b> | Lower Road, St Briavels. GL15 6SA                 | New entrance to a field.                    | Dismissed | CSP.1, AP.1, AP.4                   | Development would result in significant adverse visual effect on the AONB.   | Use of CSP.1, AP.1 and AP.4 for design consideration in AONB.   |
| <b>P0063/19/FUL</b> | The Coach House, Newnham Road, Blakeney. GL15 4AE | Second storey extension.                    | Allowed   | NPPF, CSP.1, AP.4, RDG              | Development would not harm the character and appearance of The Coach House or street scene or harm the living conditions of the occupiers. | Use of CSP.1 and AP.4 for design.   |
| <b>P1288/18/OUT</b> | 91 Primrose Hill, Lydney. GL15 5SW                | Erection of new dwelling & detached garage. | Allowed   | NPPF, CSP.1, CSP.4, RDG, AP.1, AP.4 | Development not harmful to the character and appearance of the area.   | Use of AP.1, AP.4, CSP.1 and RDG to consider living conditions.   |
| <b>P1264/18/OUT</b> | 47 Steam Mills, Cinderford. GL14 3JD              | Detached dwelling                           | Dismissed | NPPF, RDG,                          | Unacceptable garden area, harming living conditions.   | RDG is used to consider garden size. Retain this guidance in any future updates. Inspector assumes that the Development Plan is silent on living condition matters. Perhaps consider including a specific policy in future local plan to reflect living conditions? |

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| <b>P1951/18/FUL</b>    | Bridge Farm, Barbers Bridge, Rudford. GL2 8DX            | Change of use of holiday let to 2 dwellings.  | Dismissed | AP.4, NPPF, CSP.7, CSP.1., CSP.4, CSP.5, CSP.16                                      | Proposal would cause harm to privacy of future occupiers and neighbouring properties. The loss of tourist accommodation is unlikely to have significant impact on rural economy. Sustainable re-use and make a contribution to housing supply. | Inspector uses AP.4 to consider privacy (living conditions). |
| <b>P1702/18/PQ3 PA</b> | Barn, Windcross Farm, Roman Road, Dymock. GL18 2AN       | Change of use of agricultural barn to dwelling.   | Dismissed | PPG, Schedule 2, Part 3, Class Q of the T&CPA (GPD)(England) Order 2015 (as amended) | The extensive and significant work necessary to provide a building for residential use, would be more akin to a rebuild rather than conversion.  | No local planning policies used in this decision.            |
| <b>P1935/17/LD1</b>    | The Tynings Stables, Walmore Hill, Minsterworth, GL2 8LA | Certificate of lawfulness for the conversion of former stables to independent dwelling and change of use of land and outbuildings | Allowed   | None   | On the balance of probabilities the residential use has been carried out continuously for more than four years and the use is lawful.  | No local planning policies used in this decision.            |

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|                           |   |  |  |   |   | to residential use.   |
| <b>P0317/19/OUT</b>       | Penfold, Main Road, Pillowell, Lydney. GL15 4QY             | Self-build 2 storey forest style cottage on garden land.   | Dismissed  | AP.6, Section 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990, NPPF, AP.1, AP.4, AP.5. | Built form and hard standing would give an urban feeling to a rural area. Substantial harm to a designated asset. | Highlights LDA and AP.6 policy and shows it is important to retain this policy.   |
| <b>Enforcement notice</b> | Land at Mantley Chase Workshop, Ross Road, Newent. GL18 1QY | Erection of dwelling and change of use of the land for siting of a static caravan for residential use. | Enforcement notice upheld (appeal dismissed). Planning permission refused. | AP.4, NPPF, CSP.1, CSP.2, CSP.5, CSP.15, AP.1   | Unsustainable location with no justification for dwelling. Caravan looks alien and out of place.                  | Inspector notes that although CSP.4 might have flexibility in it to allow development outside the DSB, the policy is very clear that it must contribute to reinforcing the existing settlement pattern. May be a need to be more specific in CSP.4 about dwellings outside the DSB. |

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| <b>P0147/19/LBC</b> | Briery Hill Farmhouse, Briery Hill Lane, Kilcot, GL18 1NH | Replacement of windows in NE elevation and repainting of all other windows. | Allowed (repainting of windows), Dismissed (replacement windows). | Section 38(6) of the Planning & Compulsory Purchase Act 2004, NPPF. | Repainting would preserve the special architectural and historic features of the grade II listed house.<br>The change in window style/type would blur the architectural distinction between the NW and NE elevations, eroding the special architectural qualities and historic character of the heritage asset. | The inspector did not use any local plan policies. Maybe there is a need to look more carefully at our policies re. heritage, in particular listed buildings. |
| <b>P0156/19/FUL</b> | Church Villa, High Street, Ruardean, GL17 9US             | Erection of bungalow and 2 storey garage in garden.                         | Dismissed   | NPPF  | The proposal would fail to preserve the setting of the Church, would adversely affect the significance of the Scheduled Monument.   | The Inspector does not mention any local policies. Maybe this highlights the need for more specific policies for heritage assets.                             |
| <b>P0564/18/LD1</b> | Burway Farm, Buttermilk, Rudford, Gloucester . GL2 8DY    | Certificate of Lawful Use for land used as retail purposes (A1).            | Allowed   | Class A1 of the T&CP (Use Classes) Order 1987                       | The use is lawful.  | The Inspector does not mention any local policies.  |
| <b>P1648/18/FUL</b> | Churcham Garage, Main                                     | Hours of opening of petrol filling  | Dismissed   | NPPF, CSP, 1,   | Extended hours of operation would cause material harm to the living conditions of the occupiers of  | Inspector uses CSP.1 and AP.1 for impacts on living conditions.   |



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|                     | Road, Churcham. GL2 8AA   | station (24hrs), 7 days a week.   |           | CSP.7, AP.1  | Beauchamp Cottage, through unacceptable noise and disturbance.   |   |
| <b>P1991/18/FUL</b> | The Old Church, Scowles, Coleford GL16 8QT                          | Conversion of existing outbuilding with linked extension as a dwelling. | Dismissed | CSP.4, CSP.5, CSP.14, AP.1, Coleford NDP, CSP,1, AP.4, RDG | Due to the hamlet's lack of local services and limited accessibility, fails to accord with CSP.5. Unsustainable location (AP.1). Extension would undermine the character of the existing building and create a disproportionate form of development. | Demonstrates importance of CSP.5 for housing outside DSB. Highlights that it does not accord with the NDP. Importance of RDG, AP.4 and CSP.1 for considering character. AP.4 was also used for considering standard of amenity. Inspector notes that CSP.1 does not seek appropriate living conditions so is not applicable in that regard. |
| <b>P0276/19/APP</b> | Lewins Mead, Land adj to Old School House, New Road, Bream GL15 6ET | Dwelling (details sought are access, appearance and landscaping).       | Allowed   | CSP.1, AP.1, NPPF  | Proposal would provide adequate privacy and quality of outdoor space.  | Inspector uses CSP.1, AP.1 and NPPF to consider living conditions.  |

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| <b>P1191/18/FUL</b> | Clearwell Farm, The Rocks, Clearwell. GL16 8JR                | Erection of a poultry unit.  | Dismissed | CSP.1, CSP.2, AP.1, AP.7, PPG, NPPF, Habitats Regulations | Proposal would not result in the loss or deterioration of the ancient woodland, but harm to the Bat SAC. | Importance of AP.7 for biodiversity (especially Bat SACS).  |
| <b>P0843/19/FUL</b> | Aloma Breambury to Station Rd, Palmers Flat, Coalway GL16 7HT | Creation of off-road parking in front garden, removal of front wall. | Allowed   | CSP.1, NPPF   | No harm to highway safety.   | Use of CSP.1 for highway issues. Retain this element of the policy.   |
| <b>P0878/18/OUT</b> | Clays Farm, Clays Road, Sling, Coleford GL16 8LJ              | Erection of 2 self-build detached dwelling units.                    | Dismissed | NPPF, CSP.1, CSP.4, CSP.5, CSP.16, AP.1, AP.4             | Proposal would harm the character and appearance of the surrounding area.                                | CSP.5 has been used here to show that no substantive evidence has been provided by the appellant to demonstrate why the allocated site is not adequate to meet the needs of Sling, so no justification for this site. |

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| <b>P0593/19/FUL</b> | Land at Joyford Hill, Coleford, GL16 7AH             | 4 new detached dwellings.  | Allowed   | CSP.1, AP.1, AP.4 NDP, RDG, NPPF    | Proposal would integrate into the mixed character and appearance, density and grain of the surrounding area. Acceptable living conditions. | Inspector acknowledges that gardens are under the specified 100sq.m. in the RDG, but accepts them anyway. |
| <b>P0437/19/FUL</b> | Devon House, Batts Lane, Ruardean Hill GL17 9AH      | Erection of single dwelling.   | Dismissed | CSP.9, AP.6, AP.4, AP.5, NPPF, RDG. | Harm to character and appearance of the area. Harm to living conditions of occupiers (privacy and provision of private amenity space).     | Shows importance of CSP.9 with relation to Important Open Areas. Retain this part of the policy.          |
| <b>P1417/18/FUL</b> | The Old Rectory, Albright Lane, Bromsberr ow HR8 1RT | Change of use from agricultural land to residential curtilage and erection of parking shelter with workshop and gym. | Dismissed | NPPF, CSP.1, AP.4, AP.5             | Harm to the setting of the Grade II listed building.   | Importance of using CSP.1, AP.4 and AP.5 for considering harm to listed buildings.                        |
| <b>P0425/19/FUL</b> | Oakleigh, Brierley Banks,                            | Erection of 2 dwellings.   | Dismissed | RDG, AP.4, NPPF, CSP.1, CSP. 4,     | Development would not provide an attractive or satisfactory form of outdoor amenity space. Risk of flooding.                               | Use of RDG to consider private amenity space. AP.4 is noted for seeking                                   |

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|---------------------------|---|--|---|--------------------------|--|--|
|                           | Brierley.<br>GL17 9DH   |  |   | AP.1,<br>CSP.1,<br>CSP.2 |  | development which respects the amenity of residents and others. These policies are working well in this regard.  |
| <b>Enforcement Notice</b> | Land adj to Boseley Court, Blaisdon Rd, Westbury on Severn, Glos.<br>GL14 1LT | Construction of 2 large hardstandings. | No further action. The notice is found to be a nullity. | N/A                      | N/A  | N/A  |
| <b>P1014/19/FUL</b>       | Wellmeadow Bungalow, Lydney Road, Bream.<br>GL15 6EN                          | Erection of 2 detached dwellings.      | Allowed   | AP.1, AP.4               | The height will not cause harm to character and appearance and the houses will not overwhelm the bungalow. Materials and house design are respectful of the character of the area. | Inspector gave RDG significant weight with regards to new dwellings being below the current sight line to retain character. Also uses RDG for front-to-front distances. He further highlights use of AP.1 and AP.4 with regards to securing good design. |

|                               |  |  |   |  |  |  |
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| <b>P1349/18/LD1</b>           | Rose Villa,<br>Main<br>Road,<br>Huntley.<br>GL19 3DZ                 | Certificate<br>of lawful use<br>to confirm<br>parcel of<br>garden land<br>is residential<br>curtilage. | Not<br>lawful.  | N/A  | On the balance of probabilities the<br>residential use has not been<br>proven.   | No local planning<br>policies used in this<br>decision.  |
| <b>P0722/18/FUL</b>           | 2 Oaktree<br>Cottage,<br>Tibberton<br>Lane,<br>Tibberton,<br>GL2 8EB | New<br>agricultural<br>barn.   | Allowed   | CSP.1,<br>AP.1,<br>Conservatio<br>n of Habitat<br>and Species<br>Regulations<br>2017,<br>NPPF. | The proposal would not result in<br>significant impacts on living<br>conditions. No significant harm to<br>biodiversity. | Inspector<br>acknowledges that<br>CSP.1 is more<br>related to design and<br>landscape protection<br>than living conditions<br>of neighbours. |
| <b>Enforcement<br/>Notice</b> | 128a<br>Church<br>Rd,<br>Cinderford.<br>GL14 3EH                     | Constructio<br>n of a car<br>parking<br>area.  | Appeal<br>dismiss<br>ed and<br>enforce<br>ment<br>notice<br>upheld. | N/A  | N/A  | N/A  |

Overall lessons learned with regards to the use of local plan policies in Appeals:

- The majority of the appeals have used CSP.1 and AP.4 for considering design and impact on character and appearance. These two policies are relevant to most applications and should therefore be retained in a similar form.

- AP.1, CSP.4 and CSP.5 have consistently been used for consideration of sustainable housing. However, cases have also shown that there may be a need to be more specific in Policy CSP.4 (and possibly CSP.5) about dwellings outside the DSB, as some Inspectors have taken the view that CSP.4 does not rule out development completely in the open countryside.
- CSP.8 and CSP.9 have proved particularly useful for safeguarding community assets as well as Important Open Areas, and should also be retained in some form in the future.
- Appeals have demonstrated some differences between Inspectors on how they respect the RDG with regards to living conditions. Some Inspectors have agreed that it remains relevant and have implemented it in their considerations, whilst other Inspectors have disregarded it. One Inspector disregarded the specified 100sq.m. of private amenity area on the grounds that the guidance does not 'purport to set a minimum standard for outdoor space' and another disregarded the 21m. separation of dwellings, as it is not referred to in the current development plan. On the whole, however, more Inspectors used the RDG as an up-to-date piece of guidance which was relevant to considering living conditions. Perhaps this demonstrates a need to retain this information in any future updated guidance, whilst also including a policy in the local plan to reflect living conditions (e.g. garden size, overlooking, overshadowing), so as to not just rely on the RDG and NPPF para 127.
- The RDG has also proved useful, in that an Inspector agreed that the size and scale of incidental buildings should be given high consideration.
- In addition, some inspectors clearly state that CSP.1 is not applicable in considering living conditions of occupiers, but AP.4 is. There may be a need to be more specific about this particular issue in local planning policy in the future.
- Policies CSP.1, CSP.2 and AP.7 have shown themselves to be particularly important in considering the protection of biodiversity and should be retained in future policies.
- CSP.16 has proved itself useful in limiting housing numbers in smaller villages.
- Most inspectors have relied on the NPPF and Sections 16 and 66 of the Planning (Listed Buildings and conservation Areas) Act 1990, when considering heritage assets. Some consideration of AP.5 has been given, but this could point to a need to expanding specific policies regarding works to listed buildings, non-designated heritage assets as well as Conservation Areas.

| <b>Acronyms</b> |                         |             |  |            |                                  |
|-----------------|-------------------------|-------------|--|------------|----------------------------------|
| <i>AP</i>       | <i>Allocations Plan</i> | <i>GPDO</i> | <i>General Permitted Development Order</i> | <i>PDL</i> | <i>Previously developed land</i> |

|            |                                    |             |   |            |  |
|------------|------------------------------------|-------------|---|------------|--|
| <i>CSP</i> | <i>Core Strategy Policy</i>        | <i>LDA</i>  | <i>Locally Distinctive Area</i>           | <i>RDG</i> | <i>Residential Design Guidelines</i>   |
| <i>DSB</i> | <i>Defined Settlement Boundary</i> | <i>MfGS</i> | <i>Manual for Gloucestershire Streets</i> | <i>SPG</i> | <i>Supplementary Planning Guidance</i> |

### APPENDIX 3: Neighbourhood development plans

*\*Please note that the number of applications evaluated are only minor, major applications and others (they do not include householder applications).*

| NDP                | Number/ %<br>(policies used in<br>all 234<br>applications<br>evaluated) | NDP               | Number/ % (policies<br>used in all 234<br>applications evaluated) | NDP              | Number/ % (policies<br>used in all 234<br>applications<br>evaluated) |
|--------------------|---|-------------------|---|------------------|--|
| <b>LYDNEY</b>      |   | <b>COLEFORD</b>   |   | <b>WEST DEAN</b> |  |
| ENV1               | 6 (2.56%)   | CTC.1             | 1 (0.43%)   | HP1.1            | 1 (0.43%)  |
| ENV2               | 4 (1.71%)   | CTC.4             | 2 (0.85%)   | HP1.3            | 1 (0.43%)  |
| TRAN1              | 4 (1.71%)   | CH.1              | 4 (1.71%)   | TR1.1            | 1 (0.43%)  |
| TRAN2              | 1 (0.43%)   | CH.2              | 3 (1.28%)   | <b>LONGHOPE</b>  |  |
| TRAN3              | 1 (0.43%)   | CH.3              | 1 (0.43%)   | PE1.A            | 1 (0.43%)  |
| CEN1               | 3 (1.28%)   | CHE.1             | 3 (1.28%)   | PE1.B            | 4 (1.71%)  |
| GEN1               | 4 (1.71%)   | CE.2              | 1 (0.43%)   | PE.2             | 5 (2.14%)  |
| GEN2               | 1 (0.43%)   | CNE.1             | 4 (1.71%)   | H1.A             | 1 (0.43%)  |
| <b>MITCHELDEAN</b> |   | <b>BERRY HILL</b> |   |                  |  |
| E3                 | 1 (0.43%)   | HP.1              | 1 (0.43%)   | H1.E             | 1 (0.43%)  |
|                    |   | HP.4              | 1 (0.43%)   | H2.A             | 3 (1.28%)  |
|                    |   | TR.1              | 1 (0.43%)   | H2.B             | 3 (1.28%)  |
|                    |   | CE.1.1            | 1 (0.43%)   | H2.C             | 1 (0.43%)  |
|                    |   | EC.1.1            | 1 (0.43%)   | AM1.A            | 2 (0.85%)  |
|                    |   | EC.1.3            | 1 (0.43%)   | AM2              | 2 (0.85%)  |
|                    |   | HP.1              | 1 (0.43%)   | E1.D             | 1 (0.43%)  |
|                    |   |                   |   | IF.2             | 2 (0.85%)  |
|                    |   |                   |   |                  |  |



#### APPENDIX 4: Annual monitoring source data

| <b>Data input</b>   | <b>Place in document</b>  | <b>Source</b>   | <b>Weblink</b>  |
|---|---|---|---|
| Total district population   | District demographic profile and trends:<br>POPULATION          | Local area report for areas in England and Wales- all population figure by Forest of Dean district local authority<br>NOMIS- official labour statistics | <a href="https://www.nomisweb.co.uk/reports/localarea?compare=E07000080">https://www.nomisweb.co.uk/reports/localarea?compare=E07000080</a>   |
| % change of district population in 12 month period                                    | District demographic profile and trends:<br>POPULATION          | Inform Gloucestershire Population figures (county wide report published annually)   | <a href="https://inform.gloucestershire.gov.uk/population/population-figures/">https://inform.gloucestershire.gov.uk/population/population-figures/</a>   |
| Total change in population over a ten year period                                     | District demographic profile and trends:<br>POPULATION          | Inform Gloucestershire Population figures (county wide report published annually)   | <a href="https://inform.gloucestershire.gov.uk/population/population-figures/">https://inform.gloucestershire.gov.uk/population/population-figures/</a>   |
| Age profile for population- mid year estimates  | District demographic profile and trends:<br>POPULATION          | Inform Gloucestershire Population figures (county wide report published annually)   | <a href="https://inform.gloucestershire.gov.uk/population/population-figures/">https://inform.gloucestershire.gov.uk/population/population-figures/</a>   |
| Number of economically active people in the district (by number and %)                | District demographic profile and trends:<br>ECONOMY             | Employment and unemployment statistics by Forest of Dean district local authority<br>NOMIS- official labour statistics                                  | <a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157374/report.aspx?town=Forest%20of%20dean#tabempunemp">https://www.nomisweb.co.uk/reports/lmp/la/1946157374/report.aspx?town=Forest%20of%20dean#tabempunemp</a>               |
| Forest of Dean % population change in the Gloucestershire district by broad age group | District demographic profile and trends:<br>HEALTH & WELL BEING | Inform Gloucestershire Population figures (county wide report published annually)   | <a href="https://inform.gloucestershire.gov.uk/media/2099157/current-population-of-gloucestershire-overview-2019.pdf">https://inform.gloucestershire.gov.uk/media/2099157/current-population-of-gloucestershire-overview-2019.pdf</a> |
| 1. Life expectancy by local authority   | District demographic profile and trends:<br>HEALTH & WELL BEING | Local authority health profiles<br>Public health England  | <a href="https://fingertips.phe.org.uk/profile/health-profiles/data#page/13/gid/1938132">https://fingertips.phe.org.uk/profile/health-profiles/data#page/13/gid/1938132</a>   |

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|---|---|---|--|
| 2. Rate for alcohol-specific hospital admissions<br>3. Levels of physically active adults   |   |   | <a href="https://fingertips.phe.org.uk/profile/health-profiles/data#page/13/gid/1938132696/pat/6/par/E12000009/ati/101/are/E07000080/cid/4">696/pat/6/par/E12000009/ati/101/are/E07000080/cid/4</a>  |
| 1. Sexually transmitted disease<br>2. New cases of tuberculosis<br>3. Rate of violent crime<br>4. Mortality by cancer<br>5. Excess weight in adults | District demographic profile and trends:<br>HEALTH & WELL BEING | Local authority health profiles<br>Public health England                    | <a href="https://fingertips.phe.org.uk/profile/health-profiles/data#page/13/gid/1938132696/pat/6/par/E12000009/ati/101/are/E07000080/cid/4">https://fingertips.phe.org.uk/profile/health-profiles/data#page/13/gid/1938132696/pat/6/par/E12000009/ati/101/are/E07000080/cid/4</a>          |
| District crime profile by area  | District demographic profile and trends:<br>CRIME & SAFETY      | Inform Gloucestershire<br>Community safety public report (interactive tool) | <a href="https://inform.gloucestershire.gov.uk/community-safety/community-safety-public-report/">https://inform.gloucestershire.gov.uk/community-safety/community-safety-public-report/</a>  |
| Crime incidents as percentage of population   | District demographic profile and trends:<br>CRIME & SAFETY      | Inform Gloucestershire<br>Indices of Deprivation report                     | <a href="https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf">https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf</a>  |
| Total number of reported crime within 4 market towns  | District demographic profile and trends:<br>CRIME & SAFETY      | Gloucestershire Constabulary crime map                                      | <a href="https://www.police.uk/pu/your-area/gloucestershire-constabulary/">https://www.police.uk/pu/your-area/gloucestershire-constabulary/</a><br>Sourced by selecting:<br>1. Area<br>2. Statistics<br>3. Last 3 years<br>4. Recorded total crime incidents from points on the line graph |
| Levels of GCSE attainment   | District demographic profile and trends:<br>EDUCATION           | Gloucestershire County Council  | *Requested data off Alison Kite, FoDDC liaison from Inform Gloucestershire<br><a href="mailto:alison.kite@gloucestershire.gov.uk">alison.kite@gloucestershire.gov.uk</a>   |

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| Index of multiple deprivation   | District demographic profile and trends: DEPRIVATION | Inform Gloucestershire IMD 2019 Interactive Report   | <a href="https://inform.gloucestershire.gov.uk/deprivation/imd-2019-interactive-report/">https://inform.gloucestershire.gov.uk/deprivation/imd-2019-interactive-report/</a>   |
| Lower Super Output areas (LSOA) with declining multiple deprivation indexes in Gloucestershire      | District demographic profile and trends: DEPRIVATION | Inform Gloucestershire# Interactive Report showing Relative Change in Indices of Deprivation, 2015 vs 2019 | <a href="https://inform.gloucestershire.gov.uk/deprivation/interactive-report-showing-relative-change-in-indices-of-deprivation-2015-vs-2019/">https://inform.gloucestershire.gov.uk/deprivation/interactive-report-showing-relative-change-in-indices-of-deprivation-2015-vs-2019/</a> |
| Status of Neighbourhood development plans   | Progress of the Local Plan                           | Forest of Dean district housing data (Local Plans) Internal data   | <i>Internal data</i>  |
| Comparative housing delivery across four main market towns and parishes in Forest of Dean district. | Spatial strategy                                     | Forest of Dean district housing data (Local Plans) Internal data   | <i>Internal data</i>  |
| % of planning reports policy was referred to in   | ALL Core strategy policies                           | Forest of Dean district housing data (Local Plans) planning application database (Uniform)                 | <i>Internal data (Uniform)</i>  |
| Total household waste reused, recycled and composted  | CSP.1 Design & Environment                           | Forest of Dean District Council Quarterly performance reports  | <a href="https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/">https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/</a>   |
| Air quality status  | CSP.1 Design & Environment                           | Forest of Dean Air Quality Annual status reports   | <a href="https://www.fdean.gov.uk/media/43qnahnm/asr-report-forest-2020.pdf">https://www.fdean.gov.uk/media/43qnahnm/asr-report-forest-2020.pdf</a>   |
| Flood mitigation/ Storm water management projects in district over reporting period                 | CSP.2 Climate change                                 | Forest of Dean District Council Quarterly performance reports  | <a href="https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/">https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/</a>   |

|   |   |  |   |
|---|---|--|---|
| Development proposals for renewable energy installations  | CSP.3 Sustainable energy use within development | Forest of Dean district housing data (Local Plans) planning application database (Uniform) | <i>Internal data (Uniform)</i>  |
| 1. Average Carbon Dioxide Emissions (tonnes pa) per dwelling<br>2. Average Carbon Dioxide Emissions (tonnes pa) per dwelling  | CSP.3 Sustainable energy use within development | Gloucestershire County Council   | <i>*Requested data off Alison Kite, FoDDC liaison from Inform Gloucestershire</i><br><a href="mailto:alison.kite@gloucestershire.gov.uk">alison.kite@gloucestershire.gov.uk</a> |
| Housing data including:<br>1. Net housing completions<br>2. Housing targets, completion and outstanding balance for four main towns of Forest of Dean district<br>3. Housing targets, completion and outstanding balance for other villages of Forest of Dean district<br>4. Forest of Dean district housing trajectory<br>Breakdown of housing delivery by quarter over Greenfield and previously developed land for Forest of Dean District | CSP.4 Development at Settlements                | Forest of Dean District Council housing data (Local Plans)                                 | <i>Internal data</i>  |

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| New dwellings permitted in the district over the reporting period (net & gross)  | CSP.4 Development at Settlements | Forest of Dean district council internal development applications database  | <i>Internal data (Uniform)</i>  |
| 1. Percentage of Gloucestershire's completed dwellings in each district<br>2. Number of private enterprise dwellings completed by district | CSP.45 Housing                   | Live tables on housing supply: Indicators of new supply<br><u>Ministry of Housing, Communities &amp; Local Government</u> , UK government | <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building">https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building</a>                       |
| 1. Tenure of households in Gloucestershire<br>2. Housing type by district, county and region   | CSP.5 Housing                    | Gloucestershire County Council  |   |
| Count of rough sleepers  | CSP.5 Housing                    | Gloucestershire County Council  | <i>*Requested data off Alison Kite, FoDDC liaison from Inform Gloucestershire</i><br><a href="mailto:alison.kite@gloucestershire.gov.uk">alison.kite@gloucestershire.gov.uk</a>                         |
| Living environment   | CSP.5 Housing                    | Inform Gloucestershire Indices of Deprivation report  | <a href="https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf">https://inform.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf</a> |
| Average house prices   | CSP.5 Housing                    | HM Land registry data   | <i>HM Land registry data (Collated by Keith, who has a subscription)</i>  |
| Affordable housing delivery (total and by location)  | CSP.5 Housing                    | Forest of Dean district council internal data   | <i>Internal data</i>  |
| Number of social housing dwellings completed by district   | CSP.5 Housing                    | Live tables on housing supply: Indicators of new supply<br><u>Ministry of Housing, Communities &amp; Local Government</u> , UK government | <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building">https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building</a>                       |

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| Affordable housing permitted in by Parish  | CSP.5 Housing  | Forest of Dean district council internal data  | <i>Internal data</i>  |
| 1. Waiting list number for affordable housing<br>2. Housing need by Parish location.   | CSP.5 Housing  | Forest of Dean District Council housing register   | <i>Internal data</i>  |
| Housing mix of affordable dwellings  | CSP.5 Housing  | Forest of Dean district council housing data   | <i>Internal data</i>  |
| Grant subsidies for affordable housing   | CSP.5 Housing  | Forest of Dean district council housing data   | <i>Internal data</i>  |
| Development applications for Gypsy/ travellers sites   | CSP.6 Sites got gypsies, travellers & travelling show people | Forest of Dean district council internal development applications database   | <i>Internal data (Uniform)</i>  |
| 1. Total job numbers for the Forest of Dean District<br>2. Breakdown of economically active people<br>3. Key employment generators | CSP.7 Economy  | Employment and unemployment statistics by Forest of Dean district local authority<br>NOMIS- official labour statistics | <a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157374/report.aspx?town=Forest%20of%20dean#tabempunemp">https://www.nomisweb.co.uk/reports/lmp/la/1946157374/report.aspx?town=Forest%20of%20dean#tabempunemp</a> |
| Development applications for commercial uses   | CSP.7 Economy  | Forest of Dean district council internal development applications database   | <i>Internal data (Uniform)</i>  |
| Estimated employees/ infill and occupancy of designated employment sites (total and by parish)                                     | CSP.7 Economy  | Forest of Dean District Employment baseline report, 2019   | <i>Internal report</i>  |
| Commercial sites lost to residential conversions   | CSP.7 Economy  | Forest of Dean district council internal development applications database   | <i>Internal data (Uniform)</i>  |

|   |   |   |   |
|---|---|---|---|
| Development applications for community facilities                     | CSP.8 Retention of community facilities   | Forest of Dean district council internal development applications database  | <i>Internal data (Uniform)</i>  |
| Quarterly report on progress towards new community facility projects  | CSP.8 Retention of community facilities   | Forest of Dean District Council Quarterly performance reports   | <a href="https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/">https://www.fdean.gov.uk/about-the-council/council-performance-and-spending/council-performance/</a> |
| Community facilities lost to residential conversions (including pubs) | CSP.8 Retention of community facilities   | Forest of Dean district council internal development applications database  | <i>Internal data (Uniform)</i>  |
| School places capacity  | CSP.8 Retention of community facilities   | Gloucestershire County Council  | <i>*Requested data off FoDDC liaison from Inform Gloucestershire</i>  |
| Losses and gains in recreational and amenity land                     | CSP.9 Recreational and amenity land   | Forest of Dean district council internal development applications database  | <i>Internal data (Uniform)</i>  |
| Town populations  | Settlement policies<br>CSP.10 Cinderford (page 51)<br>CSP.12 Lydney (page 53)<br>CSP.14 Coleford (page 55)<br>CSP.15 Newent (page 57) | Local area report for areas in England and Wales- all population figure by built up area<br>NOMIS- official labour statistics | <a href="https://www.nomisweb.co.uk/reports/localarea?compare=E07000080">https://www.nomisweb.co.uk/reports/localarea?compare=E07000080</a>   |
| 1. Footfall<br>2. Car park usage<br>3. Town centre use class spread   | Settlement policies<br>CSP.10 Cinderford (page 51)<br>CSP.12 Lydney (page 53)<br>CSP.14 Coleford (page 55)                            | Cinderford Town report<br>Coleford Town report<br>Lydney Town report<br>Newent Town report                                    | <a href="https://www.fdean.gov.uk/planning-and-building/regeneration/town-centre-monitoring/">https://www.fdean.gov.uk/planning-and-building/regeneration/town-centre-monitoring/</a>                           |

|  |                              |  |                       |
|--|------------------------------|--|-----------------------|
|  | CSP.15 Newent (page 57)      |  |                       |
| 1. Housing development within and outside settlement boundaries;<br>2. Development in large villages | CSP.16 Villages              | Forest of Dean district housing data (Local Plans) Internal data | <i>Internal data</i>  |
| Allocations plan outcomes  | APPENDIX 1: Allocation Plan  | Forest of Dean district housing data (Local Plans) Internal data | <i>Internal data</i>  |
| Appeals outcomes   | APPENDIX 2: Appeals outcomes | Planning inspectorate: appeal reports                            | <i>Appeal reports</i> |